



PLANNING COMMISSION AGENDA

Thursday, August 28, 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-Coumbs
Term: 12/15/2025

Beth Sweeney
Term: 8/12/2029

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 28, 2025.
- E. Approval of Planning Commission Meeting Minutes from August 14, 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 Centralia Municipal Code Text Amendments for Title 20 Zoning:
 - i. CMC 20.04 General Provisions
 - ii. CMC 20.06 Definitions
 - iii. CMC 20.21 Residential Districts
 - iv. CMC 20.29 Gateway Commercial District
 - v. CMC 20.60 PUD
 - vi. CMC 20.61 Townhomes
 - vii. CMC 20.63 Manufactured housing
 - viii. CMC 20.99 Fees

- B. Update on the Comprehensive Plan (Goals & Policies)

3. ADJOURN MEETING (CMC 2.16.130.J)



PLANNING COMMISSION MEETING MINUTES

Thursday, August 14, 2025, ~ 6:00 p.m.
118 West Maple Street, City Hall, Centralia, WA

*Jakob McGhie – Chair
Beth Sweeney – Commissioner
Bonnie Canaday-Coumbs – Commissioner
Chuck Kifer – Commissioner*

*Sybil Kuhn – Vice-Chair
Jackie Franks – Commissioner
Holly Stidham – Commissioner*

1. ORDER OF BUSINESS (CMC 2.16.130)

A. CALL TO ORDER

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

B. Roll Call

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

Absent: Jakob McGhie, Sybil Kuhn, Holly Stidham

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

D. Approval of Planning Commission Agenda

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

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

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

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

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

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

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

H. Presentations (if applicable): None.

I. Unfinished Business (if applicable): None.

2. NEW BUSINESS (CMC 2.16.130.1)

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

- a. CMC 20.04 General Provisions
- b. CMC 20.06 Definitions

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

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

3. ADJOURN MEETING (CMC 2.16.130 J.)

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

Bonnie Canaday-Coumbs, Commissioner

Date

DRAFT



NOTICE OF SPECIAL MEETING CENTRALIA PLANNING COMMISSION

Notice is hereby given that the Centralia Planning Commission will hold a Special Meeting to conduct a workshop on proposed zoning code text amendments; specifically, Centralia Municipal Code (CMC) Title 20 Zoning.

The agenda will be posted a minimum of 24-hours prior to the Special Meeting on the city's website at www.cityofcentralia.com, under Government / Agendas and Minutes / Planning Commission.

Date, Time and Place: August 28, 2025, at 6:00 PM, Centralia City Hall – First Floor, 118 W Maple Street, Centralia, WA 98531

Chapter 20.04 GENERAL PROVISIONS

Sections:

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

Prior legislation: Ord. 2147.

20.04.010 Title.

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

20.04.020 Intent.

It is the intent of this title to:

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

20.04.030 Interpretation.

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

20.04.040 Exemptions.

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

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

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

20.04.050 Permitted intrusions into required yards.

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

B. Open, 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 with no setback requirement. The ramp shall be uncovered.

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

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

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

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

20.04.060 Vision clearance area.

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

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

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

20.04.080 Dogs, cats, and farm or livestock animals.

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

- c. This section shall not apply to the birth of puppies or kittens in a situation which is not an intentional commercial breeding business so long as the number of dogs or cats is reduced down to four or less within three months from the birth of the puppies or kittens.
- 3. Farm or Livestock Animals.
 - a. Farm or livestock animals as defined in RCW [16.57.010](#).
 - b. Minimum lot size: minimum of at least one-half acre of unencumbered pasture and free of residential structures except for an accessory structure/animal barn. A residential home shall not be included and must be set back as per the zoning standards.
 - c. Sheep, Goats, Pigs, Llamas, Miniature Horses, and Similar Medium-Sized Animals.
 - i. Animals permitted two per one-half acre.
 - d. Cows and Horses.
 - i. Animals permitted: one per one-half acre.
 - e. Animals Permitted per One-Half Acre. The maximum number of animals is not cumulative. A maximum of one species precludes any other species. For example, on one-half acre, one horse may be kept, or two sheep, but one horse and two sheep are not allowed.
 - f. Barn or Outbuildings. All barn buildings must adhere to Centralia city building codes.
 - g. Waste Management. Animal owners shall engage in effective waste management. Animal waste may not be kept or stockpiled in a manner that attracts pests or rodents, and owners may not keep animal waste in a manner that produces unreasonable odor. Acceptable methods of waste management include chemical treatment off-site disposal, composting, or incorporation of waste into soil. Nothing in this section excuses any person from compliance with any local, state, or federal law or regulation.
 - h. Chemical Use. Chemicals that threaten Centralia's critical aquifer water supply or are incompatible with common residential uses, pets, and landscaping shall be prohibited.
 - i. Feed. All animal feeds that attract pests and rodents must be stored and managed in such a way as to minimize or eliminate such nuisances.
 - j. Noise. Animals that contribute unusually excessive noise, such as crowing, braying or barking, during late night or early morning hours must be housed in such a manner as to minimize their effects on neighbors.
 - k. All animals shall be provided a barn or covering; large animals such as horses, livestock, sheep and goats shall have access to pasture or an exercise area free of excessive mud in wet weather.
- 4. Honey Beekeeping (Apiary).
 - a. Minimum lot size: minimum of at least one-half acre of unencumbered pasture and free of residential structures except for an accessory structure/animal barn. A residential home shall not be included and must be set back as per the zoning standards.
 - b. No more than two hives per lot are allowed. For the purposes of counting the total number of outdoor animals, each hive shall count as one animal.
 - c. Colonies shall be maintained in small movable frame hives.

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

20.04.090 Model homes or sales trailers.

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

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

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

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

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

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

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

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

F. Occupancy Requirements.

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

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

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

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

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

Moved from CMC 20.63

20.04.100 Temporary placement of a recreational vehicle or trailers.

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

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

B. A recreational vehicle temporary placement permit use timeframes:

1. Medical hardship: permits for medical hardships shall be effective for six months.
 - a. Extensions of the temporary hardship permit may be approved in six-month increments subject to demonstration of continuing medical hardship and a safety inspection.
2. Construction or rehabilitating a residence: permits shall be effective for twelve months.
 - a. One six-month extension that is subject to demonstrating that continuing construction is taking place.

3. Temporary living quarters for security personnel or for office use of construction personnel as part of a construction project shall be effective for twelve months or while a project is under construction.
 - a. One six-month extension that is subject to demonstrating that continuing construction is taking place.
4. Emergency placement during a natural or other disaster shall be effective for twelve months.
 - a. One six-month extension

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

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

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

1. A completed application form—the form to be provided by the city;
2. A site plan showing the size and boundaries of the lot, tract or parcel; the location of all existing buildings; and the proposed location of the temporary dwelling;
3. A description and/or photograph of the proposed temporary dwelling;
4. Documentation of approved water supply and sewage disposal system by the appropriate government agency;
5. Applications shall be reviewed and may be approved by the Community Development Director and Building Official.
6. This is a Type 1 application. Permits are issued under an existing building permit and shall be effective only when there is an active building permit. Extensions of the temporary permit are tied to any approved extension of the associated building permit. Any extension will require a building permit fee to cover a safety inspection of recreational vehicle installation.

7. For medical hardships the following shall be provide with the application:

- a. Certification that the temporary dwelling is necessary to provide daily care, as defined in CMC 20.06.265;
- b. Certification that the primary provider of such daily care will reside on site;
- c. Certification signed by a physician that a resident of the subject property requires daily care, as defined in CMC 20.06.265; and

d. Certification that the physician's signature is both current and valid;

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

20.04.110 Short-term rentals

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

1. Short-term rentals (homestays or vacation rentals) are allowed in the districts as specified in CMC 20.11.
2. In the R:4, R:8, R:15, R:20, and all 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. Violations are subject to civil penalties and suspension and/or revocation of a city license or permit. It is unlawful to rent, offer for rent, or advertise for rent a dwelling unit located on any property with the city as a short-term rental without a permit and license authorizing such use issued and approved in the manner required by this chapter. Failure of the property owner or authorized agent or local contact of a short-term rental to meet the standards contained herein is subject to the enforcement provisions contained in CMC 20.02.

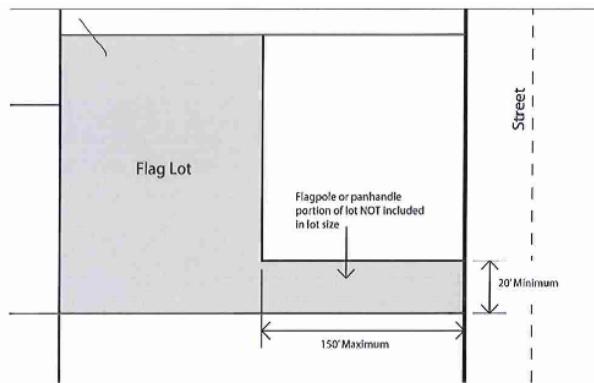
20.04.120 Flag lots.

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

1. The narrow (access) portion of the flag lot shall not be used to grant access to other property.
2. All driveways accessing flag lots shall be designed to allow fire truck access to within one hundred fifty (150) feet of the residence(s) on the lot(s), unless alternate forms of fire protection approved

by the fire district are provided (e.g., sprinkler systems). It shall also have an approved fire truck turnaround as shown in the Design and Development Guideline.

3. The area of a flag lot less than 30 feet in width shall not be deemed to be a part of the required minimum lot area specified for the district in which the lot is located.
4. The handle shall be at least 20 feet in width and no longer than 150 feet in length.
5. The maximum number of contiguous flag lots is two.
6. The maximum number of dwelling units per flag lot is three.
7. The front setback of the flag portion of said lots shall be deemed to be that side nearest to and facing the dedicated public street or private street upon which the flag portion fronts.
8. No building or construction, except for driveways, shall be allowed on the staff portion of said lot, unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and street lights).
9. The front, side and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.
10. Below is an example of a flag lot and is included herein to illustrate the concept of flag lots.



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

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

1. Setbacks:
 - a. Shall meet the accessory building/structure requirements for the underlining zoning.
 - b. Shall not be located in the front, side, or corner setback areas.
2. Enclosures or coverings shall comply with accessory building/structure regulations.
3. Swimming pools shall not be located in municipal or public utility easements. Setback requirements from property lines must still be met.
4. Swimming pools, spas, and hot tubs shall comply with all applicable International Swimming Pool and Spa codes and other building regulations and are required to obtain a building permit.
5. Fencing or barriers for swimming pools, hot tubs, spas, and ponds.
 - a. A fence shall be at least 48 inches (4 feet) tall measured from the finished grade on the outside of the fence. No opening should allow a 4-inch spere to pass through.

- b. A pool wall can act as the barrier, if ladder or steps are lockable, removable, or surrounded by a code-compliant fence.
- c. The fence must be self-closing and self-locking gate that must swing away from the pool to prevent children from opening it.
- d. The fence must completely enclose the pool area to prevent unauthorized entry.
- e. The fence must be made of durable materials that are waterproof and resistant to fading.
- f. Spas or hot tubs with a safety cover which comply with ASTM F 1346

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

20.04.150 Group homes.

Group homes are subject to the following requirements.

A. Group home types include the following:

- 1. Group home for handicapped,
- 2. Group home for physically or mentally disabled,
- 3. Group home for developmentally disabled,
- 4. Group home for homeless,
- 5. Group home for otherwise dependent persons,
- 6. Group home for individuals of domestic violence,
- 7. Group home for youth,
- 8. Group home for offenders, and
- 9. Group home for addiction recovery

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

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

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

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

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 – all Zoning Districts</u>			
<u>Group Home or Facility Type</u>	<u>Offenders</u>	<u>Youth facility</u>	<u>Homeless housing, emergency housing, emergency shelter, or enhanced services facility</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 housing, emergency housing, emergency shelter, or enhanced services facility</u>	<u>1/2 mile</u>	<u>1/4 mile</u>	<u>1/4 mile</u>

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

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

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

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

20.04.160 Affordable housing projects.

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

B. Definitions:

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

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

1. The affordable housing development is set aside for or occupied exclusively by low-income households;
2. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and
3. The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).
 - d. The project and property shall be located in the city of Centralia or its urban growth area.
 - e. The project shall connect to all city utilities.

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

20.21.220 Homeless housing provided by religious organizations.

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

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

Chapter 20.06
DEFINITIONS

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- 20.06.775 Zoning district.

Prior legislation: Ord. 2147.

20.06.010 Intent.

It is the intent of this chapter to:

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

20.06.020 Use and interpretation generally.

- A. Words, terms and phrases not specifically defined in this section or in other sections of this title (where special terms may be defined) shall have the meaning as defined in any recognized, standard dictionary of the English language.
- B. Words, terms and phrases defined herein may have meanings more specific than their meanings in common usage, standard dictionaries or other ordinances.
- C. The meaning and construction of words and phrases, as set forth in this chapter, shall apply throughout this title except where the context of such words or phrases clearly indicates a different meaning or construction.
- D. Rules of Construction.
 1. Illustration. In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.
 2. Shall and May. “Shall” is always mandatory and not discretionary. “May” is discretionary.
 3. Tenses and Numbers. Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
 4. Conjunctions. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
 - a. “And” indicates that all the connected items or provisions shall apply.
 - b. “Or” indicates that the connected items or provisions may apply singly or in combination.
 - c. “Either ... or” indicates that the connected items or provisions shall apply singly but not in combination.
 5. Gender. The masculine gender “he” includes the feminine gender “she” and the feminine gender “she” includes the masculine gender “he.” (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

20.06.030 Interpretations in case of conflicting definitions.

In addition to the words and terms defined in this chapter, several sections of this title contain definitions specifically related to those sections. In the event of conflict between definitions in this list and those shown in other sections of this title, the definition in the other section shall govern within the context of the

section within which it appears. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

20.06.040 Abutting.

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

20.06.045 Accessory dwelling unit.

A. “Accessory dwelling unit” means a dwelling unit located on the same lot as a single-family dwelling, duplex, triplex, townhouse, or other housing unit.

B. “Attached accessory dwelling unit” means an accessory dwelling unit located within or attached to a single-family dwelling, duplex, triplex, townhouse, or other housing unit.

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

20.06.050 Accessory building or use.

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

20.06.060 Accessory living quarters – Caretaker’s residence.

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

20.06.070 Accessory use.

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

20.06.080 Acres or acreage.

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

20.06.090 Acres or acreage, net.

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

20.06.095 Adult family home.

“Adult family home” as defined in Chapter [70.128](#) RCW means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

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

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

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

20.06.097 Affordable housing development.*

As defined by RCW [36.130.010](#)(1) “affordable housing development” means a housing development in which at least twenty-five percent of the dwelling units within the development are set aside for or are

occupied by low-income households at a sales price or rent amount that is considered affordable by a federal, state or local government housing program. (Ord. 2456 § 3, 2020).

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

20.06.100 Alley.

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

20.06.110 Amendment.

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

20.06.113 Assisted living facility.

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

20.06.115 Automotive repair (major and minor).

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

20.06.120 Automobile wrecking.

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

20.06.130 Basement.

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

20.06.140 Board of adjustment.

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

20.06.150 Boarding, lodging or rooming house.

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

20.06.160 Buffer.

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

20.06.170 Buildable area.

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

20.06.180 Building.

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

20.06.190 Building coverage.

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

20.06.200 Building height.

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

20.06.210 Building line.

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

20.06.220 Bulk plant.

“Bulk plant” means an establishment where commodities, including both liquids and solids, are received by tank vessel, pipeline, tank car, tank vehicle, or other containers, and are stored or blended in bulk for the purposes of distribution by tank vessel, pipeline, tank car, tank vehicle or container. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

20.06.225 Care.

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

20.06.228 Carport.

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

20.06.229 Child day care center or child care center.

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

20.06.230 City.

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

20.06.235 Clinics, emergency medical care facilities.

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

20.06.236 Co-living or Co-housing.

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

20.06.237 Community facility.

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

20.06.240 Comprehensive plan.

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

20.06.255 Condominium.

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

20.06.257 Cottage Housing Development.

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

20.06.260 County.

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

20.06.262 Courtyard Apartment.

“Courtyard Apartment” means a dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.

20.06.263 Critical areas.

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

20.06.265 Daily care.

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

20.06.270 Density.

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

20.06.272 Developer.

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

20.06.275 Director.

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

20.06.280 Dwelling.

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

20.06.283 Dwelling, attached.

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

20.06.284 Dwelling, duplex/two-family.

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

20.06.284.5 Dwelling, fourplex.

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

20.06.285 Dwelling, multiple-family.

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

20.06.287 Dwelling, single-family.

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

- A. Have a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
- B. Have exterior siding similar in appearance to siding materials commonly used on site-built homes built according to the International Building Code;
- C. Have a porch with a covering over the front entry which must face the street; ~~and~~
- D. ~~Have a minimum twenty-foot-by-twenty-foot double-car garage.~~ (Ord. 2395 § 4 (part), 2017: Ord. 2209 § 2 (part), 2008).

20.06.288 Dwelling, triplex.

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

20.06.289 Dwelling, twinhome.

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

20.06.290 Dwelling unit.

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

20.06.300 Easement.

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

20.06.300.5 Efficiency dwelling unit.

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

20.06.301 Emergency housing.

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

20.06.301.5 Emergency shelter.

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

20.06.302 Enhanced services facility.

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

20.06.305 Essential public facilities.

“Essential public facility” means a facility providing public services, or publicly funded services that is difficult to site or expand and which meets any of the following criteria: meets the Growth Management Act definition of an essential public facility (EPF), at RCW 36.70A.200, as now existing or hereafter amended, is on the State, Lewis County or City list of essential public facilities, serves a significant portion of the County or region, or is part of a County-wide or multi-county service system, and is difficult to site or expand. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.

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

shall not include facilities detaining persons under RCW 71.09.020 (7) or (16) or chapter 10.77 or 71.05 RCW.

