

Chapter 20.02 Project Permitting

- 20.02.010. Purpose and intent.
- 20.02.020. Definitions.
- 20.02.030. General provisions.
- 20.02.040. Project permit processing procedures.
- 20.02.050. Submission requirements.
- 20.02.060. Application vesting.
- 20.02.070. Optional consolidated permitting process.
- 20.02.080. Preapplication conference.
- 20.02.085. Design review.
- 20.02.090. Determination of completeness.
- 20.02.100. Notice of application.
- 20.02.110. Notice of hearing.
- 20.02.120. Joint public hearing.
- 20.02.130. Notice of decision.
- 20.02.140. Appeal.
- 20.02.150. Development agreement review procedures.
- 20.02.160. Planned actions.

20.02.010. Purpose and intent. (Ord. 2209 § 2 (part), 2008)

- A. Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review. This chapter establishes how the city of Centralia will process applications for project permits.
- B. These procedures provide for an effective processing and review of permits consistent with Chapter 36.70B RCW. This chapter is applied in conjunction with Chapter 2.18 CMC, Hearing Examiner; CMC Title 18, Building Regulations; Chapter 16.04 CMC, State Environmental Policy Act Adopted; CMC Title 19, Subdivisions; Chapter 16.08 CMC, Shoreline Management Master Program; and other applicable codes making reference to this chapter.

§ 20.02.020. Definitions. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020; Ord. 2209 § 2 (part), 2008)

Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter.

- A. "City" — means the city of Centralia.
- B. "Closed-record appeal" — means an administrative appeal on the record on a project permit application following an open-record hearing with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.
- C. "Days" — means calendar days.
- D. "Department" — means department of community development.
- E. "Director" — means the director of the community development department of the city of Centralia or his/her designee.
- F. "Hearing body" — means the city council, hearing examiner or any other body designated by the city council to preside over an open-record hearing or closed-record appeal.

- G. "Hearing examiner" — means the administrative hearing examiner pursuant to Chapter 2.18 CMC.
- H. "Open-record appeal hearing" — means an open-record hearing held on an appeal when no open-record predecision hearing has been held on the project permit application.
- I. "Open-record hearing" — means a hearing that creates the city's record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution. An open-record hearing held prior to the city's decision shall be known as an "open-record predecision hearing."
- J. "Parties of record" — means:
1. The applicant;
 2. The property tax payer as identified by the records available from the Lewis County assessor's office;
 3. Any person who testified at the open-record public hearing on the application; and/ or
 4. Any person who submitted written comments during administrative review or has submitted written comments concerning the application at the open-record public hearing (excluding persons who have only signed petitions or mechanically produced form letters).
- K. "Project permit" or "project permit application" — means any land use or environmental permit or license required from the city of Centralia for a project action, including but not limited to building permits, site development permits, land use preparation permits, subdivisions, binding site plans, planned unit developments, conditional use permits, shoreline substantial development permits, development plan review, site-specific rezones authorized by the comprehensive plan, but excluding adoption or amendment of the comprehensive plan and development regulations, zoning of newly annexed land, area-wide rezones, and zoning map amendments except as otherwise specifically included in this subsection.
- L. "Public meeting" — means an informal meeting, hearing, workshop, or other public gathering of persons to obtain comments from the public or other agencies on a proposed project permit prior to the city's decision. A public meeting may include, but is not limited to, a design review meeting, a special committee meeting, or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open-record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city's project permit application file.
- M. "SEPA" — means the State Environmental Policy Act and includes the provisions of Chapter 43.21C RCW, Chapter 197-11 WAC and Chapter 16.04 CMC.

§ 20.02.030. General provisions. (Ord. 2209 § 2 (part), 2008)

- A. General Exemptions. The following permits or approvals are exempt from the procedures set forth in this chapter:
1. Right-of-way/street use permits;
 2. Permits or approvals relating to the use of public areas or facilities;

3. Project permits not listed in this chapter which are categorically exempt from SEPA;
 4. Legislative actions such as the adoption of or amendments to the comprehensive plan, subarea plans, area-wide map amendments, and development regulations.
- B. **Applicable Procedures.** The director shall determine the proper procedure for the processing of each project permit application pursuant to the provisions of this chapter. Disputes shall be resolved in favor of the higher category. Type I is considered the lowest and Type IV is the highest.
- C. **Standard Consistency.** The city reviews proposals for consistency to applicable development regulations and the comprehensive plan. This determination includes consideration of the following:
1. The type of land use permitted, including uses that may be permitted under certain circumstances, provided the criteria for their approval is satisfied;
 2. The density of development allowed such as units per acre or other measures of density;
 3. Availability and adequacy of infrastructure, which includes public facilities and services identified in the comprehensive plan; and
 4. Characteristics of the development such as development design standards.
- D. **Standard of Review.** The land use regulations in effect on the date an application is vested will be the standard of review.
- E. **Conflict with Other Regulations.** When any provisions of this chapter conflict with provisions of other city regulations, ordinances or resolutions, the more restrictive shall apply.
- F. **Severability.** If any part or provision of this title or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operations to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances.
- G. **General Notice Requirements.** The available records of the Lewis County assessor's office shall be used to determine the property tax payer of record. All notices shall be deemed to have been provided or received on the date the notice is deposited in the mail or personally delivered, whichever occurs first. Failure to provide the public notice as described in this chapter shall not be grounds for invalidation of a decision on a permit.
- H. **Optional Public Notice.** In addition to required public notice, the city may provide notice to other individuals or organizations interested or possibly affected by the proposal. Failure to provide optional public notice shall not be grounds for invalidation of a decision on a permit.

§ 20.02.040. Project permit processing procedures. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020; Ord. 2395 § 1, 2017; Ord. 2209 § 2 (part), 2008)

Project permit applications are categorized as Type I, Type II, Type III or Type IV project permits. Permit processing procedures may include determination of completeness, notice of application, notice of public hearing and notice of decision. Applicable procedures for the processing of permits are pursuant to the following provisions:

- A. **Type I Project Permits.** These are administrative decisions by the director who may approve,

conditionally approve or deny the application. They include permits categorically exempt from SEPA review or that have had SEPA review completed in connection with another application or permit. Type I project permit processing procedures are set forth in Table 20.02.040.

B. Type II Project Permit. These are administrative decisions by the director with limited public notice. The director has the authority to approve, conditionally approve or deny the application. Type II project permit processing procedures are set forth in Table 20.02.040.

C. Type III Project Permit. These are hearing examiner decisions. The hearing examiner may approve, conditionally approve, or deny the application. Type III project permit processing procedures are set forth in Table 20.02.040.

D. Type IV Project Permit. These are decisions by the city council after a closed-record hearing. The city council may approve, conditionally approve, modify and approve or deny the application. Type IV project permit processing procedures are set forth in Table 20.02.040.

**Table 20.02.040—Project Permit Processing Procedures
Type I Director Decisions**

	Application Type	Determination of Completeness	Notice of Application	Notice of Hearing	Notice of Decision
1	Administrative determination/code interpretation	No	No	No	No
2	Field variance of setback approval	No	No	No	No
3	Building and other construction permits	Yes	No	No	No
4	Clearing less than two acres of forest	No	No	No	No
5	Demolition permit (exempt from SEPA)	No	No	No	No
6	Fill and grading permit (exempt from SEPA)	No	No	No	No
7	Landscaping or alternative landscaping plan	No	No	No	No
8	Minor amendment to an approved preliminary plat**	No	No	No	No
9	Minor amendment to an approved preliminary PUD**	No	No	No	No
10	Minor amendment to other permits not listed	No	No	No	No
11	Nonconforming use determinations	No	No	No	No
12	Type I permit or approval revocation	No	No	No	No
13	Recreational vehicle ninety-day permit	No	No	No	No

14	Sign permit	No	No	No	No
15	Site plan review (exempt from SEPA)*	Yes	No	No	No

**Table 20.02.040—Project Permit Processing Procedures Type I
Director Decisions**

	Application Type	Determination of Completeness	Notice of Application	Notice of Hearing	Notice of Decision
16	Temporary emergency wetland or stream permits	No	No	No	No
17	Modification of critical areas standards (exempt from SEPA)***	No	No	No	No
18	Final short plat	No	No	No	No
19	Design review	No	No	No	Yes
20	Shoreline letter of exemption	No	No	No	No

Notes:

* Applicable to site plan review that is independent of and not part of a building or land use application.

** Director's decision on minor amendments shall be sent to parties of record.

*** Procedures for modification of critical areas are detailed within the specific sections of the critical area regulations.

Type II Director Decisions

	Application Type	Determination of Completeness	Notice of Application*	Notice of Hearing	Notice of Decision
1	Demolition permit (requiring SEPA)	Yes	Yes	No	Yes
2	Design review	Yes	Yes	Yes	No
3	Fill and grading permit (requiring SEPA)	Yes	Yes	No	Yes
4	Type II permit or approval revocation	No	No	No	No
5	Site plan review (requiring SEPA)	Yes	Yes	No	Yes
6	Shoreline permit revision	Yes	Yes	No	Yes
7	Shoreline substantial development permit***	Yes	Yes	No	Yes
8	Wetland or stream assessment	Yes	Yes	No	Yes
9	Wetland or stream development permit	Yes	Yes	No	Yes
10	Building and other construction permits (requiring SEPA or design review)	Yes	Yes	No	Yes

Type II Director Decisions					
	Application Type	Determination of Completeness	Notice of Application*	Notice of Hearing	Notice of Decision
11	Modification of critical area standards (requiring SEPA)**	Yes	Yes	No	Yes
12	Stand-alone nonproject SEPA	No	No	No	No

Notes:

* Notice of application shall be mailed to property owners within three hundred feet of the subject property.

** Procedures for modification of critical areas are detailed within the specific sections of the critical area regulations.

*** This Type II decision only applies if a public hearing is not requested by the public. If a public hearing is requested, this decision becomes a Type III decision.

Type III Hearing Examiner Decisions					
	Application Type	Determination of Completeness	Notice of Application	Notice of Hearing	Notice of Decision
1	Shoreline substantial development permit	Yes	Yes	Yes	Yes
2	Shoreline variance and conditional use	Yes	Yes	Yes	Yes
3	Conditional use permit	Yes	Yes	Yes	Yes
4	Type III permit approval revocation	No	No	No	No
5	Variance	Yes	Yes	Yes	Yes

Type IV City Council Decisions					
	Application Type	Determination of Completeness	Notice of Application	Notice of Hearing	Notice of Decision
1	Rezone for site-specific property*	Yes	Yes	Yes	Yes
2	Development agreement	Yes	No	No	No
3	Text or map amendment to the comprehensive plan	No	No	Yes	Yes
4	Text or map amendment to the zoning ordinance	No	No	Yes	Yes
5	Vacation of street	Yes	No	Yes	Yes
6	Vacation of subdivision	Yes	Yes	Yes	Yes
7	Preliminary binding site plan	Yes	Yes	Yes	Yes

Type IV City Council Decisions					
	Application Type	Determination of Completeness	Notice of Application	Notice of Hearing	Notice of Decision
8	Preliminary subdivision plat	Yes	Yes	Yes	Yes
9	Preliminary PUD	Yes	Yes	Yes	Yes
10	Final subdivision**	No	No	No	No
11	Final PUD**	No	No	No	No
12	Final binding site plan**	No	No	No	No
13	Major subdivision and PUD amendments	No	No	No	No

Notes:

* The planning commission holds the open-record hearing and provides a recommendation to the city council.

** A final subdivision, PUD and binding site plan will be decided at an open public meeting; a public hearing was conducted during the preliminary phase and is not required for final approval.

§ 20.02.050. Submission requirements. (Ord. 2209 § 2 (part), 2008)

- A. Preapplication Conference. Type II, III and IV project permits require a preapplication conference before an application is submitted. Anyone choosing the consolidated permit process set forth in CMC § 20.02.070 also requires a preconference meeting.
- B. Application Contents. An application submitted to the department shall be on forms, number of forms, and in a manner determined by the director. Unless specified otherwise, an application shall at least include the following:
 1. A completed application form;
 2. A legal description of the property and associated tax account number;
 3. A vicinity map showing the location of the property including surrounding major streets, shorelines and other reference points;
 4. A site plan when physical changes will result from approval of the application;
 5. When required, mailing labels containing the names and addresses of all owners of record of parcels within the notification radius;
 6. The names, addresses, and phone numbers of the applicant and all owners of the property, along with a signed letter or other verification of the owner(s) consent to the application;
 7. When required, SEPA checklist and/or other environmental documentation;
 8. Additional information required by the director to support a decision on the application(s);
 9. Additional information as set forth in the corresponding Centralia Municipal Code;
 10. The application fee(s) for the permit(s) requested as set forth in Chapter 20.99 CMC or by other applicable rule or regulation.

§ 20.02.060. Application vesting. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020; Ord. 2395 § 2, 2017; Ord. 2395 § 2, 2017; Ord. 2209 § 2 (part), 2008)

A project permit application shall vest in the land use regulations in effect on the land at the time of submission of a completed project permit application as defined in CMC § 20.02.090(A) and all

application fees are paid. All extension requests must be submitted in writing and approved by the community development director. The following project permits, once vested, must have all associated construction work completed within the time frames indicated:

- A. Building/fill and grade permit: as per the adopted building code ~~one year. Two six-month extensions may be granted by the building inspector.~~
- B. Conditional permit: as determined by the hearing examiner; generally, substantial progress must be achieved within ninety days of granting of the permit.
- C. Critical areas permit: three years. One extension not to exceed three years may be granted by the director.
- D. Planned unit development: eighteen months. One extension not to exceed six months may be granted by city council.
- E. Shoreline permit (substantial development, variance and/or conditional use: construction must commence within two years and be complete and approved within five years. One extension not to exceed one year may be granted by the shoreline administrator.
- F. Subdivision/short plat: five years. One extension not to exceed one year may be granted by the director.
- G. The community development director may grant additional extensions. Additional extension requests shall be narrowly construed and limited to one extension. A request for an extension must be requested in writing and show justifiable cause by the applicant.

§ 20.02.070. Optional consolidated permitting process. (Ord. 2209 § 2 (part), 2008)

- A. An application which involves two or more permits or procedures may have the processes consolidated under the highest project permit classification and procedures. The applicant shall request if they want their permit processes consolidated or if they want each permit processed individually.
- B. If a project involving two or more permits has the permits processed individually, the highest project permit classification and procedures shall be finalized before subsequent permits can be issued. The director may waive this requirement for permits not dependent on the higher classification of permit for their justification or implementation.
- C. A single open-record hearing and no more than one closed-record appeal shall be provided on a consolidated review process. The consolidated process may combine an open-record hearing on one or more permits with an open-record appeal hearing on the other permits.

§ 20.02.080. Preapplication conference. (Ord. 2209 § 2 (part), 2008)

- A. Purpose. The purpose of the preapplication conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.
- B. Waiver. The director may waive the requirement for a preapplication conference when a proposal is determined not to be of a size and complexity to require a detailed analysis.

- C. Submission. Preapplication conferences may be held at any time before an application is submitted. A completed form and related information in sufficient number of copies as determined by the director are required.
- D. Timeline. The city shall hold the preapplication conference within thirty days of the receipt of a completed request, unless the applicant agrees to an extension of this time in writing.
- E. Nonbinding. The preapplication conference is not intended to be an exhaustive review of all potential issues and the discussions shall not be binding or prohibit the enforcement of applicable laws. Failure to provide all pertinent information may prevent the city from identifying all of the issues or providing the most effective preapplication conference.
- F. Lapse of Time. If a time lapse of more than six months occurs between a preapplication conference and the submission for permits, or if the director determines the scope of the project has changed significantly from the preapplication conference, a new conference may be required.