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

20.06.310 Enforcing officer.

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

20.06.315 Existing building.

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

20.06.320 Family.

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

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

20.06.325 Family day care provider or family home provider.

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

20.06.330 Federal.

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

20.06.335 Floodplain.

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

20.06.340 Floor area.

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

20.06.345 Foster home.

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

20.06.348 Garage.

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

20.06.350 Garage, public.

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

20.06.355 Geologically hazardous areas.

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

20.06.360 Grade, average.

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

20.06.361 Group home.

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

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

- (a) Confidential Shelters or emergency shelter for domestic violence. Shelters for victims of domestic violence as defined and regulated in chapter 70.123 RCW and chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.
- (b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.
- (c) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in chapter 388-73 WAC and chapter 74.15 RCW.
- (d) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in chapters 137-56 and 137-57 WAC.

20.06.361a 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.

I. The primary dwelling structure or non-accessory dwelling unit shall be at least 200 square feet or larger than accessory dwelling units. An exception to this requirement is if the pre-existing dwelling unit is less than 1,000 square feet in size, then all accessory dwelling units shall be smaller than the primary dwelling units.

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

20.21.045 Residential sidewalks.

A. In the 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 a new single-family dwelling, accessory dwelling unit, duplex, triplex, fourplex, or multifamily dwelling is constructed ~~or when the remodel, reconstruction, or alteration of an existing dwelling exceeds fifty percent of the structure's value and (2) an existing sidewalk is within two hundred feet of the lot or parcel.~~ (Ord. 2539 § 13, 2023).

20.21.050 Residential development standards.

Zoning District	Density (units per acre)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
R-5A	0 – 1 unit per 5 acres	217,800	100	10
<u>R-2A</u>	<u>0-1 unit per 2 acres</u>	<u>87,120</u>	<u>100</u>	<u>10</u>
R:2	0 – 2	21,780	100	25
R:4	0 – 4	10,890/ 13,000 <u>21,780</u> [*]	40	50
R:8	0 – 8	6,000/ 13,000 <u>16,000</u> / <u>21,780</u> [#]	40	65
R:15	0 – 15	6,000/ 10,000 <u>13,000</u> / <u>21,780</u> [^]	40	65
R:20	0 – 20	6,000/ 10,000 <u>13,000</u> / <u>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 fourplex ~~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	<u>15' to living area or side of a garage</u> <u>20' to garage entrance</u> 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*

Zoning District	Maximum Building Height of Primary Structure (feet)	Maximum Building Height of Accessory Building to Peak (feet)
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
R-2A	20	10	10	20
R:2	20	5	5	15 or 20 if the vehicle entrance of the garage
R:4	20	5	5	15 or 20 if the vehicle entrance of the garage
R:8	20	5	5	15 or 20 if the vehicle entrance of the garage
R:15	20	5	5	15 or 20 if the vehicle entrance of the garage
R:20	20	5	5	15 or 20 if the vehicle entrance of the garage

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

20.21.090 Off-street parking.

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

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

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

20.21.110 Design and development guidelines.

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

20.21.120 Infill developments.

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

20.21.130 Individual lots.

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

20.21.140 Environmental performance standards.

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

20.21.150 Developments of lots not on sewer.

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

- A. The Lewis County environmental health department must review and approve plans for alternative sewage disposal.
- B. Lots must be in a configuration that results in urban sized lots.
- C. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to the sewer at each lot owner's expense. Such 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 a more than duplex, triplex, four-plex, or multiple family dwellings three dwelling units on one lot, curbs, gutters, sidewalks, and street lighting shall be provided in compliance

with Chapter [18.10](#) CMC, Design and Development Guidelines. An exception to this requirement is the addition of one or two accessory dwelling units to the principal residential dwelling as per RCW 36.70A.681 (1). (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

20.21.170 Stormwater runoff.

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

20.21.180 Site plan review.

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

20.21.190 Co-living housing.

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

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

B. General Standards.

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

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

1. Quantity, size, and use. Co-housing projects may contain any number of common structures; however, no more than two common structures shall exceed 800 square feet in size and none shall exceed 5,000 square feet in size. At least one common structure shall contain a dining room and kitchen large enough to serve at least 50 percent of the development's residents at a time based upon occupancy of one person per bedroom, and at least one of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.
2. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within 40 feet of the site's perimeter or a public street extending through the site, no

more than two common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than 40 feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least 40 feet from existing and potential dwelling sites. In no case shall more than 50 percent of any street frontage be occupied by common and/or accessory structures.

3. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use.
4. Setbacks. The building setbacks shall meet the requirements in the underlining zoning district.
5. Platting. Dwellings in co-housing developments as allowed in CMC 20.11 are not required to be located on individual lots.

20.21.200 Courtyard apartments.

Courtyard Apartment housing developments shall comply with the following requirements:

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

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

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

C. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. The units may be attached to or detached from each other.

20.21.210 Cottage housing developments.

Cottage housing developments shall comply with the following requirements:

A. Intent.

1. Provide opportunities for small, detached single-family housing types, clustered around an open space.
2. Provide a type of development that responds to differing household sizes and ages (e.g., retirees, small families, single-person households), and offers opportunities for affordability.
3. Provide traditional cottage amenities and proportions to ensure that cottage housing developments contribute to the overall community character.

4. Provide centrally located and functional common open space that fosters a sense of community and creates interaction among neighbors.
5. Provide semi-private areas around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
6. Ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development, as well as adjacent properties, and maintain a single-family character along public streets.
7. Take advantage of existing natural features on the site, including topography and vegetation, where desirable.
8. Provide the opportunity for more affordable housing units.
9. Promote conservation of natural resources by clustering smaller dwelling units.
10. Provide more opportunities for infill development.
11. Provide developments that promote walking and bicycling; to create variety and interest in the appearance of streets;

B. Permitted and prohibited uses. The underlying zone governs the uses permitted in the cottage home development and can be found in CMC 20.11.

C. Density: The density of the underlying zone governs, unless a density increase is granted as provided in this chapter.

D. Density Bonuses. Bonus densities are intended to provide incentives to encourage innovative design, provide additional amenities, and to preserve valuable natural or cultural resources and features. It is the intention of this section to allow bonus densities where an applicant proposes design attributes providing public benefits in addition to those required by local, state, or federal land use or environmental regulations. The allocation of bonus densities will be based upon a comprehensive review of the entire project. To satisfy any of the bonus density criteria specified in this section, the design attributes must be considered in the public interest and worthy of bonus density. Bonus densities will not be allowed for site design proposals that merely reflect mandatory requirements of local, state, and federal codes or regulations.

1. The maximum density bonuses that may be approved are:
 - i. Twenty percent in the R:4, R:8, R:15, and R:20 zoning districts;
 - ii. Affordable housing projects, as defined by RCW 84.14.010, and enter into an agreement with the city to maintain the units as affordable shall receive a density bonus of twenty-five percent.
2. A bonus density may approve an increase in dwelling unit density based upon the following criteria:
 - i. Innovative Residential Development. Up to a maximum of a ten percent density bonus may be awarded if a more efficient use of land, energy, and resources, and a more livable development can be achieved through innovative variation of residential types, configuration, placement, and density.
 - ii. Recreational facilities and open space. Up to a maximum of a ten percent density bonus may be awarded for recreational areas that are designed in such a way as to encourage outdoor activities within the common open space; such features include, but are not limited to, playgrounds, ballfields, pickleball courts, basketball/volleyball courts, tennis courts, bike or pedestrian path systems, community gardens, or a community building. Recreational areas

and features shall serve the residents in the development. To qualify, the open space area shall be over one-half acre in size.

iii. Accessory Dwelling Units (ADUs). Cottage housing developments that have ADUs are allowed 1 ADU unit per dwelling unit, which doesn't count against the underlying density for the zone.

E. Development Setbacks. The setbacks of the underlying zone govern. There are no required setbacks for interior lot lines except what is required per the building code.

F. Frontage Requirements. Individual cottage lots created as part of a cottage development are not required to have frontage on a public or private street. However, the development parcel shall have public or private street access meeting the Centralia Design and Development Guidelines.

G. Public Utilities. All lots shall be served by city utilities and meet the requirements of the Design and Development Guidelines. Any deviations from City standards need to be approved by the Site Plan Review Committee. All individual service lines that cross the property shall be placed in an easement.

H. Cottage housing design requirements.

1. Cottage units shall not be smaller than 701 square feet nor larger than 2,500 square feet per dwelling unit (floor area). Square footage of the units does not include covered porches and attached garages, and areas accessible only by ladders (e.g., lofts (IRC 311.4)), or accessory structures.

2. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

i. Duplicative house designs shall be no closer than 200 feet apart; simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals.

ii. Generally, the more houses in a subdivision or development, the greater the number of different facade elevations will be required. Specifically:

iii. Ten to nineteen homes, a minimum of three different facade elevations shall be used.

iv. Twenty to thirty-nine homes, a minimum of four different facade elevations shall be used.

v. Forty to more homes, a minimum of six different facade elevations shall be used.

vi. Alternatives will be considered provided the design and configurations of the subdivision meet the intent.

vii. Variation in house sizes is encouraged within developments.

viii. Exceptions in the architectural variety section may be granted by the community development director in special circumstances where similar architectural consistency provides a distinct character for a development or a cluster of homes surrounding an open space or on a particular street (ex., cottage homes around a common open space).

I. Garages or carports.

1. If utilized shall designed in a way that garages and driveways do not dominate the street and facade of the residential building. Rear-loaded lots with garages off of alleys are strongly encouraged.

2. Garages can be clustered, connected, or grouped with no more than 6 bays (12 spaces) in one structure. Carports, if utilized, shall be clustered and not be more than 12 stalls in a group.

3. Garage or carport heights shall follow the underlying zoning.

4. For lots less than four thousand square feet in size, garages shall be located off of alleys, behind or in back of residences, stepped back from the front facade of the dwelling, or other techniques used to ensure the garage does not dominate the streetscape.

5. For all lots, garage doors facing the street may not occupy more than sixty percent of the ground-level facade of the house. For example, in a forty-foot-wide lot with a thirty-foot-wide house, a garage door facing the street shall not be greater than eighteen feet in width.

6. No more than one driveway is permitted per dwelling unit.

7. Garages shall not be in front of the main (front) door of the dwelling.

J. Alley Design.

1. Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:

2. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.

3. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the view of the fence.

4. Garages shall feature building-mounted lighting to provide illumination of alleys for safety.

K. Open Space.

1. A minimum of 30 percent of common open space is required. For the purpose of cottage housing, "common open space" shall be the central space that may be used by all occupants of the cottage complex, surrounded by grouped cottages. Common open space shall be a contiguous area located in front of or behind the cottages. Parking areas, yard setbacks, spaces between buildings, and private open space and driveways do not qualify as common open space.

2. Each cottage dwelling unit shall have usable private open space. Private open spaces shall not contain a dimension less than 20 feet in width and 10 feet in depth, and a fence or other similar visual separation may separate the private open space from the common open space to create a sense of separate ownership. A private open space fence can be up to six feet in height.

L. Accessory Dwelling Units (Bonus Density).

1. Shall meet the requirements in CMC 20.21.040.

2. There shall be no more than one accessory dwelling unit for each primary dwelling unit.

3. An accessory dwelling unit may be attached to or detached from a new or existing primary dwelling unit.

4. To ensure that the accessory dwelling unit is clearly secondary to the primary dwelling unit, the floor area for the accessory dwelling unit shall be less than the primary dwelling unit.

5. The number and location of accessory dwelling units for a cottage housing development shall be limited to those shown on the original approved site plan for the development.

M. Exterior Lighting and Heating/Cooling Equipment.

1. Cottage housing developments to be designed to minimize light and noise impacts both within the development and to adjacent properties.

2. Exterior lighting shall be mounted as low as possible (pedestrian scale), pointed downward, and the light source shall be shielded from direct observation from above, adjacent properties, and public rights-of-way.

3. Exterior lighting shall have a common theme throughout the development.

4. All exterior lighting is required to be LED.

5. Heating/cooling equipment should be designed to be away from windows and away from public view, and not be a nuisance for children.

N. Accessory structures.

1. Accessory structure shall match the design and character, and colors of the residential units.

O. Parking.

1. Shall meet CMC 20.72 and the Design and Development Guidelines.

2. Guest parking shall be 1 space per 4 dwelling units not including ADU units.

3. Parking may be located within an enclosed garage, carport, or unenclosed parking space.

4. Parking may be located in common tracts if intended to be shared by the entire development.

5. Parking is not permitted in the front, side, or exterior setbacks for the project.
6. Parking is allowed between or adjacent to structures only when it is located toward the rear of the cottage and is served by an alley or private driveway.

CHAPTER 20.29
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.

Chapter 20.60 PLANNED UNIT DEVELOPMENT

Sections:

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20.60.010 Intent.

It is the intent of this chapter to:

- A. Encourage imaginative design and the creation of permanent open space by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this title;
- B. Preserve or create environmental amenities superior to those generally found in conventional developments;
- C. Create or preserve usable open space for the enjoyment of the occupants;
- D. Preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
- E. Encourage development of a variety of housing types;
- F. Provide for maximum efficiency in the layout of streets, utility networks and other public improvements;

- G. Encourage utilization of “passed over” lots in mature neighborhoods;
- H. Allow development of land with physical constraints, while at the same time preserving the natural characteristics of a site, including topography, native vegetation, wildlife habitat, environmentally sensitive areas and other natural amenities of value to the community. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.020 Definitions.

Certain words and phrases as defined in this section shall govern the interpretation of this chapter:

- A. “Common open space” means a parcel or parcels of land or a combination of land and water within the site designed and intended for the use or enjoyment of residents of a planned unit development. Common open space does not include land occupied by buildings, roads, driveways, required parking areas or the required yards for buildings or structures.
- B. “Homeowners’ association” means an incorporated, nonprofit organization operating under recorded land agreements through which:
 1. Each lot owner is automatically a member;
 2. Each lot is automatically subject to a charge for a proportionate share of the expenses for the organization’s activities, such as maintaining common property; and
 3. A charge, if unpaid, becomes a lien against the property.
- C. “Housing types” means different residential building types in which individuals dwell that meet the residential building code.
 1. Single-family home—one thousand one square feet or larger. A single-family home is a standalone, detached house used as a single dwelling unit.
 2. Patio, cottage, or garden home—seven hundred one to one thousand square feet. Usually one to one and one-half stories in height. A standalone single-family home, detached house used as a single dwelling unit.
 3. Small home—four hundred one to seven hundred square feet. A standalone single-family home, detached house used as a single dwelling unit.
 4. Tiny home—less than four hundred square feet that meets IRC. A standalone single-family home, detached house used as a single dwelling unit.
 5. Twinhome. A twinhome is sold as two properties on two separate lots. Usually shares a common wall with the adjacent unit.
 6. “Accessory dwelling unit (ADU),” “granny flat,” or “carriage house” means a secondary house or apartment that shares the lot with a larger primary home.
 7. “Rowhome” or “row house” means a grouping of nearly identical low-rise homes lined up along a city street. They share common walls and a roofline.
 8. “Townhome” or “townhouse” means a two or three-story single-family home that shares at least one common wall with another home.
 9. “Condo” or “condominium” means a building structure divided into several units that are each separately owned, surrounded by common areas that are jointly owned
 10. “Apartments” means rented residential units that are part of a building.

- a. Duplex.
- b. Triplex.
- c. Four-plex.
- d. Five or more units in a single building.

D. “Planned unit development” means any development of land approved and developed in accordance with the terms of this title, including a plat or subdivision of such land.

E. “Residential development” means any development designed and intended for residential use regardless of the type of building in which such residence is located. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.030 Where permitted.

Planned unit developments may be permitted in all land use districts within the city, consistent with the development standards in CMC [20.60.060](#) through [20.60.140](#). (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.040 Types of uses permitted.

A. Specific Types Permitted. In a planned unit development, the following uses are permitted; provided, that they meet the standards and criteria established in this title:

1. Those uses permitted as a matter of right in the underlying zone as listed in Chapter [20.11](#) CMC, Land Uses in Zoning Districts;
2. Residential developments of all types as defined in CMC [20.60.020](#);
3. As a secondary use, the following neighborhood commercial uses may be permitted in a residential PUD subject to the limitations set forth in the LBD district, CMC [20.60.130](#), and shall be located within the interior:
 - a. Specialty retail;
 - b. Personal services;
 - c. Other, unlisted, similar or related uses, provided the site plan review committee makes the determination that:
 - i. The particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;
 - ii. The use is appropriate in the development;
 - iii. The development is served by the proposed use.

B. Other or Related Uses Permitted. Other or related uses permitted include:

1. Accessory uses specifically geared to the needs of the residents of a PUD such as recreation motor vehicle (RV) or boat storage structures, or structures related to open space use. Storage areas approved through a PUD can exceed the size and height restrictions normally associated with an accessory use so long as the provisions within this section are met;
2. Conditional uses as provided in Chapter [20.67](#) CMC;
3. Home occupations as provided in Chapter [20.69](#) CMC. (Ord. 2507 § 1, 2022; Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.050 Relationship to other ordinance provisions.

A. Zoning Requirements.

1. The provisions of the zoning ordinance pertaining to land use of the underlying zoning district shall govern the use of land in a planned unit development.
2. The specific setback, lot size, lot width and other dimensional requirements may be modified from Chapters [20.21](#) and [20.33](#) CMC.

B. Platting Requirements. A PUD shall be exempt from the specific design requirements of the subdivision ordinance, except that when any parcel of land in a PUD is intended for individual ownership, sale or public dedication, the platting and procedural requirements of the subdivision ordinance and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed.

C. Public Hearing Required. Preliminary applications for PUD shall require a public hearing before the planning commission with notice thereof to be given as provided in Chapter [20.02](#) CMC.

D. Preapplication Conference. For the purposes of expediting applications and reducing development costs, the city of Centralia requires a preapplication conference. This meeting will provide input from relevant department staff regarding requirements needed for a proposed project. This approach offers a forum where information can be shared about the site and staff can guide the applicant through specific requirements prior to developing a detailed site plan. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.060 Development standards—Generally.

The standards in CMC [20.60.070](#) through [20.60.140](#) shall govern the interpretation and administration of this chapter. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.070 Relationship of PUD site to adjacent areas.

The design of a planned unit development shall take into account the relation of the site to the surrounding areas. The perimeter of the PUD shall be so designed as to minimize undesirable impact of the PUD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PUD. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.080 Site acreage.

The minimum site shall be two acres for a planned unit development; however, the minimum area requirement may be waived by the site plan review committee. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.090 Access to public right-of-way.

The major internal street serving the PUD shall be connected to at least one major arterial, secondary arterial or a major or minor collector street. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.100 Lot size.

The lot size provisions of other chapters of the zoning title are waived in a planned unit development.

A. Minimum Lot Size. The minimum permissible size for a residential lot permitted through the use of the incentives allowed in this chapter shall be four thousand square feet. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.110 Setback and side yard requirements.

A. Setbacks from the exterior boundary line of the planned unit development (PUD) area shall meet the building setback standards of the underlying zoning district. In no event shall such setback be less than twenty feet.

B. Setbacks or Side Yards Between Buildings.

1. The minimum front setback from the property line for any residential structure shall be ten feet. Garages shall be setback a minimum of 20 feet from the front property line and shall not be in front of the front door more than 2 feet.

2. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the city and shall be sufficient to promote a functional, attractive, and compatible development.

3. The facade of all garages maybe shall be in line with the rest of the structure but and shall not protrude beyond the front door of the dwelling.

4. The minimum corner yard setback from a property line to a residential structure shall be ten (10) feet to living areas or to the front door and twenty (20) feet to a vehicle entrance of a garage. Corner lots shall maintain a clear vision clearance area as per CMC [18.10.030](#).

5. The minimum side yard setback from a property line to all residential structures shall be five feet.

6. The minimum rear yard setback from a property line to a residential structure (excluding accessory dwelling units) shall be ten feet.

7. The minimum setbacks for accessory structures shall be determined by the underlying zoning district found in Chapter [20.21](#) CMC. (Ord. 2539 § 21, 2023; Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.115 Minimum porch size and building height requirements.

A. Minimum Porch Size. All residential structures are required to have a front covered porch. The minimum size of a front covered porch for a residential structure shall be six eight feet in depth and at least eight ten feet in length and shall be a total of or eighty square feet or larger total. The front porch shall be at least eight (8) feet in front of the garage.

B. Building Height. The height limit of the underlying zoning district shall apply. (Ord. 2507 § 1, 2022).

20.60.120 Off-street parking.

Off-street parking shall be provided in a PUD in the same ratios for types of buildings and uses as required for the underlying zoning district, and as described in Chapter [20.72](#) CMC. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.130 Secondary use limitations.

A. Commercial uses in a residential PUD are subject to site plan review procedures and shall be provided for in the original, finally approved version of the PUD application for the development within which the commercial use is to be integrated. "Original," as used in this subsection, refers to the PUD application as it existed at the time of its final approval by the city council.

1. The gross floor area of the commercial use shall not exceed the product of thirty square feet multiplied by the number of dwelling units within the development.
2. The purpose of restricting commercial development is to prevent the PUD process from being used as a vehicle for rezoning property to a commercial use which may not be related to the commercial needs of the area. Once a relatively large number of dwelling units has been completed or occupied, the need for such commercial development may be justified.

B. Construction of at least fifty percent of the residences in the PUD must be completed before any building permits will be issued for the construction of commercial uses. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.140 Design standards.

A. Open space requirements shall be as follows:

1. Common Open Space. Each planned unit development shall provide not less than thirty percent of the gross land area for common open space, deeded as open space in perpetuity, which shall be either:
 - a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
 - b. Held in common ownership by all of the owners in the development area; or
 - c. Dedicated for public use, if acceptable to the city.
2. Common open space may be designed to provide either active or passive recreation. Common active recreational areas are maintained areas under common ownership which include, but are not limited to, pedestrian trails, pools, child play areas, improved picnic areas and recreational buildings. Common recreational facilities, such as trails, play fields, community centers, sport courts and picnic areas, should be provided. A common facility or open space should be an integral part of a PUD by being centrally located, being accessible to all occupants, and having buildings facing rather than backing onto it.
3. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PUD; provided, that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.
4. Private Open Space. Three hundred square feet of private, usable open space having a minimum of fifteen feet in depth shall be provided for each ground-level dwelling unit in a PUD. Such private open space is to serve as a buffer between dwelling units and common open space.
5. Unique, Desirable and Efficient Layout. Streets, lot lines, landscaping areas, open space, building footprints and/or other features shall be arranged for maximum traffic flow efficiency and minimal impact to the existing traffic patterns and uses in the vicinity. The number of access locations shall be minimized by providing for common ingress, egress and circulation areas.

6. Compatibility with Adjacent Uses. The exterior of the planned unit development shall be highly compatible with adjacent uses. Compatibility may include, but is not limited to, restricted uses along the exterior of the development, building footprint location, open spaces, buffers, landscaping, architectural style and pedestrian/vehicular circulation linkages. The planned unit development shall be integrated into the existing community fabric.

7. Variety of Housing Types, Styles and Affordability. Housing within a PUD should be varied to allow for a range of affordability and housing types. Although an overall architectural theme may be appropriate, there shall be a range of housing styles within a theme to avoid the monotony of identical structures.

8. View Protection. The planned unit development should, to the greatest extent practicable, maintain existing views for adjacent properties and provide for views from within the planned unit development.

B. Land Area and Dwelling Unit Computations. Open space, street area, etc., are computed as follows:

1. Density. The density of the underlying zone governs unless a density bonus is granted as provided in this chapter.
2. Density Bonus. The city council may approve an increase in the dwelling unit density; provided, that CMC [20.60.145](#) is met, up to:
 - a. In the R:2 and R:4 zoning districts: twenty-five percent;
 - b. In the R:8 and LBD districts: twenty percent;
 - c. In the R:15 district: twenty percent;
 - d. In the R:20 district: fifteen percent;

rounded to the nearest whole number.

C. Landscaping Required. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the city council. Natural landscape features which are to be preserved, such as existing trees, drainageways, rock outcropping, etc., may be accepted as part of the landscaping plan; such natural features contribute to the attractiveness of the proposed development.

One tree, either an eight-foot evergreen or two-inch caliper deciduous per housing unit will be required to be planted outside of the rights-of-way and at a minimum of five feet from sidewalks and any property lines. (Exceeding mandatory code requirements in Chapter [20.50](#) CMC.) (Ord. 2507 § 1, 2022; Ord. 2354 § 5, 2015; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.145 Modification of permitted densities—Bonus density.

Bonus densities are intended to provide the incentive to encourage the development of affordable housing, provide additional public amenities, or preserve valuable natural or cultural resources and features. The satisfaction of any of the bonus density criteria specified in this section is considered to be in the public interest and worthy of a bonus density.

Bonus densities may be granted to an application if the PUD plan submitted is determined by the city council to have achieved one or more of the bonus density criteria. The allocation of bonus densities will be based upon a comprehensive review of the entire project. It is the intention of this section to allow bonus densities where a PUD applicant proposes design attributes providing public benefits in addition to those required by local, state or federal land use or environmental regulations. Bonus densities will not be

allowed for site design proposals which merely reflect mandatory requirements of local, state and federal codes or regulations.

A. Innovative Residential Development. Up to a maximum of a two percent density bonus.

1. More efficient use can be made of land, energy and resources and more livable development can be achieved when the designer has flexibility in residential types, placement and density. Such flexibility can be achieved while safeguarding the public interest by review of the proposed planned unit development plan which shows the type and placement of residential structures.
2. It is intended that innovative residential developments encourage imaginative design to achieve bonus densities. Therefore, incentives and flexibility may be allowed such as lot averaging, zero lot lines, condominium development, rear alley loading housing, detached garages that encourage ADUs, and mixed residential types. The city may approve the use of these tools as provided in this section as deemed reasonable and warranted by the excellence of the resulting design and its benefits to the community. Innovative architectural exteriors and interiors are strongly encouraged.
3. Clustered Housing Developments. Cluster development designed to avoid impacts to environmentally sensitive areas to the greatest extent possible. Clustering shall avoid the floodplain and other environmentally sensitive areas to the greatest extent possible. Consideration in the design of any cluster should include the careful location of designated open space to preserve large areas of open space and/or environmentally sensitive areas.
 - i. Clustered building lots may be only created through the subdivision or short subdivision process.
 - ii. Building lots should avoid the floodplain, wetlands, steep slopes and other environmentally sensitive areas to the greatest extent possible.
 - iii. Where practical, the majority of building sites should be arranged in a cluster or concentrated pattern to be compatible with physical site features.

B. Affordable Housing.

1. A maximum of a two percent bonus density for providing a mix of housing types that provides a reasonable mix of housing opportunities for a diverse segment of the community.
 - a. A one percent bonus for projects that have two different housing types.
 - b. A two percent bonus density for a project that has three or more different housing types.
2. A maximum of a four percent bonus density will be granted for projects that provide “small and affordable” single-family detached homes that are between seven hundred and one thousand square feet in size on lots that are around four thousand to five thousand square feet.
 - a. A four percent bonus density is granted for five percent of the housing with a minimum number of two units in any project.
 - b. A three percent bonus density is granted for four percent of the housing with a minimum of two units in any project.
 - c. A two percent bonus density is granted for three percent of the housing with a minimum of two units in any project.
 - d. A one percent bonus density is granted for two percent of the housing with a minimum of two units for projects over one hundred units; and

3. A maximum of a three percent bonus density will be granted for projects that provide a minimum of five percent of the homes with accessory dwelling units (ADU) that are four hundred square feet or larger in size.

4. A maximum of a four percent bonus density will be granted for projects providing a mix of certified low-income housing within a market-rate development. Projects that have the certified low-income housing for a minimum of twenty years can receive the four percent density bonus, two percent for ten years. Density bonuses for low-income housing projects will be granted only where all of the following conditions are satisfied:

- a. The developer must agree to sell or rent the units to qualifying residents (i.e., only low-income and very low-income households);
- b. The units must be of an innovative design and compatible with the neighborhood character, with adequate assurances that such design and compatibility will be maintained.

C. Public Recreation Facilities (Exceeding Mandatory Code Requirements). Up to a maximum of a six percent density bonus. Items for consideration in meeting this criterion are to develop and equip significant recreational areas designed in such a way as to encourage outdoor activities within the common open space with such features as, but not limited to, playgrounds, ballfields, pickleball courts, basketball/volleyball courts, skate parks, swimming pools, tennis courts, bike or pedestrian path systems, community gardens or a community building. Items in this criterion are meant to serve the general population of the development and should be aimed as an amenity for the majority. To qualify, the improvements must be maintained by a homeowners' association and be written up in their bylaws to be maintained for the life of the project.

1. A one percent bonus density for projects that spend at least one hundred thousand dollars toward the recreation facilities.
2. A two percent bonus density for projects that spend at least two hundred thousand dollars toward the recreation facilities.
3. A three percent bonus density for projects that spend at least three hundred thousand dollars toward the recreation facilities.
4. A four percent bonus density for projects that spend at least four hundred thousand dollars toward the recreation facilities.
5. A five percent bonus density for projects that spend at least five hundred thousand dollars toward the recreation facilities.
6. A six percent bonus density for projects that spend at least six hundred thousand dollars toward the recreation facilities.

Value will be determined by the city building official for buildings and for all other recreation facilities the city engineer and community development director will jointly determine the value.

D. Preservation of Open Space and Natural, Historical and Cultural Features (Exceeding Mandatory Code Requirements). Up to a maximum of a one percent density bonus. Items for consideration in meeting this criterion are substantial retention of natural groundcover, bushes and trees; minimum disturbance of wildlife habitat; preservation of unique historical or cultural features; dedication to the city of land within the city's potential park or open space areas and corridors as designated in the comprehensive plan and as shown on the land use map; and preservation of air, sunlight and scenic resources. To qualify the open space area must be over one-half acre in size and be deeded as open space in perpetuity.

E. Landscaping the Outer Edge of the On-Site Drainage Retention Facility (Exceeding Mandatory Code Requirements). Up to a one percent density bonus. Landscaping of the outer edge of the on-site drainage retention facility must be in accordance with Chapter [18.10](#) CMC. The drainage basin or on-site retention facility must be over one-half acre in size to qualify.

F. Public Service and Facility Availability (Exceeding Mandatory Code Requirements). Up to a maximum of a one percent density bonus. Items for consideration in meeting this criterion are to provide significant access to a lake, river, stream or other natural water body for the general public; public schools; public parks or other public facilities and/or sites; nonexclusive bicycle and pedestrian pathway systems, public transportation and arterial access to the site; and modified site design for special needs residents to situate or cluster uses within a reasonable distance of fire and police protection, medical, shopping, church and other such amenities. To qualify, the area must be approved and deeded to the city as an open space area or a public facility.

G. Energy Efficiency (Exceeding Mandatory Code Requirements). Up to a maximum of a one percent density bonus. Items for consideration in meeting this criterion may include preservation of solar access; south orientation with added glazing for inhabited structures; the use of landscaping and topography for windbreaks and shading; common wall constriction; transportation management strategies, including transportation demand management (TDM) strategies; the implementation of energy-saving programs as successfully applied in other jurisdictions; the use of solar energy systems either passive or active for heating and/or cooling; energy-conserving design of roadways and other structures; and higher insulation levels. The efficacy of all proposed energy efficiency techniques and strategies must be supported by an analysis prepared by professionals with demonstrated expertise in the engineering, sustainability and/or environmental design field or be in conformance with adopted standards found in existing energy-saving programs. In addition, all proposed techniques and strategies must identify anticipated energy savings as compared to conventional development.

H. Mixed Use Development (Commercial and Residential Projects). Up to a maximum of a two percent density bonus. Items for consideration in meeting this criterion may include a convenience store, espresso stand, day care facility, multiple small retail spaces, beauty/barber shops and/or similar personal services. Items within this criterion are to be designed and used to meet the needs of the residents within the subdivision. To qualify for this criterion, ten percent of the net land area must be used for commercial purposes.

I. Other suitable items believed by the city to be worthy of consideration may also be included as bonus density criteria; the city council determines the percentage after recommendations from the site plan review committee and the planning commission. (Ord. 2507 § 1, 2022; Ord. 2386 § 5, 2017; Ord. 2354 § 6, 2015; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.150 Preliminary review and approval—Application—Eligibility and procedure.

A. Who May Apply. Any owner or group of owners of property acting jointly, or a developer authorized to act as agent for an owner or group of owners, may submit an application for PUD development.

B. Review Procedure. All PUD applications shall be reviewed by the site plan review committee who shall submit comments and a recommendation to the planning commission. The planning commission shall conduct a public hearing and forward a recommendation to the city council for approval or denial of the preliminary PUD development plan. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.160 Preliminary review and approval—Application—Required documentation.

An application for a PUD development shall include the following:

A. Vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks and other prominent features;

B. A map or maps of the site at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed buildings including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;
5. Existing and proposed contours including natural features;
6. Parking facilities, their design, size and capacity;
7. Circulation plan, vehicular and pedestrian, and point of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and indication of future use or disposition;
9. Landscaping plan;
10. Typical front and side elevations and exterior architectural treatments of the proposed structures;
11. Conceptual utility plan, including water, sewer, storm drainage and lighting.

C. In addition to the graphic materials, the developer shall submit a written statement providing the following information:

1. Program for development including estimated staging or timing of development, including build-out data to be submitted to the city and to the Centralia school district for each year during the construction period;
2. Proposed ownership pattern upon completion of development;
3. Basic content of restrictive covenants;
4. Provisions to assure permanence and maintenance of all private streets, common open space areas and other common amenities through homeowners' association formation, condominium development or other means acceptable to the city;
5. Statement or tabulation of dwelling unit densities proposed;
6. Statement describing the relationship of the proposed PUD to the Centralia comprehensive plan.

D. Applicant will also provide a sample of the covenants, conditions and restrictions (CC&Rs) and/or restrictive covenants, incorporation papers and bylaws of homeowners' associations. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.60.170 Final approval—Application—Filing time limitation.

An application for final review and approval shall be filed by the applicant within five years of the date on which preliminary approval was given by the city council. If application for final approval is not made within five years, the plan shall be considered abandoned, and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance. (Ord. 2536 § 1, 2023; Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.180 Final review and approval—Application—Partial PUD area.

- A. An application for final review and approval may be filed for part of a PUD area for which preliminary approval has been granted by the city council. A final plan for a part of a PUD shall provide the same proportion of open space and the same overall dwelling unit density as the overall preliminary plan.
- B. If that portion of the PUD for which final approval is requested does not provide such open space, the developer shall file in escrow a quitclaim deed in favor of the city for such additional land area adjacent and accessible to the site, and of sufficient size to provide the open space required to meet the standards of this title. In the event that the developer abandons the remaining portions of the PUD, the escrow agent shall deliver the quitclaim deed to the city or to such other public or private entity as the city may direct.
- C. Note: Final approval of a PUD development plan shall not be construed to be final plat approval. Plat approval is a separate action and shall be in compliance with state and local subdivision and platting regulations. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.190 Final review and approval—Application—Required documentation.

- A. The applicant shall submit at least two physical copies and one digital copy of the final development plan of the proposed development to the building department for its review. The final development plan shall comply with the conditions imposed on the preliminary development plan. In addition, if the development is being subdivided, the documents and information required of regular plats as required by the subdivision ordinance must be submitted. The plan shall include the following:
 1. Final elevation and perspective drawings of project structures;
 2. Final landscaping plan;
 3. Final plans of and including profiles of the drainage, water, sewer, lighting, streets, and sidewalks or pathways;
 4. Such other documentation, information, and data not lending itself to graphic presentation such as restrictive covenants, incorporation papers and bylaws of homeowners' associations, dedications of easements, rights-of-way, and other conditions specifically required by city officials for the particular PUD.
- B. No final development plan shall be deemed acceptable for filing unless all of the preceding information is submitted in accurate and complete form sufficient for the purposes of building department review. After receiving the final development plan, the building department shall route the same to all appropriate city departments, and each department shall again submit to the building department comments and recommendations.
- C. If the city departments determine that the final plan conforms fully with all applicable regulations and standards, the final development plan shall be presented to the city council for final approval. (Ord. 2536 § 2, 2023; Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.200 Permit issuance.

Building permits and other permits required for the construction or development of property under the provisions of this chapter shall be issued only when, in the opinion of the enforcing official, the work to be performed meets the requirements of the final plan and program elements of the PUD. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.210 Adjustments.