§ 20.02.085. Design review. (Ord. 2209 § 2 (part), 2008)

New buildings or existing buildings that are remodeling the outside of a structure that are located in a designated design review area are subject to meeting the design review guidelines for that specific area. The design guidelines are subject to review by the site plan review committee and other committee(s) including the historic preservation committee or planning commission for their recommendation and then approved by the director. For any development activity that requires design review, the applicant must comply with the provisions of this section before a building permit can be approved, as follows:

- A. Public Meetings. All meetings of the commission(s) shall be open to the public and are subject to the requirements of the Open Public Meetings Act, Chapter 42.30 RCW.
- B. Preapplication Conference. Before submitting a building permit application, the applicant shall attend a preapplication conference with the site plan review committee. The purpose of this conference is to provide an opportunity for the applicant to discuss the project concept with the city in the early stages of the project development and:
 - 1. To review preliminary sketches of the design proposal presented by the applicant;
 - 2. To discuss how the design guidelines pertain to the proposed development;
 - 3. For the site plan review committee to designate which design guidelines apply to the proposed development based primarily on the location and nature of the proposed development; and
 - 4. Other application materials the applicant will need to submit with the design review application.
- C. Application. Following the preapplication conference, the applicant may then submit a building permit application to the department. The application shall include all documents and exhibits required for the application, as well as all materials required as a result of the preapplication conference.
- D. Design Review Conference. The design review conference allows the commission(s) to review the design plans and provide direction to the applicant on issues to be resolved for final approval. The applicant shall present the proposed project and demonstrate its consistency with the design guidelines as discussed in the preapplication conference to the commission(s). The commission(s)

will consider the information presented and make a formal recommendation to the director for project approval, approval with conditions, or denial. The commission(s) may continue the conference if necessary to gather additional information necessary for its recommendation. If the conference is continued to a specific date, no further public notice is required; otherwise notice of continuance shall be mailed to all parties participating in the design response conference.

- E. Approval. Approval of a building permit that is subject to commission(s) review is a Type I director decision; however, the commission(s) recommendation shall hold substantial weight. After reviewing the commission(s)' recommendation, the director may grant, deny or conditionally approve an application for the proposed development. Any deviation from the commission(s)' recommendation shall be documented in the director's findings and conclusions. The decision of the director may be appealed as per a Type I decision.

§ 20.02.090. Determination of completeness. (Ord. 2209 § 2 (part), 2008)

~~When review procedures require a determination of completeness, the following shall apply:~~

- ~~A.—Determination. Within twenty-eight calendar days of accepting the application, the department shall provide a written determination to the applicant, stating that:~~

- ~~1.—The application is complete; or~~
- ~~2.—The application is incomplete and what is necessary to make the application complete.~~

~~To the extent known, the city shall identify other agencies of local, state or federal governments that may have jurisdiction over some aspect of the application.~~

- ~~B.—Failure to Notify. Failure to provide a written determination within the required time shall automatically deem the application complete.~~

- ~~C.—Processing. A complete application meets the submission requirements set forth in CMG § 20.02.050 and is sufficient for continued processing. The determination of completeness shall not preclude the city from requesting additional information or studies either at the time of the notice or subsequently if new information is required or substantial changes in the proposed action occur.~~

- ~~D.—Incomplete Application. An incomplete application shall have ninety days from the date of the written determination in subsection (A)(2) of this section for the necessary information to be submitted. If the applicant either refuses in writing or does not submit the required information within the time limits, the department shall cancel the application.~~

- ~~E.—Review of Additional Information. When additional information for an incomplete application is received, the city shall notify the applicant within fourteen days of receipt of the additional information whether the application is complete or what additional information is necessary.~~

Upon receiving a date-stamped application, and payment of required fees, the city shall route the application to the community development department, for review; within twenty-eight days, the city shall provide the applicant with a written determination that the application is complete or incomplete.

A. Determination of Completeness.

1. A project application shall be declared complete only when it contains all of the following materials:
 - i. A fully completed, signed, and acknowledged development application and all applicable review fees.

- ii. A fully completed, signed, and acknowledged environmental checklist for projects subject to review under the State Environmental Policy Act.
 - iii. The information specified for the desired project in the appropriate chapters of this code or other city regulations.
 - 2. Following a determination of completeness, the city shall provide the applicant written comments that identify specific issues not in compliance with city regulations and standards. If the applicant does not respond to the requested corrections within thirty days of notice, the city may close the application due to inactivity.
- B. Determination of Incompleteness.
- 1. For applications determined to be incomplete, the city shall identify, in writing, the specific requirements or information necessary to constitute a complete application.
 - 2. If the requested additional information is not submitted within thirty days of determining the application is incomplete, the application file shall be closed.
 - 3. Upon submittal of the additional information, the city shall, within fourteen days, issue a letter of completeness or identify what additional information is required to complete the application.
 - 4. If the city does not provide the determination required by this section within twenty-eight days, the application shall be deemed complete for purposes of further processing, but that shall not preclude the city from requesting any additional information required for the application to be actually complete under the city's codes, nor shall it preclude the city from requesting additional information or studies as authorized by RCW 36.70B.070.

20.02.095 Time Limits/Review Clock.

- A. Project permits which do not require public notice under RCW 36.70B.110, must issue a final decision within sixty-five (65) days of the determination of completeness under RCW 36.70B.070.
- B. Project permits which require a public notice under RCW 36.70B.110, must issue a final decision within one hundred (100) days of the determination of completeness under RCW 36.70B.070.
- C. Project permits which require a public notice under RCW 36.70B.110, must issue a final decision within one hundred seventy (170) days of the determination of completeness under RCW 36.70B.070.
- D. The city shall issue a notice of final decision on a project permit application for a preliminary long or short subdivision within ninety days from the date of filing, pursuant to RCW 59.17.140(2).
- E. The city shall issue a notice of final decision on a project permit application for a final subdivision within thirty days from the date of filing, pursuant to RCW 59.17.140(2).
- F. The city shall exclude the following periods from the time limits of this subsection:
 - 1. Any time required to process necessary amendments to the comprehensive plan (including the initial adoption of subarea plans), or development regulations.
 - 2. Any time required to correct plans, perform studies, or provide additional information; provided, that within fourteen calendar days of receiving the requested additional information, the zoning administrator shall determine whether the information is adequate to resume the project review.
 - 3. Any time during which substantial project revisions are made or requested by an applicant, in which case the one hundred twenty days will be calculated from the time that the city determines the revised application to be complete.
 - 4. Any time required for the preparation and review of an environmental impact statement.

5. Any time required to complete the process for the siting of an essential public facility.
 6. Any extension of time mutually agreed upon by the city and the applicant.
 7. Any time required to obtain any necessary variance.
 8. Any time required for any remand to the hearing body.
 9. Any time required for any administrative appeal of project permits, if applicable.
 10. Any specific amount of additional time that the city determines is necessary for the processing of a specific complete project permit application.
- E. The city shall make every effort to process applications in a timely manner. When time limitations are not met, the city shall provide a written explanation to the applicant. The explanation shall state the reasons why the decision has not been issued and the estimated date of the decision. Alternatively, an applicant and the city can mutually agree to extend the time period for a decision.
- G. The number of days an application is in review with the city shall be calculated from the day completeness is determined under RCW 36.70B.070 to the date a final decision is issued on the project permit application. The number of days shall be calculated by counting every calendar day and excluding the following time periods:
1. Any period between the day that the county or city has notified the applicant, in writing, that additional information is required to further process the application and the day when responsive information is resubmitted by the applicant;
 2. Any period after an applicant informs the local government, in writing, that they would like to temporarily suspend review of the project permit application until the time that the applicant notifies the local government, in writing, that they would like to resume the application. A local government may set conditions for the temporary suspension of a permit application; and
 3. Any period after an administrative appeal is filed until the administrative appeal is resolved and any additional time period provided by the administrative appeal has expired.
- H. The time periods for a local government to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use, as required by under RCW 36.70B.070.
- I. If, at any time, an applicant informs the city, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the city has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for a final decision for each type of project permit. Any written notice from the city to the applicant that additional information is required to further process the application must include a notice that nonresponsiveness for 60 consecutive days may result in 30 days being added to the time for review. For the purposes of this section, "nonresponsiveness" means that an applicant is not making demonstrable progress on providing additional requested information to the local government, or that there is no ongoing communication from the applicant to the city on the applicant's ability or willingness to provide the additional information.

§ 20.02.100. Notice of application. (Ord. 2395 § 3, 2017; Ord. 2209 § 2 (part), 2008)

When review procedures require a notice of application, the following shall apply:

- A. **Timeline.** The notice shall be provided within fourteen days after the determination of completeness

is issued.

B. Content. The notice of application shall include the following:

1. The file number assigned;
2. The date of application, date of the notice of completeness, and the date of the notice of application;
3. A description of the proposed project action and a list of permits included with the application and, if applicable, a list of requested studies;
4. Identification of known permits not included with the application;
5. Identification of existing environmental documents that evaluate the proposal;
6. The location where the application and any studies can be reviewed;
7. A statement of the public comment period which shall not be less than fourteen or more than thirty days. Shoreline substantial development, conditional use and variance permit applications require a public comment period of not less than thirty days;
8. A statement of the rights of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision and any appeal rights;
9. Any other information determined appropriate by the city.

C. Legal Notice. Notice shall be provided in the following manner as applicable:

1. Mail. The notice shall be sent by USPS first class mail to the following:
 - a. The applicant;
 - b. Affected city departments via e-mail or interoffice mail;
 - c. State, federal and local agencies with jurisdiction; and
 - d. Any person who requests such notice in writing to the department.
2. Posting of the Property. Notice shall be posted according to the following:
 - a. At least one location on or adjacent to the subject property that shall be clearly visible and legible from an adjacent street or public area;
 - b. The director shall determine the specifications to the construction and installation of the notice boards;
 - c. The posting shall remain in effect for the duration of the public notice period.
3. Publishing Notice. A published notice in the city's official newspaper of general circulation within the city boundaries is required. The content shall include the following:
 - a. Project location;
 - b. Project description;

- c. Type of permit(s) required;
 - d. Comment period and dates;
 - e. Location where the complete application may be viewed.
- D. Integration of Notices. The city will integrate the notice of application with SEPA review whenever possible. Notification for a notice of application should be combined with the notification for threshold determination and the scoping for a determination of significance whenever possible.
- E. Issuance of Decisions. Except for a threshold determination, the city may not issue a decision or a recommendation on a permit until the expiration of the public comment period.
- F. Public Comments. Comments shall be as specific as possible. Comments shall be received by the last day of the comment period specified in the notice. If no comments are received by the date specified in the notice from an affected city department or agency with jurisdiction, which notification was sent to, then it is presumed that the department or agency has no comments.

§ 20.02.110. Notice of hearing. (Ord. 2209 § 2 (part), 2008)

When review procedures require a notice of hearing, the following shall apply:

- A. Notice Integration. A notice of hearing is required for public hearings. A notice of hearing may be integrated with the notice of application.
- B. Notice Content. A written notice of hearing shall contain the following information:
 - 1. The name of the applicant or designated contact;
 - 2. A description of the affected property (not including any legal description);
 - 3. Project summary/description of each project permit application;
 - 4. The application/project file number;
 - 5. The date, time and place of the hearing;
 - 6. A statement that all interested persons may appear and provide testimony;
 - 7. A statement where information may be examined or obtained and the staff contact and phone number;
 - 8. A statement how written testimony or comments may be submitted;
 - 9. The SEPA threshold determination along with any appropriate statement regarding any shared or divided lead agency status and phased review, and stating the end of any final comment period;
 - 10. The deadline (date, time and place) for submitting a SEPA appeal;
 - 11. A statement regarding any administrative appeal process including SEPA appeal.
- C. Appeal Notification. Notification for a hearing on an open-record or closed-record appeal shall be provided in the following manner:

1. Mail. The notice shall be sent by USPS first class mail, e-mail or interoffice mail to the following:
 - a. The applicant/appellant;
 - b. Parties of record;
 - c. Affected agencies;
 - d. Parties requesting notice; and
 - e. Other persons whom the department believes may be affected by the action.
- D. Project Permit Notification. Notification for a hearing on a project permit shall be provided in the following manner as applicable:
1. Mail. The notice shall be sent by first class mail or higher to the following:
 - a. The applicant;
 - b. All property owners of real property (as shown by the records of the Lewis County assessor's office) within three hundred feet of the subject property; and
 - c. Any person providing a written request to the department;
 - d. Where any portion of a property abutting the subject property is owned, controlled, or under the option of purchase by the applicant, all property owners within a three- hundred-foot radius of the total ownership interest shall be notified by mail as referenced above.
 2. Posting of the Property. The notice shall be posted in the same manner and location(s) as the notice of application set forth in CMC § 20.02.100(C)(2).
 3. Publishing Notice. A published legal notice in the city's official newspaper of general circulation within the city boundaries is required. The content of the published notice shall include the following information:
 - a. Project location;
 - b. Project description;
 - c. Type of permit(s) required;
 - d. Comment period and dates;
 - e. Location where the complete application may be viewed.
- E. Notice Deadlines. Notice shall be given at least fourteen days before the hearing date except:
1. Shoreline permits pursuant to WAC 173-27-110(3) shall be given at least fifteen days.
 2. An integrated notice of hearing and notice of application shall be given at least fifteen days.
 3. An integrated notice of hearing and notice of a SEPA threshold determination shall be given at least fifteen days.
- F. Continuation of Hearing. Continued hearings do not require additional notices of hearing.

- G. Additional Procedures. In addition to the procedures contained in this chapter, the department may develop general procedures for notification, including mailing packets and the format of the notice and an affidavit of posting/ mailing form to be filled out by the party doing notice.

§ 20.02.120. Joint public hearing. (Ord. 2209 § 2 (part), 2008)

A hearing on a project permit application may be combined with any other hearing on the action held by another local, state, regional, federal, or other agency pursuant to RCW 36.70B.110 as currently enacted or hereinafter amended.

§ 20.02.130. Notice of decision. (Ord. 2209 § 2 (part), 2008)

The director, the hearing examiner or the city council issues a decision at the conclusion of applicable project permit review. The notice of decision may be included as part of the decision or project permit.

- A. The city shall provide a notice of decision. The notice shall include a statement of any threshold determination made under SEPA and the procedures for appeal if a consolidated notice was not given under CMC § 20.02.110(E)(3).
- B. Notification. Notification shall be provided in the following manner as applicable:
1. Mail. The notice shall be sent by first class mail or higher to the following:
 - a. The applicant;
 - b. Any person who, prior to the rendering of the decision, requested notice of the decision in writing to the department, or who submitted substantive comments on the application; and
 - c. Lewis County assessor's office.
 2. Published Notice. If a published notice is required, the notice shall be published in the city's official newspaper of general circulation within the city boundaries. A shoreline permit may require more than one published notice.
- C. Notice Contents. The notice may include a copy of the report of decision on the project permit application; and shall include, when available, the SEPA threshold determination, the permit decision, the conditions of approval or where they may be viewed by the public, and the general procedures and time limits to file an appeal.

§ 20.02.140. Appeal. (Ord. 2395 § 4 (part), 2017; Ord. 2209 § 2 (part), 2008)

- A. General.
1. Those land use and development decisions that are subject to appeal shall become final unless an appeal is filed within the designated time to file an appeal.
 2. The appellant shall bear the burden of proving the administrative decision was not supported by substantial evidence.
 3. Appeal of Type I and Type II project permit final decisions shall be appealed to the hearing examiner. Appeals for both Type I and Type II shall be filed within fourteen days following the issuance of the notice of decision. A decision involving a SEPA determination of nonsignificance

which required public comments shall have the appeal period extended an additional seven days, for a total of twenty-one days; or there is another agency with jurisdiction as defined in WAC 197-11-714(3).