- A. Minor adjustments may be made and approved by the enforcing official when a building permit is issued. Minor adjustments are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement of buildings approved in the final plan, nor the density of the development or the open space requirements. Such dimensional adjustments shall not vary more than ten percent from the original.
- B. Major adjustments are those which, in the opinion of the enforcing officer, substantially change the basic design, density, open space or other requirements of the planned unit development. When, in the opinion of the enforcing officer, a change constitutes a major adjustment, it must be reviewed at a public hearing before any permits are issued. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2147 § 13, 2005: Ord. 2024 § 1 (part), 1999).

20.60.230 Duration of control.

The regulations and controls of the planned unit development ordinance in effect at the time of authorization of a PUD project shall remain in full force and effect for the life of the project. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.240 Parties bound.

Once the preliminary development plan is approved, all persons and parties, their successors, heirs, or assigns, who own, have, or will have by virtue of purchase, inheritance, or assignment any interest in the real property within the proposed PUD, shall be bound by the conditions attending the approval of the development and the provisions of this title. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.60.250 Commencement of construction.

- A. Construction of the PUD project shall begin within one year from the date of the final approval of the plan.
- B. An extension of time for beginning construction may be requested in writing by the applicant, and such extension not exceeding six months may be granted by the council. If construction is not begun within one year or within the time for which an extension has been granted, the plan shall be considered abandoned, and the development of the property shall be subject to the normal requirements and limitations of the underlying zone and the subdivision ordinance. (Ord. 2507 § 1, 2022; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

Chapter 20.61 TOWNHOUSE DEVELOPMENT

Sections:

- [20.61.010 Intent.](#)
- [20.61.020 Definitions.](#)
- [20.61.030 Where permitted.](#)
- [20.61.040 Development standards.](#)
- [20.61.045 Density bonus.](#)
- [20.61.050 Review and approval procedure.](#)

20.61.010 Intent.

It is the intent of this chapter to:

- A. Encourage infilling of skipped-over parcels in developed areas of the city;
- B. Provide for the development of townhouses within residential neighborhoods which may be conveyed as individually owned, separately platted lots;
- C. Encourage within low-, medium- and high-density residential districts the development of townhouse structures built to standards designed to include amenities usually associated with conventional single-family detached housing, and to ensure their compatibility with the surrounding neighborhood;
- D. Provide for favorable housing, efficient use of land and energy, and the availability of a variety of housing types in a variety of locations to serve a wide range of individual homeowner requirements;
- E. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.61.020 Definitions.

These definitions shall be in addition to the definitions set forth in Chapter [20.06](#) CMC:

- A. “Townhouse” means a building that contains three or more attached townhouse units that are separated by a common party wall that has no doors, windows, or other means for human passage or visibility .
- B. “Townhouse unit” means a single-family dwelling unit in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides that extends at least fifty percent of the length of each of those two sides. (Ord. 2539 § 22, 2023; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.61.030 Where permitted.

Townhouse developments may be permitted in all residential land use districts consistent with the development standards in this chapter. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.61.040 Development standards.

- A. Density. The density of the underlying zone governs, unless a density increase is granted as provided in CMC [20.61.045](#).

B. Lot Area **and Width** of Each Townhouse Unit. A townhouse unit shall contain a minimum area of one thousand **six hundred square feet and a minimum building width of twenty feet.**

C. Height. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.

D. Setback Variation. No more than two abutting townhouse units within the townhouse project site shall have a common front building setback. Variations in the setback of front building faces shall be at least four feet.

E. Right-of-Way Setback. No townhouse unit shall be located closer than twenty feet to any public right-of-way nor within fifteen feet of a private drive, access road, or common open parking area to the front or rear of such unit.

F. Rear Yard Requirements. The minimum rear yard requirement shall be fifteen feet to the rear property line.

G. Private Yard Area. Every lot containing a townhouse must provide a private **space yard of at least three hundred square feet**, oriented to either the building front, rear, or side, **enclosed visually by fences, walls, or plantings to screen views from adjacent units.**

H. Side Yard Requirements. The minimum side yard requirements shall be the same as the underlying zone.

I. Minimum Distances Between Townhouses. No portion of a townhouse, accessory structure, or other building in or related to one townhouse shall be nearer than ten feet to any portion of another townhouse or accessory structure.

J. Access. When the only driveway is from the street, each pair of townhouse units must share a common curb cut.

K. Conversion. Conversion of existing structures to a townhouse will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (Ord. 2539 § 23, 2023; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

L. Subdivided units. Each townhouse unit shall be either subdivided or condominiumized.

20.61.045 Density bonus.

A. Bonus densities are intended to provide incentives to encourage the development of additional public amenities or to preserve valuable natural or cultural resources and features. It is the intention of this section to allow bonus densities where an applicant proposes design attributes providing public benefits in addition to those required by local, state, or federal land use or environmental regulations. The allocation of bonus densities will be based upon a comprehensive review of the entire project. In order to satisfy any of the bonus density criteria specified in this section, the design attributes must be considered in the public interest and worthy of bonus density. Bonus densities will not be allowed for site design proposals which merely reflect mandatory requirements of local, state, and federal codes or regulations.

B. The site plan review committee may approve an increase in dwelling unit density based upon the following criteria:

1. Innovative Residential Development. Up to a maximum of a ten percent density bonus may be awarded if a more efficient use of land, energy, and resources and a more livable development can be achieved through innovative variation of residential types, configuration, placement, and density.

- a. Such flexibility can be achieved while safeguarding the public interest by review of the proposed planned unit development plan which shows the type and placement of residential structures.
- b. It is intended that innovative residential developments encourage imaginative design to achieve bonus densities. Therefore, incentives and flexibility may be allowed such as rear alley loading housing, various home sizes, architectural features, etc. The city may approve the use of these tools as provided in this section as deemed reasonable and warranted by the excellence of the resulting design and its benefits to the community. Innovative architectural exteriors and interiors are strongly encouraged.

2. Additional Public Recreation Facilities. Up to a maximum of a ten percent density bonus may be awarded for the addition of significant recreational areas that are designed in such a way as to encourage outdoor activities within the common open space; such features include, but are not limited to, playgrounds, ballfields, pickleball courts, basketball/volleyball courts, skate parks, swimming pools, tennis courts, bike or pedestrian path systems, community gardens, or a community building.
 - a. To qualify, the improvements shall be maintained by a homeowners' association and be written into its bylaws to be maintained in perpetuity or shall be dedicated to the city.
 - b. Recreational areas and features shall serve the residents in the development and the general public and shall be designed as an amenity for the greatest number of people.
3. Mixed Use Development (Commercial and Residential). Up to a maximum of a ten percent density bonus may be awarded for the addition of mixed use buildings to the project. Such buildings may include a convenience store, espresso stand, day care facility, multiple small retail spaces, beauty/barber shops, or similar personal services.
 - a. To qualify, at least ten percent of the net land area must be used for commercial purposes.
 - b. Mixed use buildings shall be designed and used to meet the needs of the residents within the greater neighborhood area.
 - c. Commercial uses in a residential area shall be limited in scope, size, etc. to prevent rezoning of the property. Commercial uses shall not exceed thirty percent of the overall land area and fifty percent of the residential structures planned for the development must be completed prior to issuance of a building permit for a commercial use.
4. Additional Preservation of Open Space and Natural, Historical and Cultural Features. Up to a maximum of a five percent density bonus may be awarded for the substantial retention of natural groundcover, bushes and trees; minimum disturbance of wildlife habitat; preservation of unique historical or cultural features; and preservation of air, sunlight and scenic resources.
 - a. To qualify, the open space area shall be over one-half acre in size and be deeded as open space in perpetuity.
 - b. An additional five percent density bonus may be awarded for dedication to the city of land within the city's potential park or open space areas and corridors as designated in the comprehensive plan and as shown on the land use map.
5. Additional Landscaping to the Outer Edge of the On-Site Drainage Retention Facility. Up to a three percent density bonus may be awarded for additional landscaping to the outer edge of the on-site drainage retention facility.

- a. To qualify, the drainage basin or on-site retention facility must be over one-half acre in size.
- b. All landscaping shall be in accordance with Chapter [18.10](#) CMC.

C. The maximum density bonuses the site plan committee may approve are: (1) fifteen percent in the R:20 zoning district; (2) twenty percent in the R:8, R:15, and LBD zoning districts; and (3) twenty-five percent in the R:2 and R:4 zoning districts. Bonus density shall be rounded down to the nearest whole number. (Ord. 2539 § 24, 2023).

20.61.050 Review and approval procedure.

Townhouse developments shall be approved pursuant to the standards of this chapter and the regulations and procedures established in the platting and subdivision ordinance, as modified below:

- A. Review.
 - 1. The creation of five or more lots shall follow the SEPA process.
 - 2. The site plan review committee shall review and approve the creation of nine or fewer subdivided lots. The site plan review committee approval process does not involve a public hearing but will include notification to adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in Chapter [20.84](#) CMC.
 - 3. The planning commission shall review the creation of ten or more subdivided lots as provided for through the regular subdivision process in Chapter [19.12](#) CMC.
- B. Platting.
 - 1. A subdivision or short plat shall be required for all townhouse developments so that individual townhouse units are divided into separate legal lots with common walls located on the lot lines.
 - 2. When a townhouse development is platted, construction of townhouses may commence prior to final plat or final short subdivision approval, provided:
 - a. The proposed subdivision has received preliminary approval or the short subdivision has received conditional approval, and the necessary legal instruments have been filed to assure construction of required public improvements;
 - b. Any partial or complete construction of structures shall not relieve the developer from, nor impair city enforcement of, conditions of subdivision approval; and
 - c. Units may not be rented or sold, nor occupancy permits issued until a final plat or final short plat has been formally approved by the city.
- C. Site Plans. An application for a townhouse development shall include a site plan drawing or drawings, at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:
 - 1. Site boundaries;
 - 2. Streets bounding or abutting the site;
 - 3. Proposed buildings, including dimensions, setbacks, identification of types, and the number of units;
 - 4. Location and dimensions of open spaces;
 - 5. Location and dimensions of garbage disposal areas;
 - 6. Locations and design of off-street parking facilities, showing their size, landscaping, lighting, and number of spaces;

7. Circulation plan for vehicular and pedestrian access, including points of ingress and egress from the site and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and an indication of future use or disposition;
9. Landscaping plan;
10. Typical front and side elevations and exterior architectural treatment of the proposed units; and
11. The existing and proposed contours at two-foot intervals and that shows existing streams, lakes, marshes, and other natural features. (Ord. 2539 § 25, 2023; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

Chapter 20.63 MANUFACTURED HOMES

Sections:

- 20.63.010 Intent.**
- 20.63.020 Definitions.**
- 20.63.030 Where manufactured homes are allowed.**
- 20.63.035 Temporary placement of a recreational vehicle due to a medical hardship.**
- 20.63.036 Temporary placement of a recreational vehicle while constructing or rehabilitating a residence.**
- 20.63.040 Manufactured home park design standards—Area and density.**
- 20.63.050 Manufactured home park design standards—Site requirements.**
- 20.63.060 Manufactured home park design standards—Off-street parking.**
- 20.63.070 Manufactured home park design standards—Open space.**
- 20.63.080 Manufactured home park design standards—Accessory buildings and structures.**
- 20.63.090 Manufactured home park design standards—Landscaping and screening.**
- 20.63.100 Manufactured home park design standards—Ingress and egress.**
- 20.63.105 Manufactured home parks established before August 2006.**
- 20.63.110 Manufactured home park design standards—Interior street dimensions.**
- 20.63.120 Manufactured home park design standards—Surfacing requirements.**
- 20.63.130 Manufactured home park design standards—Stormwater runoff.**

20.63.010 Intent.

It is the intent of this chapter to:

- A. Permit the location of manufactured homes as a permanent form of dwelling unit in residential districts and in manufactured home parks;
- B. Provide standards for the development and use of manufactured homes appropriate to their location and their use as permanent, accessory or temporary facilities;
- C. Ensure a high quality of development for such dwelling units to the end that the occupants of manufactured homes and the community as a whole are protected from the potentially adverse impact of such development or use;
- D. Provide for site plan review committee review of proposed manufactured home parks. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2105 § 1, 2003: Ord. 2024 § 1 (part), 1999).

20.63.020 Definitions.

- A. “Anchoring system” means a system of straps, cables, turnbuckles or chains, which is used to secure a manufactured home to ground anchors, and which complies with standards of the U.S. Department of Housing and Urban Development for manufactured homes.
- B. “Footer” means that portion of the foundation of a structure which spreads and transmits loads directly to the soils.

C. For a definition of “manufactured home,” see Chapter [20.06](#) CMC.

D. “Manufactured home park” means an area of land in single ownership, in which each parcel, lot, or pad is designed and intended to be made available on a month-to-month or yearly basis. Such manufactured homes would generally be owned by the occupants who pay a fee for the use of the ground space. The manufactured home will remain essentially portable and may be moved from time to time. Installation of homes shall comply with manufacturer’s installation manual. In lieu of manufacturer’s installation requirements, installation shall comply with Washington State Department of Labor and Industries, WAC [296-150B-222](#) through [296-150B-315](#).

E. For a definition of “mobile home,” see Chapter [20.06](#) CMC.

F. “Nonconforming use” means a mobile/manufactured home which was legally placed and maintained upon a lot prior to the effective date of the ordinance codified in this chapter.

G. “Permanent skirting” means a skirting which is constructed of masonry or concrete appearing to be a permanent foundation.

H. “Permanently affixed” means a mobile/manufactured home which has the running gear and tow hitch removed, is equipped with permanent foundation and anchoring system and conforming to the ordinance codified in this chapter and has permanently installed utility connections conforming to applicable uses.

I. “U.S. Department of Housing and Urban Development (HUD) Standards” means the National Mobile Home Construction and Safety Standards Act of 1974 and any subsequent revisions, and rules and regulations adopted thereunder, including regulations and interpretations of the Washington State Department of Labor and Industries, adopted pursuant to regulations of the department, and information supplied by the manufacturer of a mobile/manufactured home, which has been stamped approved by the U.S. Department of Housing and Urban Development pursuant to regulations of the department.

J. “Manufactured home, single-wide” means a structure, designed and constructed to be transportable in one section, and built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. The structure must comply with the National Mobile Home Construction and Safety Standards Act of 1974 as adopted by Chapter [43.22](#) RCW if applicable. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2105 § 2, 2003: Ord. 2024 § 1 (part), 1999).

20.63.030 Where manufactured homes are allowed.

Manufactured homes ([double-wide or larger](#)) are [permitted as provided in Chapter 20.11 CMC and are](#) allowed as follows:

A. As a dwelling permitted outright in residential zones subject to the following requirements:

1. Shall bear the applicable tag or seal of approval of the state of Washington or of the U.S. Department of Housing and Urban Development;
2. Shall be permanently affixed;

3. Shall be located in the same size lot as required for homes constructed under the International Residential Code (site-built) and in compliance with setback provisions applicable to such homes;
4. Shall meet the requirements specified for homes constructed on site for sewerage and water facilities;
5. Shall be installed so that the frame shall be a minimum of eighteen inches and a maximum of twenty-eight inches from the foundation footing or base of the stem wall. The home shall be installed more than twenty-eight inches above footing or base of the stem wall if necessary to comply with floodplain development requirements. The space between the wall of the home and the ground shall be fully enclosed with a permanent foundation which is compatible with the home and which provides ventilation and access conforming to the International Residential Code and openings in the stem wall required by Chapter [16.12](#) CMC;
6. Shall have not been previously sited and used for residential or commercial purposes except as a display model used by a licensed manufactured home seller;
7. Shall have a poured concrete foundation or footer under each I-beam for the length of the home. Each footer shall be not less than five and one-half inches thick and two feet wide and shall contain at least two pieces of three-eighths-inch rebar per footer. All grass and organic material shall be removed and the footer evenly bedded and leveled on firm undisturbed soil. For purposes of this section, "footer" is defined to be that portion of the support system that transmits loads directly to the soil;
8. Tiedowns shall be installed according to manufacturer's specifications and, in the absence of such specifications, there shall be a minimum of three tiedowns per each side of each section of the home. Such tiedowns shall be capable of resisting an allowable working load equal to or exceeding three thousand one hundred fifty pounds and shall be capable of withstanding a fifty percent overload (four thousand seven hundred twenty-five pounds total) without failure of either the ground anchor, footer anchor or the attachment point on the frame of the home;
9. Shall be assembled on site in compliance with U.S. Department of Housing and Urban Development approved instructions, applicable city ordinances, and the installer must be certified by the Washington State Community, Trade and Economic Development Housing Division;
10. Permanent skirting must be completed prior to occupancy approval;
11. The applicant's failure to comply with the preceding requirements, subsections (A)(1) through (10) inclusive of this subsection, shall constitute sufficient grounds for revoking the permit; provided, however, before any such revocation may occur, ten days' written notice by personal service or certified mail return receipt requested shall be given by the building official to the applicant and, in the event of mailing same, shall be directed to the address shown on the application for such allowed use. This notice shall allow the applicant to correct the failure within the ten-day period and, upon the applicant's failure so to do, the building permit issued relative thereto shall be deemed immediately revoked without further action by the city;
12. Any person desiring to appeal from such notice and alleged failure may appeal in compliance with Chapter [20.02](#) CMC;
13. For purposes of fulfilling the intent and purpose of this chapter, the building official shall be allowed access at all reasonable times and places for necessary inspections.

B. As a primary use in a manufactured home park, ~~manufactured home parks may be allowed in the following districts:~~

1. ~~R:15, medium-high-density residential district;~~
2. ~~R:20, high-density residential district.~~

C. As an accessory ~~dwelling unit, use for security or maintenance personnel in the following districts, subject to site plan review:~~

1. General commercial district;
2. Industrial district.

D. As temporary or emergency use in:

1. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security personnel for a period extending not more than ninety days beyond completion of construction. A thirty-day extension may be granted by the enforcing officer upon written request of the developer and upon the enforcing officer's finding that such request for extension is reasonable and in the public interest;
2. Any district as an emergency facility when operated by or for a public agency. (Ord. 2209 § 2 (part), 2008; Ord. 2178 § 6 (part), 2006; Ord. 2147 § 14, 2005; Ord. 2105 § 3, 2003; Ord. 2024 § 1 (part), 1999).

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

A. A recreational vehicle no more than ~~five 10~~ 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 Affidavit Recording. 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;
- d. Certification signed by a physician that a resident of the subject property requires daily care, as defined in CMC 20.06.265; and
- e. Certification that the physician's signature is both current and valid;

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: Direction—14 or 30 days? PC

- 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).