4. Administrative appeal of a SEPA threshold determination is to the hearing examiner pursuant to Chapter 2.18 CMC and subsection (A)(3) of this section.
 5. Appeal of Type III or Type IV project permit final decisions shall be to Lewis County superior court pursuant to Chapter 36.70C RCW. Appeals shall be filed within twenty-one days following the issuance of the notice of decision.
 6. Final decision relating to the Centralia shoreline master program may be appealed as follows:
 - a. Director decisions and Type II shoreline permits may be appealed to the hearing examiner pursuant to subsection (A)(3) of this section or may be appealed directly to the shoreline hearings board pursuant to RCW 90.58.180.
 - b. Hearing examiner decisions may be appealed to the shoreline hearings board by filing a petition for review within twenty-one days of the date of filing pursuant to RCW 90.58.140(6).
- B. Standing to Appeal. Only parties of record with standing may initiate an appeal. Standing constitutes the following:
1. For Type I project permits, only the applicant has standing.
 2. For project permits not Type I, the following have standing:
 - a. Applicant;
 - b. Anyone who participates in the public hearing; or
 - c. Anyone who submits written comments in response to a legal notice within the required time limits.
- C. Filing an Appeal. Administrative appeals are filed by submitting a form provided by the department. The appeal must be received by five p.m. on the last day of the appeal period. Appeals may be mailed, faxed or delivered to the department.
- D. Computation of Time. For purposes of computing the time for filing an appeal, the day the decision is rendered shall not be included. The last day of the appeal period shall be included unless it is a Saturday, Sunday, a day designated by RCW 1.16.050 or by the city's ordinances as a legal holiday, then it also is excluded and the filing must be completed on the next business day.
- E. Content of Appeal. An administrative appeal shall not be accepted unless it is written, accompanied by the required appeal fee, and contains at least the following information:
1. Appellant's name, address and phone number;
 2. Appellant's statement describing his or her standing, as a party of record, to appeal;
 3. Identification of the application which is the subject of the appeal;
 4. Statement of grounds for appeal and the facts upon which the appeal is based;

5. Statement of the relief sought, including the specific nature and extent; and
 6. Statement that the appellant has read the appeal and believes the contents to be true, followed by the appellant's signature.
- F. Effect. The timely filing of an administrative appeal shall stay the effective date of the decision until the appeal is either decided or withdrawn.
- G. Notice of Appeal. The director shall provide public notice of the appeal as provided in CMC § 20.02.110(C).
- H. Appeals from Decisions or Interpretations of the Director of Community Development. Any person aggrieved by any interpretation of this title by the director of community development may appeal the director's interpretation as per a Type II appeal.
- I. Appeals from Decisions of the City Council. The action of the city council on all matters shall be final and conclusive unless, within ten days from the date of the council's action, an applicant or an aggrieved party makes an application to the superior court of Lewis County for a writ of certiorari, a writ of prohibition or a writ of mandamus.

§ 20.02.150. Development agreement review procedures. (Ord. 2209 § 2 (part), 2008)

- A. The city may enter into a development agreement with a person having ownership or control of real property within its jurisdiction or outside its boundaries as part of a proposed annexation or a service agreement. A development agreement sets forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.
- B. A determination of completeness, notice of hearing and a notice of decision are required pursuant to the provisions of this chapter. The one-hundred-twenty-day time limit for the notice of decision shall not apply to a development agreement.
- C. When a request for a development agreement is consolidated with a Type III or IV project permit, the public hearing shall be consolidated with the open-record hearing on the permit before the hearing examiner. The hearing examiner shall make a recommendation to the city council on the development agreement and approval of the project permit shall be conditioned on city council approval of the development permit.
- D. The city council may approve a development agreement by ordinance or resolution only.

§ 20.02.155. Administration and enforcement. (Ord. 2209 § 2 (part), 2008)

- A. Administrative Responsibility.
 1. The director of community development, as the duly authorized representative of the city manager, is charged with the responsibility of carrying out the provisions of this title. He may be provided with the assistance of such other persons as the city manager may direct.
 2. All interpretations of this title shall be made by the director of community development or his delegate. If requested, interpretations shall be reduced to writing and an orderly retrievable record shall be kept.

B. Review of Zoning Compliance.

1. No department, official or employee of the city shall issue an occupancy permit until there has been endorsed thereon certification of compliance with the applicable regulations of this title by the director of community development or his delegate.
2. The department of community development may authorize the issuance of a temporary occupancy permit conditioned upon the subsequent completion or satisfaction of unfulfilled requirements or regulations, or uncompleted development proposals. A condition for issuance of such temporary permit may be the posting with the city of a performance bond or its equivalent, to ensure fulfillment of all conditions to which such permit is subject. The conditions to which such temporary occupancy permit is subject shall be listed upon the permit or attached thereto. No occupancy permit or certificate of occupancy shall be issued except as hereinabove provided. No occupancy permit shall be issued until all such conditions are satisfied. If the conditions are not satisfied within one year from the date of the deadline specified in the temporary occupancy permit, demand may be made by the city against the bond, or its equivalent, for completion and performance. Prior to such demand being given, the director of community development shall give ample notice to the person or persons involved.

C. Amount of Bond or Equivalent. The performance bond, or equivalent, shall be in a form acceptable to the city attorney, and represent a proportion of the fair cost estimate of the proposed development or improvement as determined by the director of community development, according to the following schedule:

Fair Cost Estimate	Amount of Bond
Up to \$50,000	100% of estimate
\$50,001 to \$100,000	75% of estimate
\$100,001 to \$250,000	50% of estimate
\$250,001 and over	25% of estimate

- D. Change in Use.** Whenever a change in use of land or structures takes place, the owner of such land or structures shall be required to submit an application for an occupancy permit for the new use or structures within fifteen days of the date of such change in use. Failure to do so shall be a violation of this title.
- E. Record of Certificates Issued.** The director of community development or his/her delegate shall circulate a request for an occupancy permit for a change in use to all city departments, and shall maintain a record of all occupancy permits issued.
- F. Penalty.** Any violation of any provision, or failure to comply with any of the requirements of this chapter, shall be subject to the terms and conditions of Chapter 20.102 CMC.
- G. Other Legal Action.** Nothing herein contained shall prevent the city from seeking such other legal or equitable remedies as may be available to prevent or remedy any violation.

§ 20.02.160. Planned actions. (Ord. 2209 § 2 (part), 2008)

A planned action is defined in WAC 197-11-164 as one or more types of project action that has had

significant environmental impacts adequately addressed in an environmental impact statement (EIS) prepared in conjunction with the comprehensive plan, subarea plan, fully contained community, a master planned resort, a master planned development or a phased project.

- A. A project action addressed in a planned action does not require an environmental checklist or threshold determination, but may require the checklist for review to mitigate environmental impacts through the site plan review process.
- B. To qualify, a project action shall:
 - 1. Be subsequent to or implementing projects in a comprehensive plan, subarea plan, fully contained community, a master planned resort, a master planned development or a phased project;
 - 2. Be located within the city's adopted urban growth areas;
 - 3. Be consistent with the comprehensive plan;
 - 4. Not be an essential public facility, as defined in RCW 36.70A.200.
- C. The city council shall designate and approve by ordinance a planned action. The ordinance:
 - 1. Shall describe the type(s) of project action being designated as a planned action;
 - 2. Shall describe how the planned action meets the criteria in subsection (B) of this section, including specific references to the EIS;
 - 3. Shall include findings that the environmental impacts have been identified and adequately addressed in the EIS, subject to project review under WAC 197-11-172;
 - 4. Should identify any specific mitigation measures other than applicable development regulations that must be applied to a project for it to qualify as a planned action.
- D. The planned action may be limited to certain types of development, to specific geographical areas of the city, and/or a time period identified in the EIS, plan, ordinance or resolution.
- E. Review of a project proposed as a planned action is intended to be simpler and more focused than for other projects. Review of the project shall include:
 - 1. Verification that it meets the description and implements any applicable conditions or mitigation measures identified in the designating ordinance or resolution;
 - 2. Verification that the proposed significant adverse environmental impacts of the project have been adequately addressed in the EIS.
- F. Nothing in this section limits the city from using applicable law to place conditions on the project in order to mitigate nonsignificant impacts through normal project review and permitting processes.

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 Group homes.](#)
- [20.04.150 Affordable Housing.](#)
- [20.04.160 Homeless housing provided by religious organizations.](#)
- [20.04.170 Unrelated persons occupying a dwelling unit.](#)

20.04.010 Title.

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

20.04.020 Intent.

It is the intent of this title to:

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

20.04.030 Interpretation.

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

20.04.040 Exemptions.

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

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

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

20.04.050 Permitted intrusions into required yards.

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

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

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

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

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

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

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

20.04.060 Vision clearance area.

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

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

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

20.04.080 Dogs, cats, and farm or livestock animals.

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

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

3. Farm or Livestock Animals.

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

4. Honey Beekeeping (Apiary).

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

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

20.04.090 Model homes or sales trailers.

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

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

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

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

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

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

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

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

F. Occupancy Requirements.

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

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

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

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

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

20.04.100 Temporary placement of a recreational vehicle or trailers.

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

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

B. A recreational vehicle temporary placement permit use timeframes:

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

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

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

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

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

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

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

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

20.04.110 Short-term rentals

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

1. Short-term rentals (homestays or vacation rentals) are allowed in the districts as specified in CMC 20.11.

2. In the R:4, R:8, R:15, R:20, and all commercial zoning districts, short-term rentals shall connect to all city utilities. Exception: In the R-5A, R-2A, and R:2 zoning districts, short-term rentals shall connect to the city electric and water, and to the city sewer system if it is within 200 feet. Short-term rentals that are not required to connect to city sewer shall meet all of the requirements established by Lewis County that pertain to septic systems.

3. Short-term rentals are not permitted in locations where development is restricted under any other federal, state, or local laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in CMC Title 16 and any associated buffer areas

4. The number of overnight guests is limited to two (2) adults per bedroom, except children under twelve (12) years of age may occupy a bedroom with no more than two (2) adults. The short-term rental operator is responsible for ensuring compliance with all applicable city zoning ordinances and building code requirements.

5. In any short-term rental, the total number of overnight guests is limited to a maximum of ten (10) adults or the maximum provided by the building code, whichever is less. In a short-term rental—homestay, the property owner or long-term rental tenant is included in counting the maximum number of overnight guests.

6. A short-term rental operator shall obtain any required city and State business license(s).

7. A short-term rental operator shall comply with the Revised Code of Washington Chapter 64.37, and all other applicable local, state, and federal laws and regulations, and shall pay all applicable local, state, and federal taxes.

8. A short-term rental operator shall provide the city with the name, phone number, and address of a person who resides within fifteen (15) miles of the short-term rental, or within Lewis County, who is responsible for representing the short-term rental operator to immediately respond to city requests to enforce applicable laws and rules.

9. A short-term rental must meet all applicable state and local health, safety, and building code regulations, such as fire and smoke protections, egress and accessibility, and structural design, as well as applicable provisions of the Washington Administrative Code (WAC) and the Revised Code of Washington (RCW).

10. Off-site impacts. A short-term rental must not generate measurable levels at the property line of dust, smoke, odor, glare, or noise beyond those associated with a residential use. The short-term rental must not generate solid waste in volume or type not normally associated with a residential use.

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

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

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

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

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

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

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

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

19. Short-term rentals shall not be subleased.

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

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

20.04.120 Flag lots.

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

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

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

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

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

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

20.04.140 Group homes.

Group homes are subject to the following requirements.

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

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

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

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

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

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

<u>GROUP HOME SEPARATION REQUIREMENTS – all Zoning Districts</u>				
<u>Group Home or Facility Type</u>	<u>Offenders</u>	<u>Youth facility</u>	<u>Supportive Housing Facilities</u>	<u>Public parks, playgrounds, recreation/community centers, libraries, child care centers, and schools</u>
<u>Offenders</u>	<u>¾ mile</u>	<u>½ mile</u>	<u>880 feet</u>	<u>880 feet</u>
<u>Youth</u>	<u>½ mile</u>	<u>½ mile</u>	<u>880 feet</u>	<u>880 feet</u>
<u>Supportive Housing facilities</u>	<u>¼ mile</u>	<u>¼ mile</u>	<u>1,500 feet</u>	
<u>Enhanced services facility</u>	<u>¼ mile</u>	<u>¼ mile</u>	<u>880 feet</u>	

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

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

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

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

20.04.150 Affordable housing projects.

A. Intent: Provide affordable housings in the city of Centralia or its Urban Growth Boundary.

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
- B. Any religious organization or an affordable housing development that is occupied exclusively by housing for very low-income or extremely low-income individuals, seniors, or people with disabilities and enters into an agreement with the city to provide the housing development exclusively for affordable housing purposes for at least fifty years, even if the organization no longer owns the property;
1. Is provided the following bonuses:
 - i. A twenty-five percent density bonus for providing affordable housing located on property owned by the organization;
 - ii. Develop ground floor residential units in any commercial zone;
 - iii. ½ parking space per unit; except ADA units where a full stall is required per ADA requirements. A parking covenant shall be recorded prior to any permits being issued preserving the limited parking stalls.
- C. The project and property shall be located in the city of Centralia or its urban growth area.
- D. The project shall connect to all city utilities.

20.04.160 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.

20.04.170 Unrelated persons occupying a dwelling unit.

Except for occupant limits on group living arrangements regulated under state law or on short-term rentals as defined in RCW 64.37.010 and any lawful limits on occupant load per square foot or generally applicable health and safety provisions as established by applicable building code or city ordinance, the city does not regulate the number of unrelated persons that may occupy a household or dwelling unit as per RCW 35.21.682.

Chapter 20.05 URBAN GROWTH AREA REGULATION AND ENFORCEMENT

Sections:

[20.05.010 Intent.](#)

[20.05.020 Documents and procedures adopted by reference.](#)

20.05.010 Intent.

It is the intent of this chapter to implement an interlocal agreement between the city of Centralia and the county of Lewis., ~~whereby the county delegates to the city authority within the designated city of Centralia urban growth area to receive and process land use applications, submit staff recommendations, enter decisions, issue permits, process appeals and conduct enforcement under specified county and city regulations. (Ord. 2209 § 2 (part), 2008; Ord. 2112 § 1 (part), 2003).~~

20.05.020 Documents and procedures adopted by reference.

A. Development within the city's ~~of Centralia~~ urban growth area shall be governed by the approved Interlocal Agreement between Lewis County and the City of Centralia. ~~policies and development regulations adopted for that area and, where applicable, by the official zoning maps of the county; except that the following city and county regulations and procedures, as published in the Centralia Municipal Code (CMC) and the Lewis County Code (LCC), respectively, and together with any amendments noted below, are expressly adopted for purposes of this chapter by this reference, as follows:~~

- ~~1. City of Centralia comprehensive plan;~~
- ~~2. Port of Centralia comprehensive plan;~~
- ~~3. Shoreline master program for Lewis County and shoreline substantial development permits and exceptions under Chapter 17.25 LCC;~~
- ~~4. Critical areas ordinances, Chapter 17.35 LCC;~~
- ~~5. This title, city of Centralia zoning code Title 20, except as expressly preempted by referenced portions of the Lewis County Code, noted herein;~~
- ~~6. Permits under the 2015 XXXX International Code series as amended, Chapter 19.27 RCW and Chapter 18.04 CMC:~~
 - ~~a. Building code—IBC, IRC, NEC, IMC;~~
 - ~~b. Plumbing code—Uniform Plumbing Code (UPC);~~
 - ~~c. Fire code—International Fire Code;~~
- ~~7. CMC Title 19, Subdivisions;~~

~~8.—CMC Title 14, Streets and Sidewalks;~~

~~9.—Chapter 10.30 CMC, Nuisances;~~

~~10.—Chapter 18.10 CMC, Design and Development Guidelines, and any subsequent amendments;~~

~~11.—LCC Titles 12 and 15, telecommunications franchising and wireless communications;~~

~~12.—LCC Title 17, airport obstruction zone permits;~~

~~13.—Chapter 16.04 CMC, for SEPA review, except where LCC Title 17, SEPA Review, is solely applicable. A city staffer shall be designated to perform the function of responsible official under SEPA.~~

~~B.—Preliminary and final plats will be approved and signed by the board of county commissioners only after certification by the city that all elements for recording have been met.~~

~~C.—Appeals of any decision issued by the city hereunder, to the extent it is appealable, shall be made to a special deputy hearing examiner under contract with the county, who for purposes of such appeal shall operate as the city hearing examiner. Such appeals shall be heard in city of Centralia facilities and conducted in accord with all procedures set forth therefor under county ordinances and regulations for hearing examiner actions. City staff shall present the case report and defend the action taken in conjunction with these appeals. All appeals from the hearing examiner shall be by LUPA petition under Chapter 36.70C RCW.~~

~~1.—For project permit decisions classified as either Type II or Type III decisions under Chapter 20.02 CMC, for designated city of Centralia urban growth areas, a special deputy hearing examiner for Lewis County, established pursuant to Chapters 2.25 and 17.15 LCC and the interlocal cooperation agreement on urban growth areas between the city of Centralia and Lewis County, shall be the decision maker and appeal body.~~

~~2.—For Type II decisions under Chapter 20.02 CMC, for designated city of Centralia urban growth areas, a special deputy hearing examiner for Lewis County, established pursuant to Chapters 2.25 and 17.15 LCC and the interlocal cooperation agreement on urban growth areas between the city of Centralia and Lewis County, shall be the decision maker and appeal body.~~

~~3.—For Type III decisions under Chapter 20.02 CMC, for designated city of Centralia urban growth areas, a special deputy hearing examiner for Lewis County, established pursuant to Chapters 2.25 and 17.15 LCC and the interlocal cooperation agreement on urban growth areas between the city of Centralia and Lewis County, shall be the decision maker and appeal body.~~

~~D.—Authority over Lewis County board of health regulations on potable water and septic tank approvals and review shall be retained by Lewis County.~~

~~E.—Engineering standards at Section 1.20.B, Road Closure; road closures shall be administered by Lewis County pursuant to LCC Title 12.~~

~~F.—Engineering standards at Section 1.16, Utilities; utility installation associated with Lewis County franchises within Lewis County rights-of-way shall be administered by Lewis County pursuant to LCC Title 12 and Chapters 36.55 and 36.75 RCW, et seq.~~

~~G.—The county shall provide the city with a copy of the following maps for the Centralia UGA. Such maps may be copies of those published by other agencies (e.g., NFIP) or may be as depicted on an official GIS map published by the county. The city shall use such maps for determining whether or not a proposal is within an environmentally sensitive area as provided in the adopted regulations:~~

- ~~1.—FEMA Flood Insurance Rate Map (one-hundred-year floodplain);~~
- ~~2.—Shoreline environmental designation map;~~
- ~~3.—Steep slope area;~~
- ~~4.—Geologically hazardous area;~~
- ~~5.—Aquifer recharge area;~~
- ~~6.—National Wetland Inventory (NWI) area;~~

~~H.—The city shall not approve any land use that causes resulting service levels to drop below adopted levels of service for county roads at cities in the transportation element of the adopted county comprehensive plan, without first requiring mitigation acceptable to the county. The city shall use the SEPA (if applicable) and/or site plan review committee (SPRC) process to obtain approval of the county for such mitigation. (Ord. 2386 § 3, 2017; Ord. 2209 § 2 (part), 2008; Ord. 2147 § 8, 2005; Ord. 2112 § 1 (part), 2003):~~

Chapter 20.06
DEFINITIONS

Sections:

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

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

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

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

Prior legislation: Ord. 2147.

20.06.010 Intent.

It is the intent of this chapter to:

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

20.06.020 Use and interpretation generally.

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

c. “Either ... or” indicates that the connected items or provisions shall apply singly but not in combination.

5. Gender. The masculine gender “he” includes the feminine gender “she” and the feminine gender “she” includes the masculine gender “he.” (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

20.06.030 Interpretations in case of conflicting definitions.

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

20.06.040 Abutting.

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

20.06.045 Accessory dwelling unit.

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

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

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

20.06.050 Accessory building or use.

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

20.06.060 Accessory living quarters – Caretaker’s residence.

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

20.06.070 Accessory use.

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

20.06.080 Acres or acreage.

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

20.06.090 Acres or acreage, net.

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

20.06.095 Adult family home.

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

20.06.097 Affordable housing development.*

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

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

20.06.100 Alley.

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

20.06.110 Amendment.

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

20.06.113 Assisted living facility.

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

20.06.115 Automotive repair (major and minor).

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

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

20.06.120 Automobile wrecking.

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

20.06.130 Basement.

“Basement” means that portion of a building floor and ceiling which is partly below and partly above grade but so located that the vertical distance from the finished grade to the floor below is less than the vertical distance from the finished grade to the ceiling. If a basement has a ceiling height of seven feet or more, it shall be considered a story unless it is exclusively used for parking, storage, and/or housing of mechanical

or central heating equipment. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

20.06.140 Board of adjustment.

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

20.06.150 Boarding, lodging or rooming house.

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

20.06.160 Buffer.

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

20.06.170 Buildable area.

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

20.06.180 Building.

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

20.06.190 Building coverage.

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

20.06.200 Building height.

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

20.06.210 Building line.

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

20.06.220 Bulk plant.

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

20.06.225 Care.

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

20.06.228 Carport.

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

20.06.229 Child day care center or child care center.

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

20.06.230 City.

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

20.06.235 Clinics, emergency medical care facilities.

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

20.06.236 Co-living or Co-housing.

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

20.06.237 Community facility.

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

20.06.240 Comprehensive plan.

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

20.06.255 Condominium.

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

20.06.257 Cottage Housing Development.

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

20.06.260 County.

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

20.06.262 Courtyard Apartment.

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

20.06.263 Critical areas.

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

20.06.265 Daily care.

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

20.06.270 Density.

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

20.06.272 Developer.

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

20.06.275 Director.

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

20.06.280 Dwelling.

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

20.06.283 Dwelling, attached.

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

20.06.284 Dwelling, duplex/two-family.

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

20.06.284.5 Dwelling, fourplex.

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

20.06.285 Dwelling, multiple-family.

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

20.06.287 Dwelling, single-family.

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

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

20.06.288 Dwelling, triplex.

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

20.06.289 Dwelling, twinhome.

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

20.06.290 Dwelling unit.

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

20.06.300 Easement.

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

20.06.300.5 Efficiency dwelling unit.

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

20.06.301 Emergency housing.

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

20.06.301.5 Emergency shelter.

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

20.06.302 Enhanced services facility.

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

20.06.305 Essential public facilities.

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

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

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

20.06.310 Enforcing officer.

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

20.06.315 Existing building.

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

20.06.320 Family.

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

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

20.06.325 Family day care provider or family home provider.

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

20.06.330 Federal.

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

20.06.335 Floodplain.

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

20.06.340 Floor area.

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

20.06.345 Foster home.

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

20.06.348 Garage.

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

20.06.350 Garage, public.

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

20.06.355 Geologically hazardous areas.

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

20.06.360 Grade, average.

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

20.06.361 Group home.

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

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

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

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

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

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

20.06.361.5 Harm reduction programs.

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

20.06.362 Health services.

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

20.06.365 Hearing examiner.

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

20.06.368 Historic district.

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

20.06.369 Homeless.

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

20.06.370 Home occupation.

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

20.06.372 Hospital.

“Hospital” as defined in Chapter [70.41](#) RCW means any institution, place, building, or agency which provides accommodations, facilities and services over a continuous period of twenty-four hours or more, for observation, diagnosis, or care, of two or more individuals not related to the operator who are suffering from illness, injury, deformity, or abnormality, or from any other condition for which obstetrical, medical, or surgical services would be appropriate for care or diagnosis. “Hospital” as used in this title does not include hotels, or similar places furnishing only food and lodging, or simply domiciliary care; nor does it include clinics, or physician’s offices where patients are not regularly kept as bed patients for twenty-four hours or more; nor does it include nursing homes, as defined and which come within the scope of Chapter [18.51](#) RCW; nor does it include birthing centers, which come within the scope of Chapter [18.46](#) RCW; nor does it include psychiatric hospitals, which come within the scope of Chapter [71.12](#) RCW; nor any other hospital, or institution specifically intended for use in the diagnosis and care of those suffering from mental illness, intellectual disability, convulsive disorders, or other abnormal mental condition. Furthermore, nothing in this chapter or the rules adopted pursuant thereto shall be construed as authorizing the supervision, regulation, or control of the remedial care or treatment of residents or patients in any hospital conducted for those who rely primarily upon treatment by prayer or spiritual means in accordance with the creed or tenets of any well recognized church or religious denominations. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

20.06.373 Hotel.

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

20.06.375 Impervious surface/area.

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

20.06.380 Kennel.

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

20.06.382 Live work unit.

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

20.06.385 Long-term care facility.

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

A. A facility which:

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

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

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

20.06.390 Lot.

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

20.06.400 Lot area.

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

20.06.410 Lot, corner.

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

20.06.420 Lot depth.

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

20.06.423 Lot, flag.

“Flag lot” means a lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way or where the street frontage of the lot is less than the lot width required by this

code which would result in a narrow portion of the property being used as access to the main portion of the lot. (Ord. 2209 § 2 (part), 2008).

20.06.425 Lot line.

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

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

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

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

20.06.440 Lot, interior.

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

20.06.470 Lot width.

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

20.06.473 Low income household.

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

20.06.474 Major pedestrian corridor.

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

20.06.475 Manufactured home.

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

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

~~E. Has a minimum of a double-car garage.~~

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

20.06.477 Manufactured home -new.

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

20.06.480 Mobile home.

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

20.06.490 Manufactured home park.

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

20.06.500 Manufactured home subdivision.

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

20.06.503 Model home.

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

20.06.505 Modular home.

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

20.06.507 Modular unit.

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

20.06.510 Hotel/motel.

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

20.06.520 Nonconforming building or structure.

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

20.06.530 Nonconforming lot.

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

20.06.540 Nonconforming use.

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

20.06.542 Nursing home or skilled nursing facility.

“Nursing home” or “skilled nursing facility” means a facility licensed by the Washington State Department of Social and Health Services under Chapter [18.51](#) RCW which means any home, place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in

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

20.06.550 Open space.

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

20.06.560 Open space, common.

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

20.06.570 Parking area.

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

20.06.580 Parking space.

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

20.06.585 Permanent supportive housing.

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

20.06.590 Planning commission.

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

20.06.592 Porch.

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

20.06.600 Principal use.

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

20.06.610 Property line.

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

20.06.611 Qualified Professional.

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

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

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

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

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

20.06.612 Roof.

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

20.06.620 Recreational vehicle.

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

1. “Park trailer” or “park model trailer” as described in RCW [46.04.622](#) means a travel trailer designed to be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. The trailer’s gross area shall not exceed four hundred square feet when in the setup mode. “Park trailer” excludes a mobile home.

2. “Trailer” includes every vehicle without motive power designed for being drawn by or used in conjunction with a motor vehicle constructed so that no appreciable part of its weight rests upon or is carried by such motor vehicle, but does not include a municipal transit vehicle, or any portion thereof.

3. “Motor homes” as described in RCW [46.04.305](#) means motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation, which include lodging and cooking or sewage disposal, and are enclosed within a solid body shell with the vehicle, but excludes a camper or like unit constructed separately and affixed to a motor vehicle.

4. “Camper” as described in RCW [46.04.085](#) means a structure designed to be mounted upon a motor vehicle which provides facilities for human habitation or for temporary outdoor or recreational lodging and which is five feet or more in overall length and five feet or more in height from its floor to its ceiling when fully extended, but shall not include motor homes as defined in RCW [46.04.305](#).

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

20.06.630 Recreational vehicle park.

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

20.06.640 Recreational vehicle site.

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

20.06.650 Recycling center/salvage yard.

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

20.06.655 Residential treatment facility.

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

20.06.660 Section.

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

20.06.662 Secure community transition facility.

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

20.06.665 Self-storage facilities or storage units.

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

20.06.667 Short-term rental.

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

20.06.668 Short-term rental - Homestay.

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

20.06.669 Short-term rental – vacation rental.

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

20.06.670 Signs.

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

20.06.674 Single room occupancy.

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

20.06.676 Site-built home.

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

20.06.680 State.

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

20.06.690 Street.

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

20.06.700 Structure.

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

20.06.702 Supportive housing facilities.

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

20.06.705 Temporary use.

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

20.06.705.5 Townhome or townhouse.

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

districts, such dwelling units are platted with common side and/or rear property lines between the structural walls.

20.06.706 Transient.

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

20.06.707 Transitional housing.

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

20.06.710 Use district.

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

20.06.720 Variance.

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

20.06.725 Very low income household.

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

20.06.730 Vision clearance area.

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

20.06.735 Warehouse facilities.

“Warehouse facilities” means a building or group of buildings used primarily for the storage and/or distribution of commodities, equipment, goods, materials, and products. The permitting of open storage at warehouse facilities is a function of the specific zone in which the facilities are located and may require a conditional use permit. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005).

20.06.737 Wireless communication facilities (WCF).

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

- A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.
- B. Licensed amateur (ham) radio antennas and low power radio towers under one hundred feet in height.

- C. Television antennas and satellite dish antennas for reception within individual homes or businesses.
- D. Temporary WCFs placed in service during an emergency declared by a governmental agency. (Ord. 2374 § 3, 2016; Ord. 2346 § 1, 2015).

20.06.740 Yard.

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

20.06.750 Yard, front.

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

20.06.760 Yard, rear.

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

20.06.770 Yard, side.

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

20.06.775 Zoning district.

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

Chapter 20.09

ZONING DISTRICTS AND BOUNDARIES

Sections:

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

[20.09.020 Zoning map.](#)

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

[20.09.040 Interpretation of uses.](#)

20.09.010 Land use or zoning districts established.

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

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

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

20.09.020 Zoning map.

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

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

20.09.030 Interpretation of zoning district boundaries.

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

20.09.040 Interpretation of uses.

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

LAND USE TABLE - CMC 20.11

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
Residential Uses																		
Single-family dwelling	P	P	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N
Duplex, twinhome	N	N	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N
Triplex	N	N	N	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Fourplex	N	N	N	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Multiple-family dwelling (5 or more units in one building)	N	N	N	N	P	P	P	N	P	N	CUP	N	CUP	N	N	N	N	N
Planned unit development (PUD)	N	N	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Townhouse development	N	N	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Caretaker—Residential uses as an incidental use to the permitted principal use	N	N	N	N	N	N	N	P	N	N	P	N	P	P	P	P	N	P
Manufactured home (double-wide or larger)	P	P	P	P	P	N	N	N	P	N	N	N	N	N	N	N	N	N
Manufactured home (single-wide) not in manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile home/manufactured home park	N	N	P	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N
Playhouses, patios, porches, gazebos, swimming pools, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational vehicle, camping trailer, tent trailer, tiny home, park model, modular home, mobile home, tent, yurt or any other type of housing not built to the international building codes)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Facilities																		
Adult family home with 8 or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	N
Assisted living facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	N	N
Bed and breakfasts	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	N	N	N	N
Boarding houses, hostel, etc.	CUP	CUP	CUP	CUP	CUP	P	P	N	CUP	N	N	N	N	CUP	N	N	N	N
Co-living housing (SB 1998)	N	N	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N	N
Co-living housing campus development (SB 1998)	N	N	N	N	CUP	CUP	CUP	N	CUP	CUP	N	CUP	N	N	N	N	N	N