20.63.040 Manufactured home park design standards—Area and density.

The maximum site for a manufactured home park shall be twenty acres. The maximum number of manufactured homes per acre shall be eight. All applications for a manufactured home park shall be reviewed as a binding site plan. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.050 Manufactured home park design standards—Site requirements.

The size and shape of individual manufactured home sites shall be in accordance with the following:

- A. Minimum space area: four thousand square feet;
- B. Minimum width: forty feet;
- C. Minimum depth: eighty feet;
- D. Minimum setback from street or access road: twenty feet;
- E. Maximum development coverage of space: fifty percent;
- F. A minimum separation of fifteen feet must be maintained between manufactured units and a minimum separation of ten feet shall be maintained between any manufactured home and any accessory structure and from the exterior property line bounding the park. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.060 Manufactured home park design standards—Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72 CMC](#). (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.070 Manufactured home park design standards—Open space.

Common open space or spaces equal to but not less than five hundred square feet for each manufactured home shall be provided in such shape and location as to be available and usable to all residents of the manufactured home park. Such space may be for passive or active recreation. Parking spaces, driveways and access streets are not considered to be usable open space. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.080 Manufactured home park design standards—Accessory buildings and structures.

- A. Buildings or structures accessory to individual manufactured homes are permitted, including enclosed carports; provided, that the total development coverage of the space shall not exceed the development coverage permitted in CMC [20.63.050](#).
- B. Buildings or structures accessory to the manufactured home park as a whole and intended for the use of all manufactured home occupants are permitted, provided the building area does not exceed one-fourth

of the common open space area. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.090 Manufactured home park design standards—Landscaping and screening.

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the site plan review committee.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable natural groundcover, shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.
- D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.
- E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways or streets around entrances or exits to the manufactured home park.
- F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.100 Manufactured home park design standards—Ingress and egress.

- A. Each manufactured home site shall have access from an interior drive or roadway.
- B. Access to the manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.105 Manufactured home parks established before August 2006.

- A. Manufactured home parks established prior to August 1, 2006, or prior to annexation to the city may continue to operate provided the density of the park does not increase over the amount existing on August 1, 2006, or at annexation. Normal and routine maintenance is allowed. Sites or pads within legally nonconforming manufactured parks may continue to be used regardless of manufactured home size, provided all applicable setbacks are maintained.
- B. Single-wide manufactured homes and manufactured homes are allowed within manufactured home parks established prior to August 2006. Any replacement homes must meet the fire, safety, or other local ordinances or state laws at time of permitting.
- C. An existing nonconforming manufactured home park may be reconfigured, subject to the granting of a binding site plan by the planning commission. When considering an application to reconfigure a nonconforming park, the planning commission shall consider:
 1. Whether the reconfiguration will result in a site layout which more closely conforms to the provisions of this chapter and goals and policies of the comprehensive plan; and
 2. Whether the reconfiguration will substantially improve transportation, appearance, open space and utility service within the park.

D. The setback for all manufactured homes and single-wide manufactured homes adjacent to interior, private park streets shall be five feet or the average of the front setbacks of existing homes within one hundred feet on either side of the subject property, whichever is greater. The setback shall be twenty feet from public street rights-of-way.

E. All manufactured homes or single-wide manufactured homes shall be located a minimum of ten feet from another home, the perimeter fence, or park boundary.

F. All accessory buildings, fences, and carports shall be located a minimum of five feet from an interior private street and a minimum of twenty feet from public streets.

G. All detached accessory buildings, garages, and carports shall be located a minimum of six feet from any structure or as allowed by the building official in compliance with building code provisions.

H. Accessory buildings serving the park shall be located a minimum of twenty-five feet from park boundaries. (Ord. 2395 § 13, 2017: Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006).

20.63.110 Manufactured home park design standards—Interior street dimensions.

All interior streets of the park shall have a minimum width of twenty feet. An additional seven feet shall be required for each side on which parking is permitted. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.120 Manufactured home park design standards—Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas for each residence may be gravel. Parking areas with more than four parking spaces must be paved. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

20.63.130 Manufactured home park design standards—Stormwater runoff.

All stormwater runoff shall be retained and disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2024 § 1 (part), 1999).

Chapter 20.99 FEES

Sections:

[20.99.010 Designated.](#)

[20.99.020 Land use application fees.](#)

20.99.010 Designated.

The fees to be paid upon the filing of a petition or application shall be established by resolution of the city council and such fees shall not be refundable for any reason. Until all fees have been paid in full, no action shall be taken on the petition or application. Building department review and permit fees are found in Chapter [18.04](#) CMC. (Ord. 2456 § 9, 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.99.020 Land use application fees.

Land Use fees are adopted as part of the city budget and are part of the Master Fee Schedule.

Application Type	Fee
Annexation	\$300
Binding Site Plan	\$300 + \$50 per lot
Boundary Line Adjustment	\$150
Critical Area Review	\$50
Final Plat	\$30 per lot
Large Lot Subdivision	\$50 per lot
Comprehensive Plan Amendment (Map or Text)	\$300
Planned Unit Development (PUD)	\$500
Preliminary Plat Subdivision	\$300 + \$50 per lot
State Environmental Policy Act (SEPA) Checklist	\$200
Shoreline Permit	Varies (\$0 — 300)
Letter of Exemption	No Fee
Substantial Development Permit	\$100
Conditional Use Permit	\$300
Variance Permit	\$300
Floodplain Development Permit	\$50
Short Plat	\$50 per lot
Site Plan Review	\$150
Conditional Use Permit	\$200
Conditional Use Permit for owner-occupied childcare/preschool	\$100
Variance	\$150

Application Type	Fee
Zoning Amendment (Map or Text)	\$300

(Ord. 2456 § 10, 2020):

2025-2045 GOALS AND POLICIES

LAND USE

Goal LU 1 Create and maintain a vibrant, sustainable, family-oriented community through the balanced allocation of land for housing, commerce, industry, recreation, open space, transportation, public facilities, and other appropriate land uses.

Policies

- LU 1.1 Ensure enough properly zoned land to provide for Centralia's share of the regionally adopted forecasts for residential, commercial, industrial, and public facilities growth for the next 20 years.
- LU 1.2 Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.
- LU 1.3 Designate and zone land use patterns that provide adequate access to commercial and industrial lands.
- LU 1.4 Encourage redevelopment when and where appropriate.
- LU 1.5 Ensure zoning and land development within the city are consistent with the comprehensive plan.
- LU 1.6 Adopt new zoning standards to implement the Comprehensive Plan designation.
- LU 1.7 Ensure that parks and recreation opportunities are offered within the city.
- LU 1.8 Encourage and support public school and library facility planning and expansion to ensure the provision of services within the city.
- LU 1.9* Encourage and plan for new development in areas with lower risk of natural hazards and climate-exacerbated hazards.
- LU 1.10* Review land use maps and identify opportunities or barriers to responding to rapid population growth or decline, rebuilding housing and services after disasters, and other extreme climate impact scenarios.
- LU 1.11* Consult with historically impacted low-income communities and communities of color, as well as experts in the field of development, to prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, soil and structural hazards, where they have contributed to racially disparate environmental and health impacts, and to increase environmental resiliency in low-income communities.
- LU 1.12* Promote measures to protect sensitive uses from risks of exposure to air and noise pollution by locating them away from pollution sources, where possible, or by use of feasible, effective building and site design measures to mitigate exposure.
- LU 1.13* Promote climate-friendly housing that minimizes energy and resource use throughout the construction and life of the structure, and that is adaptable to a changing climate, including heat, flooding, air pollution, and wildfire events.
- LU 1.14* Design new developments and encourage the retrofitting of existing buildings to improve indoor air quality and reduce resident exposure to air pollution.
- LU 1.15* Support citywide initiatives to involve communities of color in identifying and promoting policies and projects to increase equity, inclusion, and a sense of belonging within the city.
- LU 1.16* Enact policies that proactively prevent the displacement of marginalized populations due to economic factors or large-scale planning, or capital improvement projects.
- LU 1.17* Work to identify and eliminate current city policies, practices, and regulations that perpetuate housing disparities and discrimination.

LU 1.18* Ensure that current and proposed regulations, policies, and procedures do not lead to disproportionate impact on, or displacement of, marginalized populations.

Goal LU 2 **Offer a harmonious blend of opportunities for living, working, and recreating to residents.**

Policies

- LU 2.1 Support a diverse community in an open and natural setting comprising stable neighborhoods with a variety of housing types and densities.
- LU 2.2 Provide a broad range of housing choices to meet the changing needs of the community.
- LU 2.3 Maintain compatible uses and design with the surrounding built and natural environment when considering new development or redevelopment.
- LU 2.4 Gradually transition from one type of use to another through zoning and/or the use of development and design standards.
- LU 2.5 Ensure compatibility with adjacent neighborhoods by using development and landscaping regulations.
- LU 2.6 Create logical boundaries between land use districts that take into account such considerations as existing land uses, redevelopment potential, access, property lines, topographic conditions, and natural features.
- LU 2.7*** Protect community health and well-being from the impacts of climate-exacerbated hazards and ensure that the most vulnerable residents do not bear disproportionate health impacts.
- LU 2.8*** Protect the health and well-being of individuals, including vulnerable populations, exposed to extreme heat and cold, wildfire smoke, and other climate-exacerbated hazards.
- LU 2.9*** Provide equitable access to parks, safe pedestrian and bicycle routes, and other public amenities for all neighborhoods, prioritizing improvements for those areas with fewer public amenities.

Goal LU 3 **Encourage development where adequate city services exist or may feasibly be extended.**

Policies

- LU 3.1 Manage land use in critical areas to ensure environmental quality and avoid unnecessary public and private costs.
- LU 3.2 Ensure that land that lies outside the city but within its adopted Urban Growth Area (UGA) develops consistent with the city's Comprehensive Plan policies and development standards.
- LU 3.3 Collaborate with other jurisdictions to plan for and find solutions to local and regional public service issues including, but not limited to, water, sewer, stormwater drainage, transportation, parks and open space, public safety, and development review.
- LU 3.4 Evaluate all annexations on the basis of their short-term and long-term community impact.
- LU 3.5 Prepare a comprehensive plan and/or proposed zoning for all annexations. The zoning classification specified at the time of annexation should be in effect for a reasonable period before any proposed change in classification is considered.
- LU 3.6 Evaluate natural hazard risk and future conditions when planning for UGA expansion to promote expansion into lower-risk areas.

Goal LU 4	Employment: Encourage diverse economic development opportunities with an emphasis on sustainable development.
Policies	
LU 4.1	Designate and zone a land supply sufficient to provide a range of employment opportunities for residents of the city over the 20-year planning horizon, considering natural hazard risk and future conditions.
LU 4.2	Recruit office, retail, and institutional employers, including regional and corporate office headquarters, which serve local and non-local customers and pay above-average wages.
LU 4.3	Support community college master planning and expansion to promote economic development through educational opportunities.
LU 4.4	Support and promote the expansion of public transport systems to all areas of the city.
Goal LU 5	Downtown Core: Encourage a vibrant, robust downtown that serves as a focal point for the community.
Policies	
LU 5.1	Encourage mixed-use developments in the downtown area and Limited Business Districts (LBD) throughout the city with a variety of residential densities.
LU 5.2	Encourage rehabilitation or development of upper-story residential development in downtown Centralia.
LU 5.3	Encourage the development of hotels that reflect the historic aspects of downtown Centralia.
LU 5.4	All new construction or extensive remodels in the downtown core will maintain the historical look of downtown except when doing so if it conflicts with the current building codes.
LU 5.5	Encourage human-scale designs of new developments and redevelopment of existing buildings.
Goal LU 6	Commercial: Designate and zone commercial lands adequate to meet a diversity of needs for retail, service, and institutional development within the city.
Policies	
LU 6.1	Encourage the orderly growth and continued vitality of commercial areas.
LU 6.2	Provide for the appropriate expansion of commercial centers through appropriate comprehensive plan designation and zoning, prioritizing land that is at lower risk of natural hazards.
LU 6.3	Encourage the development of appropriate low-impact small commercial uses in residential areas that will support walkable and diverse residential neighborhoods.
LU 6.4	Encourage appropriate re-use and redevelopment of older and/or deteriorating commercial areas.
LU 6.5	Provide adequate and safe vehicle and pedestrian circulation in commercial areas.
LU 6.6	Encourage pedestrian connections between residential and commercial areas.
LU 6.7	Encourage the redevelopment of housing to mixed-use in defined transition areas near collectors or arterial streets through master planning processes to address compatibility and buffer issues.
Goal LU 7	Industrial: Maintain a sufficient supply of industrial lands to encourage the expansion of existing industries and the siting of new ones.
Policies	

- LU 7.1 Maintain a minimum 10-year supply of prime or potentially prime industrial land, prioritizing land that is at lower risk of natural hazards.
- LU 7.2 Designate lands for industrial uses in areas where adequate infrastructure and utilities exist or may feasibly be extended.
- LU 7.3*** Work with the Port of Centralia, Lewis County Economic Alliance, Lewis County, and other economic partners to align land use designations, infrastructure investments, and economic development strategies that support industrial growth and long-term job creation.
- LU 7.4*** Work with the Port of Centralia, Lewis County Economic Alliance, and other economic partners to identify commercial and industrial land within the city and the urban growth area that will support the long-range land use planning, utility, and transportation efforts of the stakeholder agencies.
- LU 7.5*** Work with the Port of Centralia to implement the Port of Centralia's Industrial and Commercial Parks Master Plan to create employment opportunities with the city and the urban growth area.

ANNEXATIONS

Goal AN-1 Annexations: Coordinate planning and decision-making among the City, County, and other urban service providers in matters relating to urban services and development, ensure that annexations to the City of Centralia meet development and growth needs, create reasonable service areas for city services, with logical extensions of city boundaries.

Policies

- AN 1.1 Ensure areas annexing into the city are:
 - Contiguous to city limits.
 - Within the Centralia Urban Growth Boundary (UGB).
 - Serve to promote development close to the general core area of the city.
 - Contribute to the consolidation and regularization of city limits.
 - Use natural or man-made boundaries that are readily identifiable in the field, such as roads/freeways, railroads, ditches, waterways, wetlands, and ridges; and
 - Include or exclude an entire neighborhood, rather than dividing portions of the neighborhood between city and county jurisdictions.
- AN 1.2 Ensure that annexations meet the GMA and to evaluate the needs and costs of the annexation an annexation study should be completed.
- AN 1.3 Ensure that proposed annexations don't create peninsulas or unincorporated "islands" surrounded by city limits.
- AN 1.4 Require that unincorporated areas or new developments contiguous to city limits and within the Centralia UGA who request utility services annex into the city before extensions will be granted.
- AN 1.5 Require that unincorporated areas or new developments requesting connection to city utility services that are not contiguous to city limits but are within the city's utility service areas and the Centralia UGA enter into an agreement requiring future annexation when adjacent or nearby properties come into the city. Such agreements should be recorded against the affected properties.

AN 1.6 Condition voluntary annexations, as appropriate, on capital improvements or building improvements being made by the property owners or other requirements deemed appropriate by the city.

AN 1.7 Extend the service area boundaries only if landowners requesting service have begun the annexation process or have made prior agreements with the city.

AN 1.8 Require owners of land be annexed into the city to be subject to their proportionate share of the city's bonded indebtedness and should be expected to contribute to capital improvements serving the area and to assume a portion of the city indebtedness upon annexation.

AN 1.9 Recognize the integrity of existing or future neighborhoods and the need for maintaining logical service areas as a general direction when working with individual annexation requests.

AN 1.10 Encourage orderly growth and development consistent with the city's ability to provide adequate public services and facilities based on the phased expansion of city services as identified in the Comprehensive Plan.

AN 1.11 Encourage economic growth consistent with the long-range financial position of the city; encourage annexations that:

- Promote a healthy mix of residential, recreational, commercial, and industrial land,
- Provide adequate commercial and industrial zoning inside the existing city limits or develop them within the urban growth area (UGA), and
- Support a diversified economic base by locating light industrial and manufacturing activities within the urban growth boundary (UGB) while maintaining the environmental quality of the city.
- Will not require disproportionate response and recovery resources due to natural hazards and future conditions, such as climate change.

AN 1.12 Achieve the planned growth of the city, consistent with establishing city policies and guidelines and with the phased extension of city services identified in applicable capital facility plans.

Goal AN-2 **Annexations: Ensure that annexations to the City of Centralia meet development and growth needs, and create reasonable service areas for city services, with logical extensions of city boundaries.**

Goal AN-3 **Annexations: Work closely with Lewis County and other governmental entities to ensure an orderly transition from county to city jurisdiction.**

Policies

AN 3.1 Establish departmental service needs prior to major annexations through an impact analysis. As revenues from each annexation area are collected, increase city services to maintain citywide service levels.

AN 3.2 Provide newly annexed areas with the same level of service (if possible) enjoyed by other areas within the limits of the city, while at the same time not decreasing current citywide service levels.

AN 3.3 Coordinate long-range planning and the development of capital improvement programs with adjacent cities, special districts, and Lewis County.

AN 3.4 Establish interlocal agreements, when appropriate, between the City of Centralia and other jurisdictions that address possible solutions to regional concerns, such as but not

- limited to, water, sanitary sewer, stormwater drainage, transportation, parks and open space, and public safety.
- AN 3.5 Provide public services and/or utilities within the corporate limits of adjoining cities when there is a service agreement in effect or when temporary service is necessary because of an emergency.
- AN 3.6 Consult affected citizens, cities, special purpose districts, and other parties prior to final approval of any annexation.
- AN 3.7 Ensure that development within the Urban Growth Area complies with city standards, including floodplain development regulations.

HOUSING

Goal H 1 MAINTENANCE & PRESERVATION – Preserve and protect the character of neighborhoods by improving and extending the life of the existing housing inventory.

Policies

- H 1.1 Preserve and protect older neighborhoods that demonstrate continuing residential viability.
- H 1.2 Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.
- H 1.3 Review and revise regulations to encourage rehabilitation instead of demolition of existing homes, where feasible.
- H 1.4 Integrate new development, with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.
- H 1.5 Encourage infill development on vacant and underused sites.
- H 1.6* Follow the latest building codes to ensure proper air filtration and cooling. Encourage and educate homeowners to retrofit their homes and rental homes with proper cooling and air filtration.
- H 1.7* Support programs that provide funding to elevate existing homes and protect from future flooding damage, especially for those homeowners who may not have the resources or ability to mitigate on their own.