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	<u>R-2A</u>	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	<u>PMP</u>	<u>PF</u>	POS
<u>Condominiums (With Binding Site Plan or Plat)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cottage Housing Development (With Binding Site Plan or Plat)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Dormitory for students	N	<u>N</u>	N	N	N	CUP	CUP	N	N	N	N	N	N	P	N	<u>N</u>	<u>P</u>	<u>P</u> <u>N</u>
Emergency housing/homeless housing/ <u>group home for homeless</u> with 6 or fewer residents (indoors only)	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>P</u> <u>N</u>
Emergency housing/homeless housing/ <u>group home for homeless</u> —7+ residents (indoors only)	N	<u>N</u>	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	P	P	<u>N</u>	<u>P</u>	<u>P</u> <u>N</u>
Emergency shelter for homeless housing (indoors only)	N	<u>N</u>	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	P	P	<u>N</u>	<u>P</u>	<u>P</u> <u>N</u>
Enhanced services facility	N	<u>N</u>	N	N	N	N	N	CUP	N	N	N	N	N	CUP	CUP	<u>N</u>	<u>CUP</u>	N
Foster home <u>(with 7 or more children)</u>	P	<u>P</u>	P	P	P	P	P	N	N	N	N	N	N	N	N	<u>N</u>	<u>CUP</u>	N
<u>Group home - confidential shelter or</u> emergency shelter for domestic violence for less than 7 occupants	P	<u>P</u>	P	P	P	P	P	N	N	P	P	P	P	P	P	<u>N</u>	<u>P</u>	N
<u>Group home - confidential shelter or</u> emergency shelter for domestic violence for 7 or more occupants	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>N</u>	<u>CUP</u>					P	P	<u>N</u>	<u>P</u>	<u>N</u>
<u>Group home - home for the disabled or handicapped</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Group home - for youth</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
<u>Group home - for offenders</u>																		
<u>Group home - addiction recovery meeting the requirements in RCW 59.18.550</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
Nursing home/convalescent care facility/long-term care facility	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	CUP	N	N	<u>N</u>	<u>CUP</u>	N
Permanent supportive housing	P	<u>P</u>	P	P	P	P	P	N	P	P	P	P	P	P	P	<u>N</u>	<u>CUP</u>	N
Residential treatment facility	N	<u>N</u>	N	N	N	N	N	CUP	N	N	CUP	N	N	CUP	N	<u>N</u>	<u>CUP</u>	N
Senior citizen centers	N	<u>N</u>	N	N	N	CUP	CUP	CUP	N	N	CUP	N	CUP	N	N	<u>N</u>	<u>CUP</u>	N
Transitional housing	P	<u>P</u>	P	P	P	P	P	N	P	P	P	P	P	P	P	<u>N</u>	<u>CUP</u>	N
Commercial and Industrial Uses																		
Adult entertainment business uses within the city limits which comply with Chapter 5.44 CMC	N	<u>N</u>	N	N	N	N	N	N	N	N	P	N	N	N	N	<u>N</u>	<u>N</u>	N
Animal clinics and animal hospitals	N	<u>N</u>	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	<u>P</u>	<u>N</u>	N
<u>Athletic fields (baseball, fastpitch, soccer, and other sports)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
Automobile parking facilities or structures other than those specifically required in Chapter 20.72 CMC in connection with permitted uses	N	N	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	P	CUP	P
<u>Automotive or RV major repair including rebuilding of an engine, transmission, service maintenance, paint, powder coating, body work, etc. site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent uses or residential areas</u>	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	N	N
<u>Automotive or RV minor repair, provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas</u>	N	N	N	N	N	N	N	N	N	CUP	P	P	CUP	P	P	P	N	N
Automotive, <u>RV</u> , and trailer sales	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>Automotive tire sales and storage (indoors only); no outdoor storage of tires</u>	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
<u>Automotive towing, including secured storage of vehicles</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Automotive/vehicle gas or electric station <u>including a small retail store</u>	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
<u>Automotive/RV wrecking yard</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N
Brewery/distillery associated with a restaurant	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>Campground or overnight stays or events (not an RV Park)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N	N
Cemeteries (private or public)	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P
Child care, family day care provider, family home provider, or preschool with 12 or fewer children (RCW 36A.70A.450)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P
<u>Child care as a secondary use, home or business as the primary use</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	P
Child day care center, child care center, day care center, early learning center, or pre/nursery schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	CUP	P	P	N	N	N	P
Churches	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	N	N	P,N
College—Public and private and similar facilities	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P	P,N
Commercial recreation, such as personal amusement or recreation establishments, such as those featuring mechanical or electronic games; games of skill such as billiards, bowling, table tennis, etc.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
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<u>Community center or senior center</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P
<u>Cryptocurrency mining</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<u>Data Centers or micro Data Centers</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<u>Distributive business establishments, such as wholesaling or warehousing</u>														P	P			N
Dry cleaning	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N		N
<u>Electric vehicle infrastructure</u>	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P
Emergency medical centers	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P
Entertainment uses, such as theaters	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		N
Explosives—Storage, manufacture or sale of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in these districts	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N
<u>Feed Lots, Livestock, Rendering or Meat Packing Plants</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fraternal organizations/lodges/private clubs	N	N	N	N	N	N	N	CUP	N	P	P	N	P	P	P	N	N	N
Funeral parlors, mortuaries, and crematoria	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N
<u>General Light Industrial – single industrial use (ITE 110)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
General merchandising and retailing	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>High-Cube Transload Warehouse and Short-Term Storage Warehouse - Short-term or distribution center, automated warehouse, storage and consolidation of manufactured goods prior to distribution of pallet loads to retail or other warehouses (e.g., U-Line) (ITE154) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>High-Cube Fulfillment Center Warehouse - Short-term, automated warehouse, direct distribution of ecommerce product to endusers (e.g., Amazon) (ITE155) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
<u>High-Cube Parcel Hub Warehouse - Short-term, automated warehouse, typically serve as regional and local freight forwarder facilities for time sensitive shipments via air or ground (e.g., UPS, Fed Ex) (ITE156) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>High-Cube Cold Storage Warehouse - Short-term, automated warehouse, temperature controlled facilities for perishable products (Grocery distribution centers) (ITE157) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>High Tech Industry, Computer Assembly and Similar Type Uses</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>Industrial Park Multiple industrial uses in a single area (ITE130)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Hospitals	N	N	N	N	N	N	N	P	CUP	CUP	CUP	N	N	CUP	CUP	N	CUP	N
Hotels/motels, subject to the conditions found in Chapter 20.06 CMC.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	CUP	N
Indoor shooting ranges (not the primary use)	N	N	N	N	N	N	N	N	N	N	CUP	N	CUP	P	P	P	N	CUP
Indoor shooting ranges (gun club only)	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	N	CUP
Kennels <u>(within city limits only)</u>	CUP	CUP	CUP	CUP	N	N	N	N	N	N	CUP	N	N	CUP	P	N	N	N
Landscaping/nursery businesses	CUP	CUP	CUP	CUP	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Light industrial uses involving the manufacture, fabrication, assembly, repair and service of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such uses may include mechanical, automotive, marine and contractors'/builders' equipment and supplies; the assembly of manufactured products and processing of materials such as sheet metal, cans, cable, cloth, paper, etc. <u>(ITE 110)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Live work units—Commercial located on the ground floor, residential units on upper floor(s)	N	N	N	N	N	N	N	N	P	N	P	N	P	P	P	N	N	N
<u>Manufacturing and Production - use for production of goods (ITE 140)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>Marijuana—Retail, production, processing; subject to Chapter 20.65 CMC (only in the city limits)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
Medical offices, including, but not limited to: doctor, dentist, <u>instacare, medical clinic</u> , or other practitioner of healing arts, etc.	CUP <u>N</u>	CUP <u>N</u>	CUP <u>N</u>	CUP <u>N</u>	CUP <u>N</u>	N	N	P	P	P	P	P	P	P	P	P	<u>N</u>	N
Mini-storage and self-storage warehouses	N	<u>N</u>	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	<u>N</u>	N
<u>Mobile food vendor "food trucks or trailer" must leave site daily</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	P	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	CUP
<u>Mobile food vendor pod or court (two or more vendors placed for more than one day)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	N	CUP	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	CUP
Outdoor shooting ranges	N	<u>N</u>	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	<u>N</u>	CUP
<u>Parks and open space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park ancillary facilities, such as restrooms, community rental spaces, playgrounds, picnic shelters, batting cages, accessory buildings, parking lots, skateboard park, splash pads, swimming pool, water features, amphitheater, and food concessions</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Parking lots (off-site)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Personal services, such as barber, beauty shops or bakeries, personal services instructional college	N	<u>N</u>	N	N	N	N	N	P	P	P	P	P	P	P	<u>P</u>	P	<u>N</u>	N
Public and private transport/maintenance facilities	N	<u>N</u>	N	N	N	N	N	N	N	N	CUP	N	N	CUP	CUP	P	<u>N</u>	N
<u>Recreation, exercise, or fitness facilities, such as weight lifting, gym, sports courts</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>
Recycling centers for the collection and temporary storage of materials; provided, that the storage collection operation is conducted within an enclosed building having a maximum gross floor area of 4,000 square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee. <u>Shall Must</u> be 100% indoors.	N	<u>N</u>	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	<u>N</u>	<u>N</u>	N
<u>Research and Development Center (ITE 760)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	CUP	CUP	CUP	<u>P</u>	<u>P</u>	P	<u>N</u>	<u>N</u>
Restaurants with a drive-through	N	<u>N</u>	N	N	N	N	N	N	P	P	P	P	CUP	P	P	P	<u>N</u>	N
Restaurants with no drive-through	N	<u>N</u>	N	N	N	N	N	N	P	P	P	P	P	P	P	P	<u>N</u>	N
Retail establishments, including, but not limited to, grocery stores, pharmacies, television and appliance, and small specialty shops	N	<u>N</u>	N	N	N	N	N	P	P	P	P	P	P	P	N	P	<u>N</u>	N
RV parks <u>(no tent camping if not associated with a specific RV)</u>	N	<u>N</u>	CUP	N	N	N	N	N	N	N	CUP	N	N	CUP	N	P	<u>N</u>	N
Schools <u>or educational facilities</u> — Public and private and similar facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N	N	P	P	P	<u>P</u>	P

DRAFT 9/16/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	<u>R-2A</u>	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	<u>PMP</u>	<u>PF</u>	POS
<u>Short-term rentals, such as Airbnb, Vrbo, Vacasa, Evolve</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Skateboard facilities (indoor facility) <u>Private</u>	N	<u>N</u>	N	N	N	N	N	N	N	N	P	N	N	P	P	<u>N</u>	<u>P</u>	P
Small professional and business services, including, but not limited to, offices for real estate and security brokers, insurance, accountants, attorneys, engineers, etc.	N	<u>N</u>	N	N	N	N	N	N	P	P	P	P	P	P	N	<u>P</u>	<u>N</u>	N
<u>Small scale and walkable neighborhood commercial business serving nearby residents, such as convenience store, coffee shop, small specialty retail shop, barber or hair salon, or a cafe</u>	<u>N</u>	<u>N</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>N</u>	N	N
Temporary seasonal stands	N	<u>N</u>	N	N	N	N	N	N	P	P	P	P	P	P	N	<u>N</u>	<u>N</u>	N
<u>Tennis Courts (indoors or outdoors) not part of a park</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Warehousing - Long term storage facility (ITE150)Facilities less than 250.00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Wireless telecommunication facilities <u>or wireless communication facilities</u>	CUP	<u>N</u>	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	<u>P</u>	<u>N</u>	P
<u>Recycling collection center/salvage yard or wrecking yard</u> including junk, scrap metal, and other material salvage operations including recycling centers. <u>Does not include automotive or RVs. (Shall Must be 100% indoors)</u>	N	<u>N</u>	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	<u>N</u>	<u>N</u>	N
Public Facilities/Utilities/Essential Public Facilities (EPF)																		
Airports, landing strips, heliports or helipads, including waterborne craft (<u>EPF</u>)	N	<u>N</u>	N	N	N	N	N	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<u>CUP</u>	<u>CUP</u>	CUP <u>N</u>
Bus terminals, storage or maintenance facilities (<u>EPF</u>)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	<u>N</u>	<u>CUP</u>	CUP <u>N</u>
Electrical substations	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P
Fairgrounds, rodeos, circuses, and similar events (fairgrounds only)	N	<u>N</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>	<u>CUP</u>	P <u>CUP</u>
Government buildings or offices such as a city hall, fire stations, police stations, library, museum, community meeting or recreation halls, etc.	N	<u>N</u>	N	N	N	N	N	P	P	P	P	N	P	P	P	<u>P</u>	<u>P</u>	P
Municipal facilities required for local service	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P

[illegible]

Chapter 20.21 RESIDENTIAL ZONING DISTRICTS

Sections:

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

20.21.010 Intent.

It is the intent of this chapter to:

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

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

B. Guide residential development to those areas where:

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

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

20.21.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
 1. Home occupations as provided in Chapter [20.69](#) CMC.
 2. Signs. See Chapter [18.24](#) CMC.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:
 1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;
 2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

20.21.030 Prohibited uses.

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

20.21.040 Accessory dwelling units.

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

B. Accessory dwelling units are not permitted in locations where development is restricted under any other federal, state, or local laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in CMC Title [16](#) and any associated buffer areas.

C. Mobile homes, recreational vehicles, travel trailers, park models, and any other wheeled vehicles or transportable structures shall not be used as an accessory dwelling unit unless the vehicle or structure can meet all requirements of the city's building and zoning codes.

D. The conversion or addition of accessory dwelling units shall comply with the following requirements:

1. Such conversion or addition shall not increase the maximum allowable building or development coverage of the lot.
2. The conversion or addition shall comply with all rules and regulations of the building, plumbing, fire, and other applicable codes.
3. A building permit and other applicable permits shall be obtained prior to construction of such conversion or addition.
4. In the R:4, R:8, R:15, and R:20 zoning districts, accessory dwelling units shall connect to all city utilities. In the [R-5A, R-2A](#), and R:2 zoning districts, accessory dwelling units shall connect to city water and electric. Accessory dwelling units that are not required to connect to city sewer shall meet all of the requirements established by Lewis County that pertain to septic systems.
5. Except as provided herein, the minimum setbacks shall be: front setback of twenty feet if located adjacent to the primary dwelling; rear setback of five feet; and side setbacks of five feet. If located on a corner lot, the accessory dwelling unit must meet the same setbacks as the primary dwelling, except for the rear setback which can be five feet.
 - a. Accessory dwelling units may be located at a lot line if the lot line abuts a public alley unless the city routinely plows snow on the alley.
 - b. Accessory dwelling units may be converted from an existing structure even if the structure does not meet current setback requirements.
6. All accessory dwelling units shall comply with Chapter [20.72](#) CMC unless the units are within one-half mile walking distance of a major transit stop.

E. Accessory dwelling units are not required to be owner-occupied.

F. Home occupations are permitted in accessory dwelling units if the activity meets all of the requirements of Chapter [20.69](#) CMC.

G. Accessory dwelling units shall not be considered a unit of density and, therefore, are not included in the density calculation for a residential property. (Ord. 2539 § 12, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

H. An accessory dwelling unit shall not be over 1,000 square feet in size.

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

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

20.21.045 Residential sidewalks.

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

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

20.21.050 Residential development standards.

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

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

20.21.060 Residential setbacks.

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

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

20.21.070 Residential building height.

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

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

20.21.080 Accessory building setbacks.

Zoning District	Front Setback (feet)	Rear Setback (feet)	Non-Street Side Setback (feet)	Street Side Setback (feet)
R-5A	20	10	10	20
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 requirements shall also be provided for in protective covenants. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

20.21.160 Street improvements.

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

20.21.170 Stormwater runoff.

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

20.21.180 Site plan review.

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

20.21.190 Co-living housing.

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

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

B. General Standards.

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

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

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

40 feet from existing and potential dwelling sites. In no case shall more than 50 percent of any street frontage be occupied by common and/or accessory structures.

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

20.21.200 Courtyard apartments.

Courtyard Apartment housing developments shall comply with the following requirements:

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

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

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

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

20.21.210 Cottage housing developments.

Cottage housing developments shall comply with the following requirements:

A. Intent.

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

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

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

DRAFT 9/16/2025

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

Chapter 20.24
C-3 CORE COMMERCIAL DISTRICT

Sections:

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

Prior legislation: Ord. 2024.

20.24.010 Intent.

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

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

20.24.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.

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

7. Dwelling units in existing buildings provided they meet the performance standards established in CMC 20.24.150;

8. Accessory Buildings and Uses. Accessory buildings shall be consistent with the C-3 general commercial zone. 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.

C. Conditional Uses.

1. Residential uses on the first floor or ground floor, if the building:
 - (a) has more than fifteen dwelling units,
 - (b) is not located on a collector or arterial roadway, and
 - (c) meets the performance standards established in CMC [20.24.110](#);

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

2 3. Other conditional uses as provided in Chapter [20.67](#) CMC.

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

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

20.24.030 Prohibited uses.

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

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

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

20.24.040 Development standards.

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

B. Permitted uses as well as similar or related uses shall comply with the standards of this land use district.

C. Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with a historic downtown. Frequent store entrances, large window areas, and awnings will be strongly encouraged. Blank facades, large-scale single-use buildings, reflective glass, and other similar features will be strongly discouraged. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.050 Environmental performance standards.

A. 1. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.

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

B. An environmental impact assessment shall be made by the site plan review committee in accordance with the procedures contained in Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.055 Building location.

A. Minimum lot area and dimensions: no limitations.

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

20.24.060 Adjacent areas.

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

20.24.070 Design and development guidelines.

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

20.24.080 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. Parking shall be behind the building and access from an alley way if feasible. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.090 Height.

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

20.24.100 Individual lots required.

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

20.24.110 Performance standards.

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

- A. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed, or designed in a manner to prevent glare on adjacent properties and for the benefit of pedestrians. All lighting shall have similar design elements to other structures found in the downtown core.
- B. Location of Service Areas. All loading docks and other service activities shall be located away from view of any public street and shall be off of the alley. Exceptions to this requirement may be approved through the site plan review process. If such activities are visible from a public street, a visual screening design approved by the city shall be required.
- C. Urban Design. Designs for this area shall focus on the “historic character” of traditional downtowns, relating to the heritage of the early residents of the community. Colors shall be medium to dark earth tones and follow the character of the neighborhood.

1. Architectural Character and Materials.

- a. A differentiated base shall be used to provide human scale design through change, contrast, and intricacy in facade form. Scaling elements such as insets and projections shall be used to break up flat or monotonous facades along with color and a change in materials.
- b. The climate in the city is such that in the summer months, shade is preferred and in the winter months, protection from the rain and wind is necessary. By providing the pedestrian with a sidewalk that is enjoyable to use year-round, a pedestrian-oriented development is achieved. Therefore, the following will be encouraged:
 - i. Arcades;
 - ii. Awnings or marquees.

2. Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest or amenities. The environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- b. Windows and entrances shall conform to the performance standards found in subsections (C)(2), (C)(3), and (C)(4) of this section.
- c. Windows may not in any way be curtained or shuttered on either the interior or exterior. They must allow for observation from the outside.

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

20.24.120 Design review.

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

20.24.130 Site plan review.

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

20.24.140 Development review.

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

20.24.150 Addition of dwelling units in existing buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 20.27

C-1 GENERAL COMMERCIAL DISTRICT

Sections:

[20.27.010 Intent.](#)

[20.27.020 Permitted uses.](#)

[20.27.030 Prohibited uses.](#)

[20.27.040 Environmental performance standards.](#)

[20.27.050 Building location.](#)

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

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

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

[20.27.090 Off-street parking.](#)

[20.27.100 Height.](#)

[20.27.110 Site plan review.](#)

[20.27.120 Performance standards.](#)

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

[20.27.140 Development review.](#)

20.27.010 Intent.

It is the intent of this chapter to:

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

20.27.020 Permitted uses.

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

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

B. Other or Related Uses Permitted.

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

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

6. Accessory Buildings and Uses. 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 and meet all setbacks as required by the zoning district. Accessory building height is twenty-four feet to the peak. 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.

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

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

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

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;
2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2374 § 5, 2016; Ord. 2346 § 8, 2015; Ord. 2209 § 2 (part), 2008; Ord. 2190 § 2, 2007; Ord. 2094 § 2, 2002; Ord. 2024 § 1 (part), 1999).

20.27.030 Prohibited uses.

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

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

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

20.27.040 Environmental performance standards.

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

B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.27.050 ~~Building location:~~ Site area.

The size and shape of sites shall be as follows:

A. There is no minimum size of any parcel to be developed in this district.

B. Maximum building coverage (building and impervious area shall be eighty-five percent.

20.27.060 Site requirements

Minimum site requirements shall be as follows:

A. Lot area: no minimum;

B. Lot width: no minimum;

C. Front yard setback: twenty feet;

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

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

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

G. Corner yard setback: fifteen feet; and

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

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

~~A. Setbacks from side property lines: ten feet;~~

~~B. Setbacks from rear property lines: fifteen feet;~~

~~C. Setbacks from front property lines shall be in accordance with CMC 20.72.050;~~

~~D. Setbacks from corner property lines: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999);~~

~~20.27.060 Design and development guidelines:~~

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

~~20.27.070 Public right-of-way.~~

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

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

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

~~20.27.090 Off-street parking.~~

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

~~20.27.100 Height.~~

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

~~20.27.110 Site plan review.~~

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

20.27.070 Design and development guidelines.

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

20.27.080 Off-street parking.

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

20.27.090 Height.

The maximum height of buildings shall be eighty feet.

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

20.27.100 Landscaping, buffering, fencing and solid waste receptacles.

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

20.27.110 Site plan review.

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

20.27.120 Performance standards.

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

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

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

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

some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.

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

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

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

20.27.130 Addition of dwelling units in existing buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20.27.140 Development review.

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

Chapter 20.28 C-2 HIGHWAY COMMERCIAL DISTRICT

Sections:

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

20.28.010 Intent.

It is the intent of this district to:

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

20.28.020 Permitted uses.

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

1. Residential uses allowed when located above the first floor.

- B. Other or Related Uses Permitted.

- 1. Home occupations, as provided in Chapter [20.69](#) CMC;
- 2. Signs. See Chapter [18.24](#) CMC; and
- 3. Temporary seasonal produce stands.

4. Accessory Buildings and Uses. Accessory buildings shall be consistent with the C-2 commercial zone. Accessory buildings shall be cohesive in design with the main structure and meet all setbacks as required by the zoning district. The maximum height is twenty-four feet to the peak. 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.

C. Conditional uses as provided in Chapter [20.11](#) CMC, Chapter [20.67](#) CMC, and the following:

1. Addition of dwelling units in existing buildings, in accordance with CMC [20.28.130](#).

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

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

20.28.030 Prohibited uses.

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

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

20.28.040 Environmental performance standards.

- A.
 1. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.
 2. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. An environmental impact assessment shall be made by the site plan review committee in accordance with the procedures contained in Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.050 Site area.

The size and shape of sites shall be as follows:

- A. Minimum size of any parcel to be developed in this district shall be fifteen thousand square feet.

B. Maximum building coverage shall be forty percent. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.060 Site requirements Building location.

Minimum site requirements shall be as follows:

A. Lot area: no minimum;

B. Lot width: no minimum;

C. Front yard setback: twenty feet;

D. Rear yard setback: twenty-five feet;

E. Side yard setback: ten feet;

F. Corner yard setback: fifteen feet;

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

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

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

~~A. Setbacks from side property lines: ten feet;~~

~~B. Setbacks from rear property lines: fifteen feet;~~

~~C. Setbacks from front property lines: fifteen feet;~~

~~D. Setbacks from corner property lines: fifteen feet. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999):~~

20.28.070 Design and development guidelines.

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

20.28.080 Off-street parking.

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

20.28.090 Height.

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

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the C-2 zone abuts a residential zone with a maximum height of 40 feet, the

maximum height in the C-2 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the C-2 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.28.100 Landscaping, buffering, fencing and solid waste receptacles.

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

20.28.110 Site plan review.

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

20.28.120 Performance standards.

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

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

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

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

particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, building trim and awnings and shall cover no more than five percent of a building facade.

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

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

20.28.130 Addition of dwelling units in existing buildings.

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

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

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

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

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

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

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

F. The hearing examiner shall not impose conditions on the addition of dwelling units in existing buildings that exceed the regulatory limits found in RCW [35A.21.440](#). (Ord. 2553 § 7, 2024).

20.28.140 Development review.

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

CHAPTER 20.29
GATEWAY COMMERCIAL ZONING

- 20.29.010 Intent.
- 20.29.020 Permitted uses.
- 20.29.030 Prohibited uses.
- 20.29.040 Environmental performance standards.
- 20.29.050 Building location.
- 20.29.060 Site area.
- 20.29.070 Design and development guidelines.
- 20.29.080 Public-right-of-way.
- 20.29.090 Landscaping, buffering, fencing, and solid waste receptacles.
- 20.29.100 Off-street parking.
- 20.29.110 Height.
- 20.29.120 Performance standards.
- 20.29.130 Site plan review.
- 20.29.140 Development review.
- 20.24.150 Addition of dwelling units in existing buildings.

§ 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; 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; and.~~
- 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. Accessory building height is twenty-four feet to the peak. 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 ~~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 20.33
LBD LIMITED BUSINESS DISTRICT

Sections:

20.33.010	Intent.
20.33.020	Permitted uses.
20.33.030	Prohibited uses.
20.33.040	Environmental performance standards.
20.33.050	Site area.
20.33.060	Off-street parking.
20.33.070	Landscaping, buffering, fencing, and solid waste receptacles.
20.33.080	Design and development guidelines.
20.33.090	Site plan review.
20.33.100	Densities and infill.
20.33.110	Individual lots required.
<u>20.33.120</u>	<u>Performance standards.</u>
<u>20.33.130</u>	<u>Addition of dwelling units in existing buildings.</u>
<u>20.33.140</u>	<u>Development review.</u>
<u>20.33.150</u>	<u>Street improvements.</u>
<u>20.33.160</u>	<u>Stormwater runoff.</u>
<u>20.33.170</u>	<u>Accessory dwelling units.</u>

20.33.010. Intent.

It is the intent of this chapter to:

- A. Serve as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced.
- B. Permit the development of areas devoted to certain mixed uses of land which are found to be reasonably compatible, such as medium-density residential (five to eight units per acre), office, and limited types of commercial activities.
- C. Provide strict architectural review through the site plan review process to ensure compatibility with adjoining residential areas; provide development standards to enhance the efficient operation of this district; and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics.
- D. Allow residential, retail, and office uses in the same structure.

20.33.020. Permitted uses.

- A. Permitted as provided in Chapter 20.11 CMC.
- B. Other or Related Uses Permitted.
 - 1. Home occupations as provided in Chapter 20.69 CMC.
 - 2. Signs. See Chapter 18.24 CMC.
 - 3. Temporary seasonal produce stands.
- 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.

20.33.030. Prohibited uses.

Wireless communication facilities and other uses other than those identified or described in CMC § 20.33.020 are prohibited.

20.33.040. Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 20.57 CMC.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- C. General character of developments in this district shall be characterized by small development of individual properties, reasonable compatibility with residential character, low traffic generation, limited hours of operation (six a.m. to ten p.m.) and convenient pedestrian access.
- D. Storage. Outside storage of any kind is prohibited.

20.33.050. Site area.

The design and shape of sites shall be as follows:

- A. Minimum lot area: five thousand square feet for nonresidential uses, 6,000 square feet for a single-family dwelling or duplex, 13,000 square feet for a tri-plex, or a fourplex; 21,780 for a multiple-family dwelling with 5 to 12 units ~~ten thousand square feet for single-family dwellings, duplexes and twinhomes, twelve thousand square feet for triplexes, and sixteen thousand square feet for fourplexes.~~ The maximum density for a residential development is eight dwellings per acre;
- B. Minimum lot width: fifty feet;
- C. Minimum side yard: five feet ~~for nonresidential uses and ten feet for residential uses;~~
- D. Minimum rear yard: fifteen feet for nonresidential uses and twenty-five feet for residential uses;
- E. Minimum front yard: fifteen feet for nonresidential uses and twenty feet for residential uses;
- F. Maximum lot coverage (buildings and impervious area): forty percent for nonresidential uses and fifty-four percent for residential uses;

- G. Maximum building height: forty feet;
- H. Minimum corner setbacks: fifteen feet to living area and twenty feet to a vehicle entrance of a garage.

20.33.060. Off-street parking.

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

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

Landscaping shall be provided in accordance with Chapter 20.50 CMC.

20.33.080. Design and development guidelines.

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

20.33.090. Site plan review.

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

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.

20.33.100. Densities and infill.

Densities may range from zero to eight units per acre. 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 developments as infill occurs.

20.33.110. Individual lots required.

Every detached single-family dwelling, duplex, triplex, or other residential building shall be located on its own lot except accessory dwelling units; provided, however, that apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of the subdivision and short plat code.

20.33.120 Performance standards.

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

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

equipment.

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

1. Building Design. All building sides facing public streets shall incorporate a substantive use of building elements, as approved by the city, to achieve a distinctive character. A recognizable base treatment of the wall consisting of thicker walls, ledges or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete or some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall. Building materials such as brick, stone, concrete, tile, steel, wood, and metal are required.

2. The climate in Centralia is such that in the summer months shade is preferred, and in the winter months protection from the rain and wind is necessary. Therefore, at least thirty percent of the horizontal length of the front walkway or facade shall be covered with awnings, porticos, arcades, or some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.

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

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

5. New and/or extensively remodeled buildings (over fifty percent of the taxable value based on the most recent Lewis County PATS system) will be required to conform to these requirements and performance standards.

20.33.130 Addition of dwelling units in existing buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20.33.140 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.

20.33.150 Street improvements.

For all developments with a duplex, triplex, four-plex, or multiple family dwellings 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 (l).

20.33.160 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.

20.33.170 Accessory dwelling units.

A. Up to two accessory dwelling units may be created on a single lot in the LBD zoning district. 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. Accessory dwelling units shall connect to all city utilities.

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.

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.

Chapter 20.40
M-1 LIGHT INDUSTRIAL DISTRICT

Sections:

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

20.40.010 Intent.

It is the intent of this chapter to:

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

20.40.020 Permitted uses.

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

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

20.40.030 Prohibited uses.

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

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

20.40.040 Environmental performance standards.

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

20.40.050 Site requirements.

Minimum site requirements shall be as follows:

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A. Lot area: no minimum;

B. Lot width: no minimum;

C. Front yard setback: twenty feet;

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

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

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

G. Corner yard setback: fifteen feet; and

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

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

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

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

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

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

20.40.060 Building allowance.

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

Maximum building height shall be as follows:

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

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

20.40.070 Off-street parking.

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

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

20.40.080 Landscaping, buffering, fencing and solid waste receptacles.

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

20.40.090 Design and development guidelines.

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

20.40.100 Site plan review.

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

20.40.110 Development review.

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

20.40.120 Development standards.

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

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

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

Chapter 20.42
M-2 INDUSTRIAL DISTRICT

Sections:

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

20.42.010 Intent.

It is the intent of this chapter to:

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

20.42.020 Permitted uses.

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

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

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

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

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

20.42.030 Prohibited uses.

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

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

20.42.040 Environmental performance standards.

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

20.42.050 Minimum site requirements.

Minimum site requirements shall be as follows:

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

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

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

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

G. Corner yard setback: fifteen feet; and

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

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

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

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

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

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

20.42.060 Building limitations.

Maximum building requirements shall be as follows:

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

Maximum building requirements shall be as follows:

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

20.42.070 Off-street parking.

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

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

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

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

20.42.090 Design and development guidelines.

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

20.42.100 Site plan review.

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

20.42.110 Development review.

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

20.42.120 Development standards.

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

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

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

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

Sections:

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

20.46.010 Intent.

It is the intent of this chapter to:

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

20.46.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
 - 1. Signs. See Chapter [18.24](#) CMC;
 - 2. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like;
 - 3. ~~Wireless communication facilities (WCFs) are subject to the following standards:~~
 - a. ~~Lot Size. The minimum lot size requirement shall be two acres.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20.46.030 Prohibited uses.