Goal H 2 Strengthen and enhance the value, character, and identity of new and existing neighborhoods.

Policies

- H2.1 Implement the Hub City Greenways program which includes creating neighborhood hubs and a trail system that connects neighborhoods and business centers.
- H 2.2 Promote a sense of place in existing and new neighborhoods.
- H 2.3 Promote high-quality design that is compatible with the overall style and character of established neighborhoods.
- H 2.4 Foster innovative housing and mixtures of housing types that preserve natural resources and consolidate open space.
- H 2.5 Establish access routes outside of the existing street system for bicycle and pedestrian traffic using urban and multi-use trails.
- H 2.6 Require construction of curbs, gutters, and sidewalks in all new residential developments, and promote and encourage construction of curbs, gutters, and sidewalks in existing neighborhoods lacking this infrastructure.

H 2.7* Maintain all neighborhoods as safe, welcoming, and accessible environments for all to enjoy.

Goal H 3 **HOUSING MIX & DENSITY – Provide a mix of housing types throughout the city to meet the needs of all economic segments of the community consistent with land constraints and changing market demographics and preferences.**

Policies

H 3.1 Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community.

H 3.2 Encourage the development of an appropriate mix of housing choices that reflects housing demographics through innovative land use and well-crafted regulations. The types of housing choices include:

- Single-family homes (1,000 square feet or larger),
- Patio, cottage, or garden homes (700-1,000 square feet),
- Small homes (400-700 square feet),
- Tiny homes (less than 400 square feet),
- Twinhomes (two properties on two separate lots)
- Accessory dwelling unit (ADU), “granny flat,” or “carriage house
- Rowhome or row house,
- Townhome or townhouse,
- Condo or condominium
- Studio or one-bedroom rental units
- Apartments (studio, duplex, triplex, four-plex)
- Multi-family apartments (5 or more units in a single building)
- Mixed-use development (commercial and residential use in a single building)

H 3.3 Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

H 3.4 Facilitate mixed-use housing development in commercial districts close to employment, cultural, and shopping opportunities.

H 3.5 Encourage design elements in housing that support transit access, pedestrian connections, and universal access features for special needs populations, older adults, lower income, and residents with limited access to an automobile.

H 3.6 Accommodate in residential zones a range of multi-unit housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These building types referred to as “Missing Middle Housing”, help bring together the walkable streetscape as they diversify the choices available to boarders of different ages, sizes, and incomes.

H 3.7 Encourage higher-density residential land uses in locations adjacent to retail and service centers, parks, schools, arterial or collector streets, and bus transit lines.

H 3.8 Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while providing quality-of-life amenities and preserving open space.

H 3.9 Partner with landlords to investigate a rental registration program to promote crime-free housing and improved neighborhood living conditions.

Goal H 4	HOUSING AFFORDABILITY - Encourage the availability of affordable housing to all economic segments of the population.
Policies	
H 4.1	Encourage a diversity of housing types to meet the housing needs of all economic segments of the community.
H 4.2	Consider housing cost and supply implications of proposed regulations and procedures.
H 4.3	Consider reducing parking requirements for mixed-use housing developments and affordable housing developments close to jobs and transit.
H 4.4	Support variable lot sizes in new subdivisions and housing type diversity within development projects.
H 4.5	Continue to allow manufactured housing to be located in any residential district where single-family dwellings are allowed.
H 4.6	Create and preserve ADA-accessible and affordable housing opportunities locally and with a regional perspective.
H 4.7	Encourage residential development in commercial and mixed-use zones, especially those within proximity to transit.
H 4.8	Promote working partnerships with public, private, and non-profit groups, and developers to plan and develop a wide range of housing choices.
H 4.9	Work cooperatively with Lewis County and the cities within, to address regional housing issues, including homelessness and affordable housing.
H 4.10	Coordinate with Lewis County and the cities within, to stay abreast of and share in the responsibility for achieving a reasonable and equitable distribution of affordable housing to meet the needs of middle and lower-income persons.
H 4.11	Support governmental-assisted and faith-based housing groups as they seek to provide specialty housing, supportive housing facilities, and other associated services for the unfortunate, disabled, and special needs populations.
H 4.12*	Employ effective strategies that support and enforce the Fair Housing Act and affirmatively further fair housing.
H 4.13*	Ensure a diverse housing stock, including affordable housing, throughout the city to meet the needs of all individuals and families of differing incomes, sizes, arrangements, and cultural backgrounds.
Goal H 5	HOUSING EQUITY – Promote diversity in neighborhoods throughout the urban area. The types of diversity should include, but are not limited to, mixed-income, mixed generational, mixed-race, mixed-ethnicity, and mixed-physical ability populations. Seek to develop a built environment that affords all residents equal access to civic, educational, economic, and social opportunities.
Policies	
H 5.1	Strive to increase class, race, and age integration by equitably dispersing affordable housing opportunities. Discourage neighborhood segregation and the isolation of special needs populations.
H 5.2	Facilitate the lifecycle of “cradle to grave” neighborhoods and community stability by promoting alternative living arrangements such as accessory dwelling units (ADUs), shared housing, co-housing, and smaller housing types.
H 5.3*	Minimize residents’ exposure to both natural and manmade environmental hazards and ensure that the city’s housing policies and regulations do not perpetuate historical patterns of environmental racism.

H 5.4* Promote inclusive community connections that strengthen the social fabric of neighborhoods, including support for organizations that foster community cohesion and a sense of belonging.

ECONOMIC DEVELOPMENT

Goal ED 1 **Encourage the expansion of existing businesses and the recruitment of new enterprises by providing a business-friendly environment.**

Policies

- ED 1.1 Provide or support assistance to retain existing businesses by responding to specific requests from local firms.
- ED 1.2 Lead and support the recruitment of diversified new firms to locate in the community, with an emphasis on employers who provide family-wage jobs.
- ED 1.3 Provide a timely and certain permitting process.
- ED 1.4 Pursue strategies that are aimed at streamlining the permitting process, establishing predictable project approval mechanisms, and establishing fees for development commensurate with benefits received.
- ED 1.5 Ensure that development regulations are balanced so that they nurture economic activity, maintain jobs, encourage new employment, and promote a high quality of life in Centralia.
- ED 1.6 Support the ongoing workforce training and education capacity provided by Centralia Community College by coordinating with the college to ensure the provision of adequate city infrastructure and utilities.

Goal ED 2 **Encourage the development of a diversified, well-balanced economy with stable, sustained, and resilient growth.**

Policies

- ED 2.1 Encourage the development of employment opportunities.
- ED 2.2 Review and adjust the city's economic development strategies as needed based on current and projected economic indicators.
- ED 2.3*** Emphasize the economic development of downtown and Centralia as a major regional economic center, retail, and visitor destination.
- ED 2.4*** Support efforts that promote tourism, hotel, retail, sports, and downtown businesses.

Goal ED 3 **Locate employment opportunities in areas where adequate infrastructure exists or may be feasibly extended.**

Policies

- ED 3.1 Plan the annexation of land and expansion of infrastructure utilities and into the City of Centralia UGA consistent with the adopted Capital Facilities Plan.
- ED 3.2 Ensure the Capital Facilities Plan addresses the infrastructure required to facilitate the locating of industrial, commercial, and institutional employers in Centralia.
- ED 3.3 Maintain and expand infrastructure to service current and future commercial, industrial, and institutional users.
- ED 3.4 Maintain and expand existing utilities with competitive rates and capacity to serve growth.
- ED 3.5*** Identify areas at risk of business displacement and the space needs of those businesses and work to find or develop alternative space within the city.
- ED 3.6*** Target investments in public infrastructure that may help catalyze new private sector investment, prioritizing investments that increase economic resilience.

- ED 3.7*** Identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. Anticipate needs and coordinate city infrastructure investments with economic development opportunities.
- ED 3.8*** Recognize and consider the economic and environmental impacts of proposed legislative actions prior to adoption.

Goal ED 4 **Industrial: Provide an adequate supply of prime industrial sites sufficient to meet market demands for industrial development.**

Policies

- ED 4.1 Given the importance of family wage jobs, prime industrial land will not be converted to alternate designations such as commercial or residential to preserve the job base.
- ED 4.2 Maintain a minimum 10-year supply of prime or potentially prime industrial land.

Goal ED 5 **Commercial: Provide commercial sites sufficient to meet a diversity of needs for retail, service, and institutional development within the city.**

Policies

- ED 5.1 Review and adjust economic development goals as needed during the planning period to ensure a minimum 10-year supply of commercial land to preserve services that support the community.
- ED 5.2 Maintain and encourage retail areas designed to serve neighborhoods.

ENVIRONMENT

Goal EN 1 **Environmental Stewardship: Protect citizens from potential dangers or public costs by limiting development in environmentally inappropriate locations.**

Policies

- EN 1.1 Direct development to those areas best suited for it.
- EN 1.2 Developments should be limited in areas with geologic instability, frequent flooding, high plant and animal habitat values, steep slopes, and in areas where hazards may be exacerbated by changing future conditions.

Goal EN 2 **Environmental Stewardship: Protect environmentally sensitive areas such as steep slopes, wetlands, and geologically hazardous areas, which are not suitable for intensive uses.**

Goal EN 3 **Environmental Stewardship: Protect and manage environmentally sensitive areas with regulations and guidelines based on the best available science.**

Policies

- EN 3.1 Enforce regulations that minimize damage due to landslides, seismic hazards, erosion, or flooding.
- EN 3.2 Base regulations on the threat to the built environment, best available science, habitat value, and sensitivity of the resource.

Goal EN 4 **Environmental Stewardship: Preserve, protect, and maintain those natural areas having unique historical, cultural, or educational features, natural areas that foster resiliency to climate impacts, and natural areas that provide vital habitat for safe passage and species migration.**

Goal EN 5	Geologic Hazard Areas: Minimize the loss of life and property from landslides and seismic, volcanic, or other naturally occurring events, and minimize or eliminate land use impacts on geologically hazardous areas.
Policies	
EN 5.1	Prohibit development on unstable land and steep slopes hazard areas to ensure public safety. This includes slopes over 40% and those areas delineated by the United States Department of Agriculture Soil Conservation Service as having "severe" limitations for building site development.
EN 5.2	Designate and provide for the protection and management of geologic hazard areas based on the best available science and cumulative impact assessments of existing and planned land and resource uses within and near geologic hazard areas.
EN 5.3	Promote soil stability and the use of natural drainage systems by retaining native vegetation.
EN 5.4	Cooperate with Lewis County to implement the Hazard Mitigation Plan.
Goal EN 6	Groundwater and Aquifer Recharge Areas: Protect surface water and groundwater quality and quantity.
Policies	
EN 6.1	Regulate land uses and activities within the critical aquifer and designated wellhead protection areas to prevent degradation of groundwater quality.
EN 6.2	Discourage the construction and use of private wells and on-site sewage disposal systems in the city and urban growth areas where public water and sewer are reasonably available.
EN 6.3	Encourage the use of community or public water in un-sewered areas of the urban growth area where residential density is more than one unit per acre.
EN 6.4	Promote the use of integrated pest management and the reduction of pesticide and fertilizer use by residents, businesses, and governmental agencies in the critical aquifer and wellhead protection areas.
Goal EN 7	Surface Water: Protect and improve the water quality and biological health of lakes, wetlands, rivers, and streams.
Policies	
EN 7.1	Provide for the protection and management of surface water consistent with the Clean Water Act, based on the best available science and cumulative impact assessments of existing and planned land and resource use in the Chehalis watershed.
EN 7.2	Retain ponds, wetlands, rivers, lakes, and streams with their associated buffers and riparian areas substantially in their natural condition.
EN 7.3	Protect surface waters from impacts that degrade water quality and biological health. These impacts include, but are not limited to, elevation of stream water temperature, low summer flows, stream channel damage, sedimentation, and other climate-exacerbated hazards.
EN 7.4	Protect and maintain the natural functions of wetlands by maintaining an undisturbed or restored native vegetation buffer around the wetland and by discouraging filling, draining, and clearing wetlands and their associated buffers.
EN 7.5	Accommodate essential road and utility crossings where there is not another reasonable alternative.

- EN 7.6 Work with adjacent jurisdictions and the Washington State Department of Transportation to establish a wetland mitigation bank to provide an alternative to individual stream and wetland mitigation projects associated with essential public projects.
- EN 7.7 Encourage enhancement of degraded wetlands over the creation of new wetlands.
- EN 7.8 Control shoreline development to prevent or minimize shoreline erosion, prevent pollution discharges into the water, and protect shoreline aesthetics and habitat as consistent with the Shoreline Master Program and other local, state, and federal regulations and policies.
- EN 7.9 Work with property owners and interested parties to develop an integrated aquatic management plan for Plummer Lake and Hayes Lake.
- EN 7.10 Encourage the use of bioengineered shoreline stabilization as an alternative to bulkheading or other forms of shoreline armoring to protect existing structures from erosion.

Goal EN 8 Frequently Flooded Areas: Minimize public and private losses from flooding.

Policies

- EN 8.1 Limit development in the floodplain to activities that will not impact the 100-year flood level with greater than a one-foot rise.
- EN 8.2 Encourage low-intensity land uses for in-fill or new development in the 100-year floodplain.
- EN 8.3 Prohibit development and placement of fill-in floodways.
- EN 8.4 Establish linear open space and trail systems along the Chehalis and Skookumchuck Rivers to preserve natural open space, maintain flood storage capacity, and limit new development in areas with a high risk of flooding.
- EN 8.5 Enforce regulations that protect the general public against avoidable losses from flooding.
- EN 8.6 Maximize the use of public money when developing flood control projects and consider future flooding conditions when planning and designing flood control projects.
- EN 8.7 Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
- EN 8.8 Minimize prolonged business interruption.
- EN 8.9 Follow and ensure conformance to the FEMA guidelines and the city's floodplain ordinance with all developments within the floodplain.
- EN 8.10 Protect new infrastructure and structures from impacts of the 2080 climate change floodplain.

Goal EN 9 Important Fish, Wildlife, and Plant Habitats: To protect, conserve, and enhance the ecological functions of important fish, wildlife, and plant habitats.

Policies

- EN 9.1 Use the Washington State Department of Fish and Wildlife Priority Habitat and Species Program Guidelines and other relevant scientific reports to guide managing, protecting, and acquiring fish, wildlife, and plant habitat areas within the city and its Urban Growth Area.
- EN 9.2 Manage aquatic and riparian habitats to preserve and enhance their natural function of providing fish and wildlife habitat in concert with Best Available Science through the Critical Areas Ordinance, the Shoreline Master Program, and environmental review while considering future conditions.
- EN 9.3 Preserve and enhance native vegetation in riparian and wetland habitats.
- EN 9.4 Encourage the use of native plants in residential, commercial, and industrial landscapes.

- EN 9.5 Encourage the eradication of invasive non-native plant species.
- EN 9.6 Cooperate with adjoining jurisdictions to develop complementary regulations pertaining to streams, fish, wildlife, plant habitats, and other Critical Areas that span jurisdictional boundaries.
- EN 9.7 Work cooperatively with adjacent jurisdictions, property owners, and developers to preserve natural open spaces, especially those that provide linkages to migration corridors and riparian areas and may be impacted by climate-exacerbated hazards.
- EN 9.8 Provide special consideration to conservation and protection measures necessary to preserve or enhance anadromous fisheries.
- EN 9.9 Increase aquatic habitat resilience to low summer flows by increasing water residence time, storing water on the landscape, conserving water, protecting groundwater, keeping waters cool, and protecting water quality.

Goal EN 10 Air Quality: Protect and improve local and regional air quality.

Policies

- EN 10.1 Recognize and cooperate with local, state, and federal air pollution control agencies, which set standards and regulate activities that emit air pollutants. These activities should be required to use the most effective and accepted pollution control technology.
- EN 10.2 Encourage transportation demand management and the use of modes of travel other than the single occupancy vehicle to reduce energy consumption and air and water pollution.
- EN 10.3 Consider becoming a Smoke-Ready Community.

HISTORIC PRESERVATION

Goal HP 1 Develop a greater understanding of our heritage and our ongoing relationship with our past by preserving historic sites where our legacy will be preserved, interpreted, and shared.

Policies

- HP 1.1 Create a sense of respect and importance for history and heritage among Centralia residents through community education programs, school curricula, and oral history programs.
- HP 1.2 Strengthen the sense of community and pride within our historic neighborhoods through the development of historic districts.
- HP 1.3 Adopt guidelines that will identify and preserve historic and cultural resources through items such as design standards, zoning classifications, and/or building codes.
- HP 1.4 Cultivate partnerships among organizations and those interested in Historic Preservation such as museums, historical organizations, tribes, and/or libraries.
- HP 1.5 Identify and preserve new historic homes, businesses, and archaeologically significant sites.

Goal HP 2 Support the economic health and vitality of Centralia by preserving the historic nature of the city by seeking creative solutions and using existing resources.

Policies

- HP 2.1 Identify and implement funding sources that accommodate the use and preservation of residential and commercial Historic Preservation.
- HP 2.2 Develop partnerships that facilitate financial stability and broaden the funding base for Historic Preservation.

- HP 2.3 Use Historic Preservation to meet potential and existing needs experienced by the community such as affordable housing, business diversification, walkability, and/or bikes.
- HP 2.4 Develop and implement strategies that promote historic tourism and its compatible uses.
- HP 2.5 Develop and implement strategies for identifying and matching uses that are compatible with historic structures.
- HP 2.6 Encourage remodeling and preservation of historical homes rather than demolishing and building modern designs that might not support the look of our historic neighborhoods.
- H 2.7 Incorporate resilient design into historic structures undergoing substantial improvements to protect, as much as is feasible, from current and future flood risks.

PUBLIC FACILITIES

Goal PFS 1 Public Safety: Continue to enhance the levels of police and fire protection that meet the identified needs of these departments.

Policies

- PFS 1.1 Maintain mutual aid agreements with other cities and counties in the region and respond accordingly to requests.
- PFS 1.2 Participate in regional emergency management programs.
- PFS 1.3 Plan for new public safety facilities to be located outside of, or at a minimum, be protected from the 2080 climate change floodplain.

Goal PFS 2 Police: Match the level of police services to the public safety needs and conditions of the City of Centralia.

Policies

- PFS 2.1 Work toward achieving a police level of service at the U.S. average ratio of one officer per 565 citizens.
- PFS 2.2 Expand police services and facilities in conjunction with new growth and/or changes in crime rates and community needs.
- PFS 2.3 Provide proactive response and investigation to reported crimes or other such requests for police services.
- PFS 2.4 Provide special programs, such as officers in the schools, to respond to community needs.

Goal PFS 3 Police: Include “Crime Prevention through Environmental Design (CPTED)” components in site design guidelines or regulations for new development. Where appropriate, techniques may include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques.

Policies

- PFS 3.1 Encourage crime prevention and education programs or activities that stimulate neighborhood cohesiveness such as Neighborhood Watch programs, community clubs, and others. Provide speakers or demonstrations as requested by community groups.
- PFS 3.2 Ensure appropriate training for public safety and/or planning personnel to implement the design guidelines/regulations.

Goal PFS 4	Fire: Establish and maintain levels of service that meet the fire suppression and emergency medical needs of the Centralia community. Implement a level of service equal to a 5-minute response time 90% of the time.
Policies	
PFS 4.1	Provide and maintain fire suppression and medical response services that meet Centralia community needs.
PFS 4.2	Provide public education and fire prevention programs to reduce the risk of fire and the need for an emergency medical response.
PFS 4.3	Continue to provide staff wildland fire training with Riverside Fire Authority.
Goal PFS 5	Education: Provide access to quality-of-life amenities and foster lifelong learning opportunities for all ages.
Goal PFS 6	Public Education: Support the Centralia School District's mission and its master plan for the education of Centralia's student population.
Policies	
PFS 6.1	Work with the Centralia School District to develop a well-trained and educated workforce.
PFS 6.2	Promote transportation routes and corridors that are safe and convenient for all students from their neighborhoods to their schools.
Goal PFS 7	Centralia College: Encourage continued coordination between the City of Centralia and Centralia College to provide quality and cost-efficient opportunities for continued education.
Policies	
PFS 7.1	Support Centralia College's mission and its master plan for the education of the college student population.
PFS 7.2	Work with Centralia College to foster a well-trained and educated workforce.
PFS 7.3	Promote transportation routes and corridors that are safe and convenient for all students from their neighborhoods to the college.
Goal PFS 8	Library: Encourage continued coordination between the City of Centralia and Timberland Regional Library (TRL) to provide patrons with consistent services across the library system.
Policies	
PFS 8.1	Support the Timberland Regional Library's master plan and encourage them to provide a level of public library services adequate to meet the needs of a growing community and changing technology.
PFS 8.2	The Centralia Capital Facilities Plan should include the improvements needed for the library in the future and be addressed in the city budget.
Goal PFS 9	Essential Public Facilities (EPF): Ensure the siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions within the region.
Policies	
PFS 9.1	Provide public notice and opportunity for public review of the proposed location of essential regional public facilities.
PFS 9.2	Approvals for a proposed public facility shall be reviewed through the Conditional Use Permit process as identified in the city's development regulations.

- PFS 9.3 Include conditions or mitigation measures on approval that may be imposed within the scope of the city's authority to mitigate against any environmental, compatibility, public safety, or other impacts of the EPF, its location, design, use, or operation.
- PFS 9.4 The EPF and its location, design, use, and operation must comply with any guidelines, regulations, rules, or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.
- PFS 9.5 After a final siting decision has been made on an essential public facility according to the process, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within such EPF are located.

UTILITIES

Goal U 1 Manage all utility growth throughout the city and urban growth areas.

Policies

- U 1.1 Consider impacts on future city development and land use patterns due to the timing and location of new facilities and existing facilities improvements.
- U 1.2 Facilitate the development and maintenance of all utilities at the appropriate levels of service to accommodate the City of Centralia's projected growth.
- U 1.3 Encourage the joint use of public facilities.
- U 1.4 Recover costs related to the extension of services, as well as the costs of maintaining and operating these systems.
- U 1.5 Encourage the extension of utilities to mitigate existing or potential environmental problems.
- U 1.6 Require all utility design and construction to comply with the city's accepted Public Works Standards and/or adopted Development Guidelines and consider future conditions.
- U 1.7 Operate, maintain, repair, replace, and improve the water, wastewater, stormwater, and other utility systems' infrastructure and facilities, in a manner that protects public health and the environment; protects the infrastructure, facilities, and system; corrects deficiencies; increases system efficiencies; protects from climate-exacerbated hazards; and is in compliance with Federal, State and local regulations.
- U 1.8 Review, at regular intervals, the city's utility plans and utility finances to ensure utility revenue and funding sources are sufficient to provide for the utility systems' operation, maintenance, repair, replacement, and improvements.

Goal U 2 Use public rights-of-way within the city and the adopted Urban Growth Areas for utilities wherever possible (i.e., water, sewer, communications, electricity, stormwater, natural gas, etc).

Policies

- U 2.1 Maintain public rights-of-way for existing and/or planned utilities.
- U 2.2 Require effective and timely coordination of all public and private utility trenching activities.
- U 2.3 Encourage utility providers that work in public rights-of-way to coordinate and install facilities in the common utility trenches.

Goal U 3 Water: Ensure that potable water facilities are developed, maintained, and operated in a resourceful manner.

Policies

- U 3.1 Provide water service for domestic use, fire flow protection, and emergencies.
- U 3.2 Provide a water supply that meets all federal drinking water quality standards.
- U 3.3 Size water system improvements to consider future conditions and accommodate at least a 25-year life cycle based on the uses shown in the comprehensive land use plan.
- U 3.4 Protect the underground aquifer by following Centralia, State, and Federal requirements for wellhead protection.
- U 3.5 Implement and maintain a water conservation program that encourages and promotes customer conservation and discourages (or penalizes) water waste.
- U 3.6 Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the water system.
- U 3.7 Develop specific policies and regulations to safeguard the city's water resources, including wellhead protection, limiting impervious surfaces, and regulating hazardous uses in the critical aquifer recharge areas.
- U 3.8 Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.
- U 3.9 Evaluate the long-term adequacy of water delivery infrastructure to ensure that changes in hydrological patterns (e.g., increases in flooding frequency or reduction of late-summer water availability associated with climate change) can be anticipated and managed effectively.
- U 3.10 Construct and maintain new water-storage systems to provide backup water supplies during droughts and support climate resilience.
- U 3.11 Consider municipal reclaimed water systems and allow onsite non-potable water systems to reduce water demand in private-sector commercial and residential buildings.

Goal U 4 Policies

Wastewater: Encourage homeowners to connect to the city's sewer system.

- U 4.1 Allow existing single-family homes with septic systems to continue to utilize septic systems, providing there are no health or environmental problems and there is no city sewer line in the vicinity.
- U 4.2 Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the sewer system.

Goal U 5 Policies

Water & Sewer: Plan and develop water and sewer systems to complement the land use plan and consider future conditions.

- U 5.1 Size wastewater system improvements to consider future conditions and accommodate at least a 25-year life cycle based on the uses shown in the comprehensive land use plan.

Goal U 6 Policies

Stormwater: Provide stormwater management to protect, preserve, and enhance, where possible, the water quality of streams, lakes, and wetlands and protect life and property from hazardous conditions.

- U 6.1 Require developments to meet the Phase II stormwater permits to limit erosion, siltation, and protect environmentally sensitive areas.
- U 6.2 Control quantity and velocity of surface water runoff during and after development to pre-development levels.
- U 6.3 Require mitigating measures for development activities that impact drainage and flood control facilities.

- U 6.4 Provide an educational program that will inform the public of the importance of controlling stormwater quantity and reducing stormwater pollution as a means to preserve and enhance the water quality of streams, lakes, and wetlands and protect life and property.
- U 6.5 Continue to implement and when needed update the stormwater plan.
- U 6.6 Coordinate when necessary with adjacent jurisdictions on drainage basins to protect groundwater sources and provide stormwater facilities.
- U 6.7 Require developers to construct storm drainage improvements directly serving the development, including necessary off-site improvements.
- U 6.8 Require that storm-drainage improvements needed to serve new development are built prior to or simultaneous with such development.
- U 6.9 Ensure that stormwater facilities required for new development are designed and built for low-cost, long-term maintenance.
- U 6.10 Require developers to consider aesthetics as well as functional requirements in designing surface water facilities.
- U 6.11 Encourage developers to include multiple-use surface water facilities in their developments. Consider recreational, habitat, educational, cultural, open space, and aesthetic opportunities.
- U 6.12 Meet all Federal and State guidelines that demonstrate compliance with U.S. EPA National Pollutant Discharge Elimination System (NPDES)(Section 402) Phase II permit requirements and utilize the State Department of Ecology's Stormwater Manual for Western Washington.
- U 6.13 Coordinate with other local, regional, State, and Federal agencies to evaluate successful stormwater management techniques.
- U 6.14 Require all utility design and construction to comply with stormwater control standards acceptable to the city.
- U 6.15 Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the stormwater system.
- U 6.16 Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development and green infrastructure.
- U 6.17 Plan wastewater and stormwater facilities to account for future flows and inundation from flooding and extreme precipitation.
- U 6.18 Evaluate opportunities to encourage green infrastructure that helps capture, filter, store, and reuse stormwater runoff.

Goal U 7 Policies

- U 7.1 Support the establishment of flood control projects when beneficial to the city residents through the use of creative projects that may include levees and storm drainage facilities.
- U 7.2 Consider future conditions when planning and designing flood control facilities.

Goal U 8 Policies

- U 8.1 Assure that transmission of electrical power is done safely, and without disruption of service.
- U 8.2 Encourage conservation of electricity.

- U 8.3 Where appropriate, all electrical distribution lines should be placed underground.
- U 8.4 Coordinate closely, the undergrounding of electrical distribution lines with other possible underground work to minimize disruption of street surfaces.
- U 8.5 Require all developers and/or benefiting property owners to be responsible for funding the planning, installation, and possible upgrade of the electrical system.
- U 8.6 Pursue re-licensing of the Yelm Hydro Project ahead of the expiration of the Federal Energy Regulatory Commission (FERC) license in 2037.
- U 8.7 Improve the safety and reliability of the city's power infrastructure vulnerable to climate change.

Goal U 9 Solid Waste: Provide a solid waste collection service.

Policies

- U 9.1 Manage the franchise agreement for waste collection service.
- U 9.2 Manage the Centralia landfill site Superfund program in a cost-effective manner.
- U 9.3 Require that solid waste be deposited at approved disposal sites.
- U 9.4 Consider the long-term cost-effectiveness of alternative disposal techniques and recycling.
- U 9.5 Educate the public on how to reduce public consumption and waste.

Goal U 10 Hazardous Waste: Minimize the risk of dangers of hazardous wastes, including hazardous household waste substances.

Policies

- U 10.1 Cooperate with other private and public agencies in the region to manage and control hazardous waste and moderate-risk waste, including hazardous household substances.

Goal U 11 Non-City Managed Utilities: Work with providers of telephone, cellular phone, internet, and cable television service and regulatory agencies to ensure appropriate levels of service.

Policies

- U 11.1 Limit the amount of disturbance to city infrastructure by encouraging co-location of telecommunications conduit in the public rights-of-way.
- U 11.2 Underground all telecommunication and power lines whenever economically possible.
- U 11.3 Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by employing architecturally compatible designs and integration.

CAPITAL FACILITIES PLAN and PLAN IMPLEMENTATION

Goal CF 1 General: Ensure that the Capital Facilities element is consistent with city, local, regional, and state-adopted plans.

Policies

- CF 1.1 Reassess the Comprehensive Plan annually to ensure that capital facilities and utility needs, financing, and level of service are consistent and that the plan is internally consistent.
- CF 1.2 Coordinate with non-city providers of public facilities on a joint program for maintaining adopted levels of service standards and concurrency requirements.
- CF 1.3 Provide all private utility companies on an annual basis with access to copies of the city's updated Capital Facilities Plan (with any specific scheduling information) so that opportunities for closer coordination of any construction activities can be realized.

Goal CF 2 **Public Safety: To provide fire protection, emergency medical services, and police service to the community through a cost-effective and efficient delivery system to maintain a safe environment for the public.**

Policies

- CF 2.1 Encourage high standards of organization, training, and motivation for police, fire, and emergency personnel.
- CF 2.2 Promote support for the police through a citizen awareness program.
- CF 2.3 Maintain high standards of fire protection in order to reduce fire insurance costs.
- CF 2.4 Enforce minimum fire and building codes and encourage repair or removal of dangerous structures.
- CF 2.5 Provide fire, emergency medical services, and police services to the public which maintain accepted standards as new developments and annexations occur.
- CF 2.6 Provide a system of streets that facilitates improved emergency response times.
- CF 2.7 Develop and maintain a water system that provides adequate fire flow for anticipated development based on land use designation in the Comprehensive Plan.
- CF 2.8 Ensure that safety and security considerations are factored into the review of development proposals.
- CF 2.9 Develop and periodically update fire and police functional plans to remain consistent with the goals, policies, and land use projections of the Comprehensive Plan.

Goal CF 3 **Parks and Recreation: To acquire, develop, and redevelop a system of parks, recreation facilities, and open spaces that are attractive, safe, functional, and available to all segments of the population.**

Policies

- CF 3.1 Park and open space acquisition, development, and redevelopment should be actively sought through a variety of methods.
- CF 3.2 Locate parks and open spaces in areas that are reasonably accessible to anticipated users.
- CF 3.3 Provide opportunities for passive and active recreation.
- CF 3.4 Provide parks and open spaces that fulfill the recreational needs of the city's residents.
- CF 3.5 Encourage the establishment of scenic routes for walking and cycling.
- CF 3.6 Parks or recreational facilities should be developed only when adequate maintenance and operation funding is available to maximize maintenance efficiency, safety, and public enjoyment.
- CF 3.7 Consider the development of a city-wide comprehensive tree plan which would include:
 - The selection of appropriate tree species for median strips, sidewalks, developed parks, and other publicly-owned landscaped areas.
 - Maintenance guidelines.
 - Policies regarding the cutting, clearing, or topping of trees in street right-of-way, developed parks, or natural areas, and
 - A focus on improving the city's tree equity score by prioritizing tree plantings in areas with low tree coverage.
- CF 3.8 Incorporate sustainable standards, best management practices, and consideration of future conditions into the planning and design of new parks and rehabilitation of existing facilities.

Goal CF 4	Parks and Recreation: To increase the use and effectiveness of existing parks and other recreational facilities.
Policies	
CF 4.1	Cooperate with the Centralia School District, Lewis County, and the City of Chehalis to improve joint recreation facilities.
CF 4.2	Provide parks and recreational facilities that help to define or solidify neighborhoods, such as neighborhood parks, playgrounds, and community centers.
CP 4.3	Provide public access to unique and/or important natural areas such as shorelines and forested areas, including acquisition and integration of them into the park and open space systems.
Goal CF 5	Parks and Recreation: To provide adequate recreational opportunities for city residents.
Policies	
CF 5.1	Provide for a wide range of recreational experiences based on a system of water and shoreline areas, neighborhood parks and playfields, historic sites, natural study areas, and open space plazas.
CF 5.2	Recreational services should be provided on a user-fee basis such that the primary beneficiaries share in the cost of services.
Goal CF 6	Capital Facilities: Provide adequate public facilities that achieve and maintain, increase, improve, and enhance the level of service standards for existing and future populations.
Policies:	
CF 6.1	Sewer and Water Facilities: Use an adopted level of service standards for determining the need for public sewer and water facilities.
CF 6.2	Transportation Facilities: Use an adopted vehicular peak hour standard for the transportation sub-areas of the city.
CF 6.3	Other Public Facilities: Use an adopted level of service standard to determine the need for public facilities:
CF 6.4	Other Public Facilities: Strive to achieve the adopted level of service standards for park and recreational facilities and open space preservation.
CF 6.5	Other Public Facilities: Provide the capital improvements listed in this Capital Facilities Plan needed to achieve and maintain standards adopted in this Plan.
Goal CF 7	Concurrency: Ensure that water, sewer, and transportation facilities necessary to support new development are available and adequate concurrent with the development, based upon the city's adopted level of service standards.
Policies	
CF 7.1	Evaluate each development permit to ensure that it will not cause the level of service of water, sewer, or transportation facilities to decline below the adopted standards.
CF 7.2	Ensure levels of service for water and sewer are adequate no later than occupancy and use of new development. Water and sewer facilities are essential to public health, therefore, they must be available and adequate upon first use of development.
CF 7.3	Transportation: Ensure levels of service for transportation facilities (roads, streets, and transit) are adequate no later than six (6) years after occupancy and use of new development. The State's Growth Management Act allows up to six (6) years to achieve standards for transportation facilities because they do not threaten public health because they are very expensive, and are built in large "increments" (i.e., a section of road serves many users).

CF 7.4 Transportation: Provide the following options for each development for which adequate public facilities are not available concurrent with the impacts of development:

- Mitigate all their impacts on levels of service; or
- Revise the proposed development to reduce impacts to maintain satisfactory levels of service; or
- Phase the development to coincide with the availability of increased water, sewer, and transportation facilities.

CF 7.5 Transportation: Ensure that transportation facilities are properly funded and analyzed including developing improvements or strategies the city will do the following:

- Develop a Concurrency Ordinance.
- Consider impact fees and other mitigation and funding options.
- Monitor key transportation facilities within an update to the six-year Capital Facilities Plan.
- Annually evaluate the levels of service.
- Identify facility deficiencies.
- Review the Transportation Plan and other related studies for necessary improvements; and
- Comply with HB 1487 and coordinate with WSDOT for planning transportation facilities and services of statewide significance.

PARKS and RECREATION

Goal P-1 **Acquire, develop, and redevelop a high-quality, diversified system of parks, recreation facilities, and open spaces that is attractive, safe, functional, and available to all segments of the population.**

Policies

P-1.1 Provide a blend of passive and active parks and open spaces that fulfill the recreational needs of the city's residents and meet the adopted park standards of service.