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

20.46.040 Development standards.

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

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

20.46.050 Site area.

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

20.46.060 Building limitations.

Maximum building height shall be as follows:

To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 60 feet. (For example, where the PF zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the PF zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 60 feet.) Where the PF zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

Height and site coverage shall be as follows:

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

20.46.070 Design and development guidelines.

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

20.46.080 Setback requirements.

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

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

20.46.090 Off-street parking.

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

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

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

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

20.46.110 Site plan review.

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

Chapter 20.48
PARKS AND OPEN SPACE DISTRICT

Sections:

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

20.48.010 Intent.

It is the intent of this chapter to:

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

20.48.020 Permitted uses.

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

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

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

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

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

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

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

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

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

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

C. Conditional uses as provided in Chapter 20.67 CMC.

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

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

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

a. The proposed use is appropriate in this area;

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

20.48.030 Prohibited uses.

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

20.48.040 Development standards.

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

20.48.050 Site area.

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

20.48.060 Building limitations.

Maximum building height shall be as follows:

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

20.48.070 Design and development guidelines.

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

20.48.080 Setback requirements.

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

20.48.090 Off-street parking.

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

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

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

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

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

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

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

20.48.110 Site plan review.

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

Chapter 20.50

LANDSCAPING, BUFFERING, FENCING, AND SOLID WASTE RECEPTACLES

Sections:

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

20.50.010 Purpose.

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

20.50.020 Chapter application.

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

20.50.030 General landscaping requirements.

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

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

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

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

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

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

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

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

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

I. Tree and Shrub Standards.

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

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

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

20.50.040 Landscape installation and maintenance requirements.

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

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

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

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

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

20.50.050 Zoning district landscaping regulations.

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

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

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

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

B. Commercial and Health Services Districts.

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

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

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

C. Industrial **and Port Master Plan** Districts.

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

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

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

20.50.060 Accessory structures—Fences, walls and hedges.

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

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

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

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

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

1. Interior Lots. Front Yard – Four feet (4'), Side Yard – six feet (6'), Rear Yard – six feet (6')
2. Corner Lots. Front Yard (direction of front door) – Four feet (4'), Corner Side Yard – four feet (4') in the required setback, Interior Side Yard – six feet (6'), Rear Yard – six feet (6')
3. Double Frontage Lots. Where lots have double frontages, the designated rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least twenty feet (20') from the property line.
4. Vision clearance areas on corner lots and alleys are required for all fences, walls, hedges or vegetation as per CMC 18.10.030, Design and Development Guidelines manual.

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

1. Interior Lots. Front Yard – Four feet (4'), Side Yard – six feet (6'), Rear Yard – six feet (6')
2. Corner Lots. Front Yard (direction of front door) – Four feet (4'), Corner Side Yard – four feet (4') in the required setback, Interior Side Yard – six feet (6'), Rear Yard – six feet (6')
3. Double Frontage Lots. Where lots have double frontages, the designated rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least twenty feet (20') from the property line.
4. Vision clearance areas on corner lots and alleys are required for all fences, walls, hedges or vegetation as per CMC 18.10.030, Design and Development Guidelines manual.
5. The sight plan review committee can grant an exception for fence height up to 2 feet (8'-feet total) for non-sight obscuring fencing (ex. fencing for parking lot or storage area for security).

C. Fencing Standards.

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

5. Where elevations are different on either side of the fence, wall or hedge the maximum height shall be measured from the higher elevation; provided, that higher elevation is level or increases for a distance of at least three feet from the fence.
6. Materials used for fencing may be wood, concrete, stone, steel, wrought iron, chainlink, or similar materials.
7. Maintenance – all fencing shall be kept in good repair, maintained, and free of graffiti.
8. It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence in residential zoning districts. Barbed wire, electric fencing, or other agricultural fencing may be used on properties larger than three acres and be used for agricultural purposes only.
9. It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City.
10. Barb wire fencing may be utilized in the C-1, M-1, M-2, and PMP Zoning Districts for security purposes two feet above a six-foot fence and inwards towards the use it is protecting. Public utilities may also use barb wire fencing meeting the same requirements in all city zones.

D. Exceptions

1. Temporary construction fences installed to protect the public from injury during construction or to maintain security for development (a permit must be obtained for these, and they must be removed at completion of construction);
2. Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or
3. Fence or netting used to block balls for uses such as tennis or sports courts, may go to a maximum of fifteen feet (15') high if the fence/net or a combination is set back a minimum of ten feet from all property lines and has no lighting that shines on an adjacent property.
4. Soundwalls - When sound walls are required to mitigate sound impacts for properties located adjacent to a railroad right-of-way, state highway, interstate, or where residential abuts commercial or industrial properties, the Community Development Director may approve a sound wall which exceeds the six-foot height limit up to maximum of 8' if the following criteria are met:
 - a. Landscaping. Exterior walls facing a street or highway shall be landscaped with groundcover, shrubs, vines, mounds and trees such that at least 50% of the height of the wall shall be screened from the adjacent public street within 2 years.
 - b. Type of Wall. Walls shall be constructed of graffiti-resistant solid brick or other material that requires minimum maintenance. A textured surface treatment that is compatible with and appropriate to the area for which it is proposed shall be provided.
 - c. Walls between properties. All property owners shall agree on the height and type of wall prior to approval from the City.
 - d. Height of Walls. Walls may exceed 8' in height, to a maximum of 12', provided they are adjacent to a public right-of-way as outlined above, and based on an approved noise study prepared by a licensed acoustical engineer that demonstrates the additional height is necessary in order to reduce noise levels at the property line to 65 dBA. An approved noise study shall include an analysis of potential impacts of sound transfer as a result of the construction of a proposed wall.
 - e. The Community Development Director may deny a request for a sound wall if it is determined that the proposed height and/or materials of the wall would not be in keeping with the visual character of surrounding properties, or that such placement would create a threat to public health and safety.

20.50.070 Solid waste receptacles.

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

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

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

Chapter 20.60 PLANNED UNIT DEVELOPMENT

Sections:

- [20.60.010 Intent.](#)
- [20.60.020 Definitions.](#)
- [20.60.030 Where permitted.](#)
- [20.60.040 Types of uses permitted.](#)
- [20.60.050 Relationship to other ordinance provisions.](#)
- [20.60.060 Development standards—Generally.](#)
- [20.60.070 Relationship of PUD site to adjacent areas.](#)
- [20.60.080 Site acreage.](#)
- [20.60.090 Access to public right-of-way.](#)
- [20.60.100 Lot size.](#)
- [20.60.110 Setback and side yard requirements.](#)
- [20.60.115 Minimum porch size and building height requirements.](#)
- [20.60.120 Off-street parking.](#)
- [20.60.130 Secondary use limitations.](#)
- [20.60.140 Design standards.](#)
- [20.60.145 Modification of permitted densities—Bonus density.](#)
- [20.60.150 Preliminary review and approval—Application—Eligibility and procedure.](#)
- [20.60.160 Preliminary review and approval—Application—Required documentation.](#)
- [20.60.170 Final approval—Application—Filing time limitation.](#)
- [20.60.180 Final review and approval—Application—Partial PUD area.](#)
- [20.60.190 Final review and approval—Application—Required documentation.](#)
- [20.60.200 Permit issuance.](#)
- [20.60.210 Adjustments.](#)
- [20.60.230 Duration of control.](#)
- [20.60.240 Parties bound.](#)
- [20.60.250 Commencement of construction.](#)

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, brushes 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 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.—Deed Restriction. The applicant shall submit with the permit application provided by the city a signed, notarized affidavit that the community development department shall record with the Lewis County auditor containing the following:
 - a.—Certification that the temporary dwelling is necessary to provide daily care, as defined in CMC 20.06.265;
 - b.—Certification that the primary provider of such daily care will reside on site;
 - c.—Certification that the applicant understands the temporary nature of the permit, subject to the limitations outlined in subsections (B) and (C) of this section;
 - d.—Certification that the physician's signature is both current and valid; and
 - e.—Certification signed by a physician that a resident of the subject property requires daily care, as defined in CMC 20.06.265;

~~d.—Certification signed by a physician that a resident of the subject property requires daily care, as defined in GMC 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;~~

~~3.—A site plan showing the size and boundaries of the lot, tract or parcel; the location of all existing buildings; and the proposed location of the temporary dwelling;~~

~~4.—A description and/or photograph of the proposed temporary dwelling;~~

~~5.—Documentation of approved water supply and sewage disposal system by the appropriate government agency;~~

~~6.—Original documents of certifications listed in subsections (A)(4)(a) through (e) of this section;~~

~~7.—Applications shall be reviewed and may be approved by the community development director as a Type 2 application with public notification and a fourteen-day appeal period. Permits for medical hardships shall be effective for twelve months. Extensions of the temporary hardship permit may be approved in twelve-month increments subject to demonstration of continuing medical hardship and a safety inspection in accordance with the procedures and standards set forth in subsection (A) of this section. The extension will require a fee of fifty dollars to cover review of recertification and safety inspection of recreational vehicle installation. Appeals of the community development director's decision shall be heard by the hearing examiner.~~

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

~~1.—The expiration of the temporary permit; or~~

~~2.—The cessation of provision of daily care.~~

~~If the recreational vehicle continues to be used as a residence in violation of this section and the city finds it necessary to take legal action to enforce the title, the property owner shall pay all court costs and legal fees required for enforcement. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2171 § 1, 2006):~~

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

~~A.—A temporary placement permit may be issued to utilize a recreational vehicle as a temporary dwelling unit by the property owner only, provided:~~

~~1.—The recreational vehicle shall meet the setback, height, building footprint, and lot coverage provisions of the applicable zone;~~

~~2.—The temporary recreational vehicle shall be no more than ten years old and shall pass a setup and safety inspection performed by the building department to ensure that the recreational vehicle is properly installed, safe for habitation and that it has adequate external lighting and access to accommodate emergency services;~~

~~3.—There shall be an active, approved building permit for the construction or rehabilitation of a residence on the parcel where the temporary recreational vehicle is to be located, and progress shall be ongoing in the construction or rehabilitation of the permanent residential structure;~~

~~4.—The recreational vehicle shall be connected to water, sewer/septic and electrical services that will be or are being utilized by the permanent residential structure, and the recreational vehicle shall not be located on the property and used as a temporary residence until these services are connected;~~

~~5.—This section does not supersede area conditions, covenants and restrictions;~~

~~6.—There shall be no rent charged to the occupant of this temporary use.~~

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

~~1.—A completed application form—the form to be provided by the city;~~

~~2.—An application fee of two hundred dollars to cover the cost of administration, inspections and notification of adjacent property owners;~~

~~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 20.69

HOME OCCUPATIONS

Sections:

[20.69.010 Intent.](#)

[20.69.020 Defined.](#)

[20.69.030 General requirements.](#)

[20.69.040 Permitted where.](#)

[20.69.050 Violations and complaints.](#)

20.69.010 Intent.

It is the intent of this chapter to:

- A. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal/family income;
- B. Protect residential areas from potential adverse impact of activities defined as home occupations;
- C. Establish criteria and development standards for the use of residential structures or dwelling units for home occupations. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.69.020 Defined.

“Home occupation” means any activity conducted for financial gain or profit in a dwelling unit, and which activity is not generally or customarily characteristic of activities for which dwelling units are intended or designed; such activity is clearly incidental or secondary to the residential use of a dwelling unit; and is conducted only by persons residing in the dwelling unit. The dwelling unit must be the primary place of residence for the person conducting the home occupation. The residential character of the building is maintained and the home occupation is conducted in such a manner as to not give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term. It does not infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes for which the residential zone was created and primarily intended. A garage sale is not defined as a home occupation. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.69.030 General requirements.

- A. Home occupations shall occupy not more than twenty-five percent of the total floor area of the residence. In no event shall such occupancy exceed four hundred square feet.

- B. Home occupations shall not include the following: barber shop, beauty shop or real estate office.
- C. Home occupations may be conducted in an accessory building and can exceed the 400 square feet requirement.
- D. Any occupation which may produce waste products of a quality or quantity not normally associated with residential use shall not qualify as a home occupation.
- E. Home occupations shall comply with all other local, state or federal regulations pertinent to the activity pursued, and the requirements or permission granted or implied by this chapter shall not be construed as an exemption from such regulations.
- F. Vehicle or appliance repair, alteration or rebuilding shall not be permitted as a home occupation.
- G. Any person engaging in a home occupation shall register as a business under Chapter 5.01 CMC.
- H. Home occupations shall emit no noise, air pollutants, waste products or other effects detrimental to the environment or the neighborhood beyond those normally emanating from residential use.
- I. Parking of customers' or clients' vehicles shall create no hazard or unusual congestion. (Ord. 2504 § 1, 2022; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.69.040 Permitted where.

- A. Home occupations are permitted in any ~~residential~~ district; provided, that:
 - 1. No exterior structural alterations are made to accommodate the occupation;
 - 2. No merchandise or stock-in-trade is sold, stored or displayed on any exterior portion of the premises;
 - 3. No equipment or material is stored, altered or repaired on any exterior portion of the premises;
 - 4. No person or persons other than bona fide residents of the dwelling unit are employed in the home occupation.
- B. A home occupation which fails to comply with all the preceding provisions shall require a conditional use permit. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.69.050 Violations and complaints.

A. The enforcing officer shall be responsible for the enforcement of this chapter and for the correction of any violations.

B. The enforcing officer shall act on his own initiative when violations are detected or suspected by him; and shall take appropriate investigative and corrective actions, when warranted, if a complaint is filed in writing by any person who feels aggrieved or damaged by such alleged violation. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

Chapter 20.72 OFF-STREET PARKING AND LOADING

Sections:

~~20.72.005 Policy.~~

20.72.010 Intent.

20.72.015 Change of use, alteration, expansion or enlargement.

20.72.020 General requirements.

20.72.030 Minimum requirements.

20.72.040 Off-street loading.

20.72.045 Landscaping, buffering, fencing and solid waste receptacles.

20.72.050 Development standards.

~~20.72.005 Policy.~~

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

20.72.010 Intent.

It is the intent of this chapter to:

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

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

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

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

~~2. Controlling access to sites;~~

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

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

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

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

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

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

1. Controlling access to sites; and

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

D. Enhance safety for pedestrians and motor vehicle operators;

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

20.72.015 Change of use, alteration, expansion or enlargement.

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

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

20.72.020 General requirements.

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

1. When a new residential, commercial, industrial, or other building is erected that requires parking.
2. When a legally established existing structure is remodeled or enlarged on a legally established site, it shall be exempt from providing additional off-street parking provided that the structure is not enlarged, extended, or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of the chapter.
 - a. In residential structures, alterations that do not increase the number of dwelling units are exempt.
3. When a commercial building that is partially or completely altered for residential uses it shall be required to retain all existing parking stalls to satisfy the parking requirements as per RCW 35.21.990 and RCW 36.70A.622.
4. When a use is changed to one requiring more or less parking or loading spaces it must comply with parking requirements. Except, when a new use of an existing building requires a similar amount of parking as the previous use (within 10% or 5 spaces, whichever is greater) regardless of

the number of existing spaces onsite. A change of use exceeding this will require additional vehicular and bicycle parking. This also includes all occupied accessory structures.

5. When the number of stalls in an existing parking lot is decreased or increased by twenty-five (25) percent or 6 stalls, whichever is less. Only those stalls and areas proposed to be added or removed shall be subject to the provisions of this Chapter. (Note: proposed expansions of existing parking lots not subject to the minimum parking requirements of this Chapter).

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

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

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

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

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

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

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

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

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

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

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

~~Exception:~~

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

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

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

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

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

P. Parking spaces and driveways located in residential, commercial, and industrial zones shall be a hard surface approved by the city, such as concrete, asphalt, paving blocks, grass block pavers, or turf stone. All such areas must meet the current adopted city of Centralia design and development guidelines. Asphalt must be installed in the right-of-way unless existing curb, gutter and sidewalks are concrete. Other hard surface materials may be used on private property, as approved by the city engineer.

1. Residentially zoned lots that are serviced by a preexisting gravel road shall have the option of using an all-weather surface material for the driveway only. All-weather surfacing may include gravel, slag, or similar materials. Parking areas (twenty feet in front of the garage and the interior of the garage) shall be a hard-surface material. All-weather surfaced driveways shall be designed to not track material into the public right-of-way to the satisfaction of the city engineer.

2. Residentially zoned lots that are serviced by a hard surfaced road and a driveway of more than two hundred feet in length have the option of installing a hard surface driveway for the first two hundred feet only, as approved by the city engineer. The remaining length up to two hundred feet in front of the garage may be of an all-weather hard surface such as gravel, slag, or similar material. Twenty feet in front of the garage and the interior of the garage must be a hard surface.

3. A request to qualify for an exception must be submitted in writing with a detailed construction plan. Exceptions must be reviewed and approved by the site plan review committee prior to installation.

4. Residential uses only legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces as per RCW 36.70A.622 (d).

(Ord. 2505 § 1, 2022; Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2395 § 14, 2017; Ord. 2209 § 2 (part), 2008; Ord. 2198 § 1 (part), 2007; Ord. 2024 § 1 (part), 1999; Ord. 1976 § 1, 1998; Ord. 1765 § 1 (part), 1992).

20.72.025 Shared and combined parking facilities.

A. Definitions and Processes.

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

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

a. When two or more land uses, or uses within a building or site, have different hours of operation (e.g., office and residential), such uses shall qualify for a shared parking. Required parking shall be based on the use that demands the greatest amount of parking.

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

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

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

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

in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

Such agreements shall:

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

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

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

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

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

20.72.030 Minimum requirements.

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

B. In all districts except the C-3 district, minimum off-street parking space, with adequate provision for ingress and egress to the street, in accordance with this chapter, shall be provided to accommodate new structures, enlarging, moving or increasing dwelling units, commercial or industrial floor space, or increasing seating facilities. Parking in the C-3 district may be provided on the ground floor of a building but shall be behind the required commercial uses or on the side of a building. Parking lots in the C-3 district shall be accessed from an alley if feasible.

C. Residential parking space dimensions. According to RCW 36.70A.622 (e) Parking spaces may not be required to exceed eight (8) feet by twenty (20) feet, except for required parking for people with disabilities. All other uses nine (9) feet by twenty (20) feet except for ADA parking.

D. E. Residential Uses.

Residential: Single-family dwellings, manufactured homes, mobile homes	2:dwelling unit – 2 covered in a minimum of a 20-ft. by 20-ft. garage; parking is not permitted in the front or side setbacks
Residential: Duplexes, twinhomes, townhomes	2:dwelling unit; parking is not permitted in the front or side setbacks
Residential: Triplexes, fourplexes	2:dwelling unit; parking is not permitted in the front or side setbacks

Residential: Multiple-family dwellings	2:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks
Residential: studio apartments, efficiency dwelling units, or single-room housing	1:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks
<u>Residential: Co-living</u>	<u>.25: per sleeping unit; parking is not permitted in the front or side setbacks</u>
<u>Residential: Affordable housing projects</u>	<u>½ parking space per unit; except ADA units where a full stall is required per ADA requirements; must meet CMC 20.04.150</u>
Assisted living housing intended for the exclusive use of, and occupied by, senior citizens	1 space for every 3 dwelling units, plus 1 additional space per 5 dwelling units and 1 space for each employee on shift
Mobile home parks, manufactured home parks, manufactured home subdivisions, and PUDs that consist entirely of manufactured homes	2:dwelling unit; in mobile home parks, parking spaces in excess of 1 per dwelling unit may be grouped in shared uncovered parking areas
Accessory dwelling units	1:dwelling unit; this space is in addition to the required parking for the primary residence; parking is not permitted in the front or side setbacks
Emergency housing/homeless housing, up to 6 occupants	2:unit
Emergency housing/homeless housing, 7 or more occupants	1.5:unit or 0.5 per 1,000 sq. ft. whichever is more plus 1 space for each employee on shift
Emergency shelters	0.5 per 1,000 sq. ft. plus 1 space for each employee on shift
Permanent supportive housing	1.5:unit
<u>Senior citizen apartments in multi-family buildings</u>	<u>To be determined by a parking study or 2:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks</u>
Transitional housing	1.5:unit

E Commercial, Industrial and Other Nonresidential Uses.

USE	MINIMUM NUMBER OF SPACES Square feet shall mean the gross floor area (GFA) of the building
Auditoriums, public assembly, private clubs, health clubs, theaters	1:100 sq. ft. or 1:5 seats

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

USE	MINIMUM NUMBER OF SPACES Square feet shall mean the gross floor area (GFA) of the building
Industrial uses - Manufacturing/assembly/distribution/warehousing/wholesale	1:employee on the highest shift; plus one sq. ft. parking per sq. ft. of display/retail gross floor area; plus one space for each vehicle <u>or truck</u> owned, leased or operated by the company
Kennels/veterinarians	1:600 sq. ft.
Libraries	1:200 sq. ft.
Mixed occupancies/uses (different uses in the same building or sharing a lot)	The total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately
Mobile homes	2:unit
Mortuaries	1:50 sq. ft. of assembly room area
Motels/hotels	1:room
Restaurants/cocktail lounges	1:200 sq. ft.
Banquet/meeting rooms	1:200 sq. ft.
Nursery schools/day care centers	1:employee + 2 visitor spaces + sufficient drop-off/pick-up space to be determined by the planner
Nursing homes/retirement homes	1:3 residents plus 1 per employee
Offices: general/professional	1:300 sq. ft.
Offices: medical/dental	1:200 sq. ft.
Parks, open space	Based on anticipated parking demand
Personal services	1:200 sq. ft.
Recreation facilities: Batting cages	1:cage
Miniature golf courses	2:hole
Recycling centers	1:500 sq. ft. of enclosed area
Repair services (bikes, appliances, etc.)	1:300 sq. ft.
Restaurants—Fast food/drive-thru	1:100 sq. ft. plus 6 stacking spaces for drive-thru
Restaurants—Freestanding	1:100 sq. ft.

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

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

20.72.040 Off-street loading.

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

Total Gross Floor Area of Building(s)	Space Required
Less than 5,000 sq. ft.	1
5,000 sq. ft. to 25,000 sq. ft.	2

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

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

20.72.045 Landscaping, buffering, fencing and solid waste receptacles.

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

20.72.047 Maintenance

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

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

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

20.72.050 Development standards.

A. Parking lot construction shall comply with standards set forth by the Centralia Design and Development Guidelines ~~public works department~~.

B. Parking area design shall include:

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

2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing ~~five~~ four or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
3. Parking Spaces—Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in the Centralia Design and Development Guidelines Figures 20.72.050(B)(1), (2) and (3).
4. Small Car Parking Spaces. In all parking facilities containing twenty-five or more parking spaces, a maximum of twenty-five percent of the required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation, "Compacts Only." Spaces designed for small cars may be reduced in size to a minimum of seven and one-half feet in width and fifteen feet in length. Where feasible, all small cars shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.
5. Setback of Buildings from Public Right-of-Way in the Urban Growth Area.
 - a. When parking is not to be provided between the building and the right-of-way line, the building setback shall be:
 - i. Forty-five feet from the centerline of the right-of-way; or
 - ii. Half the right-of-way width plus fifteen feet, whichever is greater.
 - b. When parking is to be provided between the building and the right-of-way, the building setback shall be:
 - i. Forty-five feet (five feet is for planted buffer strip along right-of-way line) from the centerline of the right-of-way; or
 - ii. Half the right-of-way width plus five feet (five feet is for planted buffer strip along right-of-way line), whichever is greater; plus
 - iii. The distance needed for appropriate parking and internal circulation as shown in the design standards of this section.
6. Paving. All vehicular maneuvering and parking areas, including but not limited to off-street parking areas, truck and mobile equipment loading, unloading, storage and maneuvering areas, and related accesses to and from public right-of-way, shall be paved with asphalt, concrete, or equivalent material including grass block pavers.

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

- a. Areas used only for the storage and operation of heavy equipment, tracked vehicles, trucks and other large-tire vehicles as well as storage of large items unsuitable or unnecessary to store within a structure and where such areas are not generally used for regular deliveries or access by the general public. All such areas must be fenced with a

six-foot chain link fence and contain a twenty-five-foot asphalt or concrete apron for any and all access points to the public right-of-way; and

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

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

ALL DRAWINGS TO BE MOVED TO DESIGN AND DEVELOPMENT GUIDELINES

Chapter 20.84 SITE PLAN REVIEW

Sections:

- [20.84.010 Intent.](#)
- [20.84.020 Site plan review, when required—Committee membership.](#)
- [20.84.030 Review by the site plan review committee \(SPRC\).](#)
- [20.84.040 Appeals.](#)
- [20.84.050 Contents of application.](#)
- [20.84.060 Additional information for review.](#)
- [20.84.070 Amendment of site plan.](#)
- [20.84.080 Performance bond.](#)
- [20.84.090 Duration of approval.](#)
- [20.84.100 Fees.](#)

20.84.010 Intent.

It is the specific intent of this chapter to assure:

- A. That orderly growth and development is accomplished through a review process;
- B. That the developer/applicant is provided with all necessary information on city requirements and standards;
- C. That in the case of complex developments, all levels of city government have participated in the review process. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.84.020 Site plan review, when required—Committee membership.

A. Site plan review and approval shall be required prior to the initial or additional use of land or activity, where city services will be provided within the boundaries of the Centralia city limits and as per the Lewis County Interlocal agreement for the Urban Growth Area comprehensive plan. Specifically:

1. The construction or location of any building with ~~in which~~ two or more residential dwelling units ~~would be contained~~;
2. The construction or location of any public, commercial or industrial building;
3. Annexations;
4. Zoning Ordinance Amendments (map and text) ~~Rezoning~~;
5. Subdivisions, short and long;
6. Comprehensive plan amendments (map and text);
7. Site Plans;
8. Condition Use Permits;
9. Accessory dwelling units;
10. Final approvals of construction drawings;
11. As required by this zoning code.

B. Prior to applying for site plan review, a developer may file with the SPRC a summary site plan or proposal, with adequate copies, which shall contain in a rough and approximate manner all the information required in the site plan application. The purpose of the summary site plan is to enable a developer filing the plan to obtain the advice of the SPRC as to applicability of the intent, standards and provisions of this chapter to the plan. After filing of a summary site plan, the SPRC shall make available to the developer its written advice regarding the compatibility of the preliminary site plan with the intent, standards and provisions of this chapter. This preliminary advice is not to be construed as an approval or disapproval outright of the proposal.

C. An application, in completed form, shall be filed for site plan review and approval with the department of ~~public works~~ community development department. An application shall not be in completed form under this section if it fails to contain any of the information and material required under CMC 20.84.060.

D. The site plan review committee shall consist of the following members: the director of community development, the city manager, the building official, ~~and~~ the water/wastewater utilities administrator, the city light director, the city engineer, the fire chief, police chief, city attorney or their designee. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.84.030 Review by the site plan review committee (SPRC).

A. The SPRC shall approve, disapprove or approve with conditions any site plan submitted in compliance with Chapter 20.02 CMC. The action taken by the SPRC members shall include recommended actions in subsequent permits or approvals relative to their department and may will be submitted to the building official for subsequent action on the building permit application. An applicant can request a preliminary site plan review with the understanding that the committee response is advisory in nature and is not intended to be construed as final approval.

B. The SPRC shall review a project identified in CMC 20.84.020 site plan and approve, or approve with conditions, or disapprove. Projects shall site plans which conform to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances. ~~The SPRC shall make the determination of complete application to the applicant as required in Chapter 20.02 CMC and shall make a determination of consistency in accordance with Chapter 20.02 CMC on projects that require SPRC approval.~~ Whenever the SPRC disapproves of a site plan, it shall set forth in writing the findings which shall specify the particular standards, provisions and policies to which the site plan fails to conform and the reasons why it fails to conform.

C. The decision of the SPRC shall be final unless appealed in accordance with Chapter 20.02 CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2147 § 22, 2005: Ord. 2024 § 1 (part), 1999).

20.84.040 Appeals.

A. The hearing examiner shall not approve or disapprove a site plan or proposal different from that approved or disapproved by the SPRC. The intent of this section is to ensure that the hearing examiner and the SPRC make decisions based on the same set of plans or proposal. If the hearing examiner receives a site plan or proposal different from that considered by the SPRC, the site plan or proposal shall be referred back to the SPRC for further consideration.

B. The hearing examiner shall hear site plan applications referred or appealed to the hearing examiner and approve, or approve with conditions, site plans which conform to the standards, provisions and policies of the city as expressed in its various plans and ordinances. Similarly, the hearing examiner shall disapprove site plans which do not conform to such standards, provisions and policies. (Ord. 2209 § 2 (part), 2008: Ord. 2147 § 23, 2005: Ord. 2024 § 1 (part), 1999).

20.84.050 Contents of application.

Each application furnished by the ~~building community development department~~ for site plan review shall contain the following information in clear and intelligible form:

A. The title and location of the proposed development, tax parcel number, address, if any, together with the names, addresses and telephone numbers of the owner or owners of record of the land and of the applicant, and, if applicable, the names, addresses and telephone numbers of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;

B. The proposed use or uses of the land and buildings;

C. ~~Nine~~ One digital copy ~~copies~~ of a site plan drawing or drawings at a scale of not less than one inch for each fifty feet which shall include or show:

1. The location of all existing and proposed structures including, but not limited to, buildings, fences, culverts, bridges, roads and streets on the subject property;
2. The boundaries of the property proposed to be developed;
3. All proposed and existing buildings and setback lines;
4. All areas, if any, to be preserved as buffers or to be dedicated to a public, private or community use or for open space under the provisions of this or any other city ordinance, information regarding percentage of area covered, location and general types of landscaping. Landscaping shall be designed and installed to define, soften or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping the grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, groundcover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner;
5. All existing and proposed or needed easements;
6. The locations of all existing and proposed utility structures (including cross-connection devices) and lines;
7. The stormwater drainage systems for existing and proposed structures;

8. All means of vehicular and pedestrian ingress and egress to and from the site and the size and location of driveways, streets and roads;
 9. The location and design of off-street parking areas showing their size and locations of internal circulation and parking spaces;
 10. The location of all loading spaces including, but not limited to, loading platforms and loading docks where trucks will load and unload;
 11. ~~Location and area, in square feet, of all designs;~~
- D. The SPRC may require a map or maps which delineate contours, both existing and proposed, at intervals of two feet, and which locate existing lakes, streams and forested areas;
- E. The existing zoning district of the proposed development site and any other zoning district within two hundred feet of the site;
- F. All special districts including, but not limited to, fire, school and water districts, in which the proposed development shall be located and all such districts within two hundred feet of the proposed development;
- G. The proposed number of square feet in paved or covered surfaces, whether covered by buildings, driveways, parking lots, or any other structure covering land; and the total amount of square feet in the entire proposed development site;
- H. The proposed number of dwelling units and number of bedrooms in the development;
- I. The proposed number of square feet in gross floor area for each commercial and industrial use;
- J. A description of each proposed commercial and industrial use;
- K. ~~The written recommendations of the water and wastewater utilities department, the building department, public works department including solid waste utility management, police and fire departments or any other city department affected as to any portion of the site plan application covering areas within their respective jurisdictions. The written recommendations shall be furnished to the applicant within ten working days after receipt of the application;~~
- ~~L.~~ Any additional information required for subdivisions, short subdivisions, mineral resource lands, critical areas and any infrastructure designs necessary to assure consistency with the requirements of the city of Centralia. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.84.060 Additional information for review.

The SPRC, community development or hearing examiner may require the applicant to submit any additional information or material which it finds is necessary for the proper review and hearing of the application. (Ord. 2209 § 2 (part), 2008: Ord. 2147 § 24, 2005: Ord. 2024 § 1 (part), 1999).

20.84.070 Amendment of site plan.

An approved site plan may be amended by the same procedures provided under this title for original site plan approval. (Ord. 2209 § 2 (part), 2008: Ord. 2147 § 25, 2005: Ord. 2024 § 1 (part), 1999).

20.84.080 Performance bond.

It may require as a condition of approval of a site plan that the applicant furnish a performance bond to the city to secure the applicant's obligation to complete the provisions and conditions of the site plan as approved. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.84.090 Duration of approval.

A. Approval of the site plan shall be effective for six months from the date of approval by the site plan review committee. During this time, the terms and conditions upon which approval was given will not change. If application for a building permit is not made within the six-month period, the approval shall automatically terminate.

B. However, upon the application of the owner or representative, the site plan review committee may extend the approval period for a six-month time period, with an additional six-month period if deemed appropriate by the committee, unless since the initial approval substantive change has been made in the regulations, ordinances, requirements, policies or standards which impact the site.

C. Knowledge of expiration date and initiation of a request for extension of approval time is the responsibility of the applicant. The city shall not be held responsible for notification of expirations, although it may notify the applicant of date of expiration. All requests for additional time must be submitted to the building department prior to expiration or site plan approval. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.84.100 Fees.

Fees shall be ~~as required in the~~ as per the adopted Master Fee Schedule Chapter 20.99 CMC, Fees. (~~Ord. 2209 § 2 (part), 2008: 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

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

~~(Ord. 2456 § 10, 2020).~~