P-1.2 Provide parklands throughout the city at an overall standard of 14.5 acres per 1,000 residents (strive for a preferred distribution of 8.5/1000 for Neighborhood/Community Parks; 6.0/1000 for Open Space/Natural Areas)

P-1.3 Acquire and develop parks to provide an equitable distribution of facilities to all city residents; plan for all residents to be within one-half mile from any park or open space.

P-1.4 Establish scenic routes and greenway corridors for walking and cycling.

P-1.5 Actively seek park and open space acquisition, development, and redevelopment through a variety of methods, including local financing, impact fees, dedicated taxes, private dedications, partnerships, and joint ventures.

P-1.6 Design and manage the park and recreational trails and facilities offering universal accessibility for residents of all physical capabilities, skill levels, age, income, and activity interests.

P-1.7 Cooperate with public and private agencies and with private landowners to set aside lands and resources within the urban growth areas, especially along the Skookumchuck and Chehalis rivers for the Hub City Greenway Vision.

P-1.8 Preserve and protect significant environmental features for park and open space use including unique wetlands, open spaces, woodlands, shorelines, and waterfronts which reflect Centralia's natural heritage.

P-1.9	Incorporate historical and cultural lands, artifacts, and facilities such as the Borst Homestead and the Burlington Northern Railroad depot into the park system to preserve these interests and provide a balanced social experience.
P-1.10	Provide public access to unique and/or important natural areas such as shorelines and forested areas (including acquisition) and integrate them into the park and open space systems.
P-1.11	Consider the development of a city-wide comprehensive tree plan to include tree selections and criteria, maintenance standards, and tree care policies.
Goal P-2	Develop a high-quality system of shared-use park trails and greenway corridors that access significant local landscapes, public facilities, and developed neighborhood and business districts.
Policies	
P-2.1	Provide trails throughout the city at a standard of one-half mile per 1,000 residents.
P-2.2	Develop a comprehensive and interconnected system of trails.
P-2.3	Establish a multi-purpose community trail system that links Fort Borst Park and Rotary-Riverside Park which will provide a safer route to Centralia Middle School and pedestrians reducing interaction with the I-5/Harrison corridor.
P-2.4	Improve the trail systems in Borst and Rotary-Riverside Parks.
P-2.5	Maintain and improve the rustic trail system at Seminary Hill Natural Area.
P-2.6	Acquire and develop a regional trail along the Chehalis River from Fort Borst Park to the Discovery Trail at the WWTP on Goodrich Road.
P-2.7	Construct a bridge over the Chehalis River connecting Borst Park and the Mellen/Cooks Hill streets trail system.
P-2.8	Connect the Centralia trail system to both the Lewis County and Chehalis trail systems.
Goal P-3	Provide adequate recreational opportunities for city residents.
Policies	
P-3.1	Provide for a wide range of recreational experiences based on a system of water and shoreline areas, neighborhood parks and playfields, historic sites, nature areas, and open space plazas.
P-3.2	Support the development of athletic facilities that meet quality playing standards and requirements for all age groups and recreational interests, concentrating on field and court activities that provide for the largest number of participants. Develop, where appropriate, a select number of facilities that are oriented to the highest competitive playing standard for multi-agency use via cooperative and partnership arrangements.
P-3.3	Support the development and multiple uses of school, community, and recreational center that provide for specialized community activities and athletic uses on a year-round basis.
P-3.4	Offer programs at a range of costs (free, low-cost, full-cost recovery, etc.) and implement strategies to ensure program affordability, while meeting financial goals.
P-3.5	Evaluate opportunities to produce revenues in excess of expenditures in appropriate areas to help fund other programs.
P-3.6	Promote special events and recreational programming within parks to enhance community identity, community activity, and environmental education.
Goal P-4	Provide a park, recreation, and open space system that is efficient to administer and maintain.

Policies	
P-4.1	Develop parks and recreational facilities only when adequate maintenance and operation funding is available to maximize maintenance efficiency, safety, and public enjoyment.
P-4.2	Prepare master plans for parks and facilities prior to development, major improvement, or renovation to promote cohesive, quality designs and ensure consistency with community needs.
P-4.3	Incorporate sustainable standards and best management practices into the planning and design of new parks and rehabilitation of existing facilities.
P-4.4	Cooperate with the Centralia School District, Lewis County, and the City of Chehalis to improve joint recreation facilities. Cooperate with other municipalities, state and federal agencies, school districts, nonprofit organizations, and the private sector in fulfilling the recreational and open space needs of the urban area.
P-4.5	In cooperation with other public and private agencies, preserve waterfront access for recreational activities including canoeing, kayaking, rafting, and powerboating, as appropriate, along the Chehalis and Skookumchuck rivers.
P-4.6	Develop climate strategies as part of the Climate Resiliency Plan for city parks to help prepare for and adapt to extreme weather events that could affect the park system in the future.

TRANSPORTATION PLAN

3.1 General

Goal T-1 Provide a safe, convenient and economical circulation system for all modes of transportation.

Policy T-1.1	Provide arterial streets which are of sufficient width and number to handle anticipated traffic loads.
Policy T-1.2	Circulation system improvement on arterials should be designed to promote maximum traffic flow efficiency and safety.
Policy T-1.3	Ensure that all streets and sidewalks meet City standards in newly developed areas, and encourage the construction of sidewalks in newly developed areas.
Policy T-1.4	Upgrade existing City streets and walkways which do not meet adopted standards, consistent with available funding.
Policy T-1.5	Design arterials and local access streets to meet functional requirements and be consistent with the character of the surrounding area.
Policy T-1.6	Require all street and transportation related design and construction to follow adopted Development Guidelines and Public Works Standards.
Policy T-1.7	Require dedication of adequate right-of-way to accommodate future traffic volumes, when development occurs adjacent to arterials, and require construction of new local access streets and/or widening of existing rights-of-way as may be warranted in conjunction with land use or development decisions.
Policy T-1.8	Encourage street improvements to City standards when utility mainline extensions or improvements are made.
Policy T-1.9	Discourage private road development within the City except as may be incorporated in planned unit developments provided the structural road section meets minimum City street design standards.

Policy T-1.10 Establish and amend, as appropriate, uniform and fair administrative policies, procedures and directives to deal with the operation and administration of street and transportation systems.

Policy T-1.11 Require the installation or development of sidewalks, curbs, gutters, street lighting, bicycle paths or other such improvements when new development occurs.

Policy T-1.12 Require developers to contribute their fair share of necessary off-site transportation improvements. Require developers to pay all costs for on-site, contiguous or frontage improvements, as well as other new traffic improvements that may be necessary, or required by, or as a result of, the development.

Policy T-1.13 Within the constraints of funding sources and grants, fund road improvements according to the following priority: 1) maintain the existing arterial and collector road network; 2) make spot improvements to existing streets that enhance safety and capacity; 3) construct new roads and streets, and 4) make necessary storm drainage improvements.

Goal T-2 Incorporate climate change and resilience principles into guidelines and plans for transportation infrastructure and improvements.

Policy T-2.1 Develop emergency evacuation routes with resilient transportation infrastructure.

Policy T-2.2 Regularly assess transportation systems for resilience in the context of climate or sudden impact events.

Policy T-2.3 Regularly assess transportation infrastructure and systems to ensure that they follow sustainability principles in all aspects of their operation.

3.2 Street Classification

Goal T-3 Maintain street classification standards compliant with the federal and state agencies.

Policy T-3.1 Classify all City streets as Principal Arterials, Minor Arterials, Major Collectors, Minor Collectors or local roads, consistent with federal/regional/state classification systems, as follows:

- Locate and design Principal Arterials to handle large traffic volumes and freight passing through the City or traveling for considerable distances (generally in excess of two miles) within the City;
- Locate and design Minor Arterials to handle moderate traffic volumes traveling over relatively short distances within the City, or to Principal Arterial streets as part of longer trips;
- Locate and design Principal Arterials and Minor Arterials to pass around rather than through cohesive residential areas wherever possible;
- Locate and design Major and Minor Collectors to pick up traffic from within cohesive residential areas and feed it to the Principal Arterial and Minor Arterial street system, and not to carry through traffic.
- Design local roads in such a manner as to provide convenient access to adjacent properties and to discourage through traffic movements.

Policy T-3.2 The City's adopted functional classification system shall be as shown on the Washington State Functional Classification Map Application.

3.3 Circulation System – Residential

Goal T-4 Provide an adequate residential circulation system.

- Policy T-4.1 Establish a street system that promotes and maintains the integrity of neighborhoods and discourages industrial and commercial traffic from passing through residential areas.
- Policy T-4.2 Identify traffic problems and facilitate their improvement.
- Policy T-4.3 Coordinate transportation improvements and plans with emergency services, such as fire and police services.

3.4 Circulation System – Non-Residential

Goal T-5 Encourage provision of terminal facilities for inter-City rail and truck lines which are adequate to assure that the goods distribution needs of local industries, businesses and residences are fully met in a fashion compatible with other City goals and policies.

- Policy T-5.1 Provide local vehicular access to arterials while minimizing the number of curb cuts and conflicts with through traffic.
- Policy T-5.2 Design and maintain designated truck routes to accommodate freight truck traffic.

3.5 Barrier Free

Goal T-6 Provide adequate barrier free transportation facilities.

- Policy T-6.1 Design and construct transportation facilities to be barrier-free and easily accessible to all citizens, consistent with the American with Disabilities Act.

3.6 Level of Service and Concurrency

Goal T-7 Provide a transportation system at a multimodal level of service (LOS) which will accommodate planned future growth within the City and their adopted UGAs.

Goal T-8 Maintain and monitor motor vehicle Level of Service (LOS) standards for Centralia roadways and intersections. The motor vehicle LOS will be measured by volume/capacity on roadways and delay at intersections.

Goal T-9 The City adopts LOS standard D for motor vehicles on Centralia roadways and intersections.

Goal T-10 As mandated by state law, the City of Centralia adopts LOS standard D for motor vehicles on all state highways (including highways of statewide significance), or whichever LOS is currently adopted by the Washington State Department of Transportation, consistent with the regional transportation plan. In Centralia, state routes include I-5 and SR 507.

Goal T-11 Evaluate multimodal level of service standards (transit use, demand management, walking and bicycling) in addition to motor vehicle LOS standards and to relieve congestion where appropriate. The multimodal level of service standards are presented in Appendix A – Multimodal Level of Service.

Goal T-12 The City will coordinate with Lewis County and other jurisdictions regarding designation and adoption of regional multimodal LOS standards for identified regional roadway facilities.

Goal T-13 **If transportation improvements needed to maintain adopted multimodal LOS standards are not able to be funded, the City shall:**

- Phase development consistent with the land use plan until such time that adequate resources can be identified to provide adequate transportation improvements; or
- Reassess the City's land use plan to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation multimodal LOS standards; or
- Reassess the City's adopted multimodal LOS standards to reflect service levels that can be maintained given known financial resources.

Goal T-14 **Projects shall be considered funded pursuant to Goal TG-3.6 when:**

- Incorporated into the adopted City budget, or
- Upon grant agreement, or
- Upon developer agreement, or
- Upon a legally enforceable mechanism, such as a local improvement district, or
- Some combination of the above.

Goal T-15 **Require that new development shall be allowed only if:**

(1) all transportation facilities are adequate at the time of development and transportation impacts will not negatively impact or reduce LOS elsewhere, or required improvements to eliminate impacts are designed and constructed as part of the development, and

(2) a financial commitment is in place to complete the necessary improvements or strategies to accommodate transportation impacts within six years, whether through the Transportation Mitigation Fee or other local transportation impact fees, to protect investment in and the efficiency of existing transportation facilities and services and promote compact growth.

Goal T-16 **Require developers if needed to conduct traffic studies or analyses, as decided at pre-application meeting(s) or per the City Engineer, to determine development impacts on the transportation system.**

Goal T-17 **Maintain a system for collecting traffic mitigation fees and require developers to mitigate development impact through improvements or strategies such as walking and bicycling, transit, ridesharing or transportation demand management, where practicable.**

Goal T – 18 **Require that transport infrastructure suits the rate of growth of new infill development, in particular Accessory Dwelling Units (ADUs) and townhouses.**

Policy T – 18.1 Upgrade transportation services and requirements as needed to accommodate new infill Accessory Dwelling Units (ADUs) and multi-family residences in residential areas.

3.7 Pedestrian and Bicycle

Goal T-19 **Provide a sufficient walking and bicycling transportation system.**

Policy T-19.1 Incorporate planned new sidewalks and bicycle facilities and provide for such facilities with street improvement projects.

- Policy T-19.2 Design streets with features that encourage walking and bicycling.
- Policy T-19.3 Provide sidewalks and pedestrian crossings where arterial or collector streets bisect residential areas (in order to retain neighborhood cohesion).
- Policy T-19.4 Establish complete street policy guide that incorporates the Hub City Greenways Trail system to prioritize safe routes for all users and sets requirements for new developments.

3.8 Parking

Goal T-20 Encourage parking patterns from impacting circulation near corridors.

- Policy T-20.1 Reduce congestion and enhance circulation by developing and maintaining off-street parking in high traffic corridors.
- Policy T-20.2 Require that on-street parking and maximum traffic flow are in alignment with the increase in multi-family dwellings.

3.9 Regional Transportation and Intergovernmental Coordination

Goal T-21 Encourage coordination with regional and intergovernmental agencies.

- Policy T-21.1 Work with Lewis County, Lewis County Transit, Thurston County and other regional transit agencies and Chehalis in any regional transportation or transit program to coordinate efforts in the provision of regional transportation improvements, including an assessment of impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- Policy T-21.2 The City should coordinate with local jurisdictions, Lewis County, Thurston County, the City of Chehalis and the State to program and construct improvements that will maintain LOS standards on Centralia roadways and state routes within Centralia.
- Policy T-21.3 Coordinate with Lewis County, other jurisdictions and other government agencies to improve or replace deficient bridges and other highway components, including construction of an additional freeway interchange north of the City with an access road to route commercial and industrial traffic onto Reynolds Road and/or to industrial/commercial development.
- Policy T-21.4 Work with Lewis County and Chehalis and be involved in the multi- county regional transportation planning organization to coordinate efforts to provide for multi-jurisdictional or regional transportation improvements.
- Policy T-21.5 Coordinate with Lewis County to maintain the Countywide transportation model.
- Policy T-21.6 Coordinate with Lewis County and other jurisdictions to identify hazardous locations on regional road systems and allocate resources toward improvements, when available.

Goal T-22 Encourage provision of terminal facilities for inter-City and intermodal transportation providers adequate to meet needs for movement of passengers and goods to and from Centralia.

- Policy T-22.1 Facilitate circulation via all modes of transportation between Centralia and Chehalis and other regional jurisdictions.
- Policy T-22.2 Ensuring economic stability and mobility for rural areas by providing reliable transport infrastructure for the purpose of trade/ business.

3.10 Airport

Goal T-23 Encourage air transportation activities that support industrial and commercial health.

Policy T-23.1 Support expansion of the Chehalis/Centralia regional airport to have a positive impact on the industrial and commercial activities in the City.

3.11 Public Transit

Goal T-24 Support a public transit system to provide low-cost service to a variety of persons in the Centralia/Chehalis area in order to assure mobility for those who do not or cannot drive and to reduce, to some degree, dependence on the private automobile for movement of people.

Policy T-24.1 Encourage the use and expansion of public transportation throughout the area.

Policy T-24.2 Support, in appropriate ways, the operation of public transportation in the Centralia/Chehalis area, including both fixed route and demand response transit.

Policy T-24.3 Promote routes within Centralia to areas with concentrations of elderly or handicapped persons.

Policy T-24.4 Promote routes, where appropriate, that provide transportation for employees to the hospital, clinics, schools, downtown and other generators of usage.

Policy T-24.5 Promote scheduling of service, including bus headways, for maximum usage for those persons who do not or cannot use an automobile for transportation.

Policy T-24.6 Encourage, in appropriate ways, programs and development of facilities that encourage reduction of single occupant vehicle trips.

Goal T-25 Support a local and regional public transit system which contributes to the relief of traffic congestion, promotes energy conservation, and enhances mobility for the community.

Policy T-25.1 Coordinate decisions regarding transportation improvements with planned land uses.

Policy T-25.2 Cooperate with Lewis County Transit when appropriate in providing bus pullouts along arterials where:
a. sufficient ridership exists;
b. passenger and operator safety is improved or maintained;
c. there is sufficient existing right-of-way;
d. the pull-out would not adversely affect pedestrian movement;
e. storm drainage is not adversely affected;
f. there is a sharing of the improvement costs between the developer, the City and Lewis County Transit; and
g. the City has sufficient funding to assist in the financing of the improvement.

Policy T-25.3 Support Lewis County Transit in expansion of their transportation service to include all areas of the County.

Policy T-25.4 Encourage ridesharing, vanpool programs and other TDM measures where possible to reduce demand for roadway space and reduce peak-hour auto traffic.

Policy T-25.5 Support new and expanded local public transportation connections to new rail stations for conventional and high-speed rail, including other publicly shared mobility modes that support public transportation goals.

3.12 Rail

Goal T-26 Encourage an efficient and safe rail transportation network.

- Policy T-26.1 Encourage the use, improvement and expansion of both passenger and freight railroad services including high speed rail, as support for City of Centralia goals.
- Policy T-26.2 Improve the quality and safety of railroad crossings to facilitate traffic circulation, including grade separations where feasible.
- Policy T-26.3 Work with the railroads serving Centralia to assure that facilities and schedules remain adequate to serve efficiently local industry, businesses and residents.
- Policy T-26.4 Work with the railroads, WSDOT and federal regulatory agencies to assure the rail operations create the minimum possible disruption to vehicular and pedestrian traffic.
- Policy T-26.5 Encourage the use and improvement of the depot site as a major component in the revitalization of the downtown area.

3.13 Utility

Goal T-27 Provide effective service delivery and maintenance of utilities.

- Policy T-27.1 Promote joint planning and coordination through timely and effective notice to all affected utilities (private or public) of all road construction, including maintenance and repair of existing roads.

3.14 Access

Goal 28 Provide adequate access for transportation networks within the city.

- Policy T-28.1 Maintain the State access management standards on state facilities that are consistent with the State's design manual.
- Policy T-28.2 Ensure adequate road access to scenic and recreational areas to accommodate local and tourist traffic.