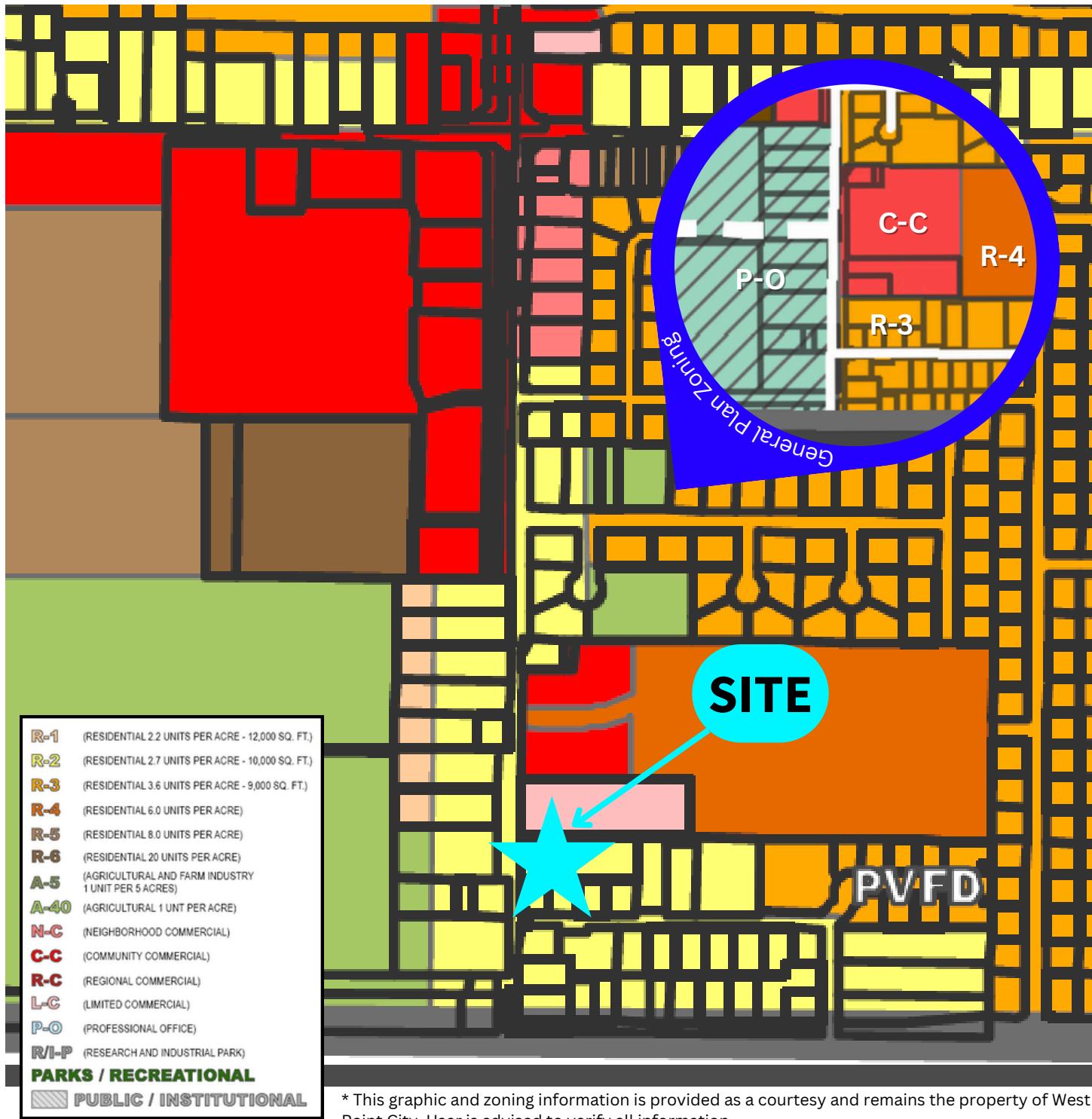


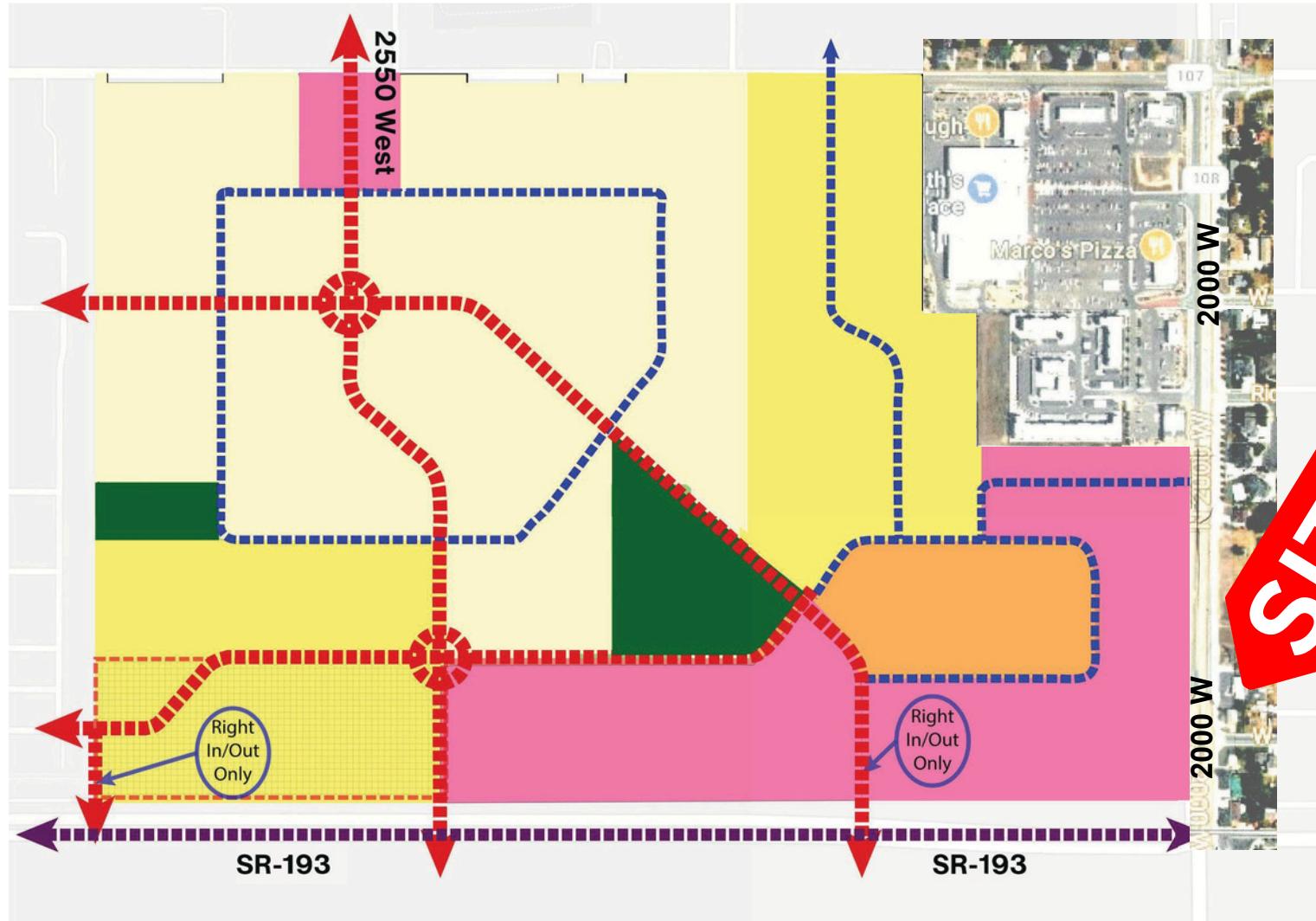
West Point City Zoning



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West Point City Planning

Final Scenario of the Commercial Core Small Area Plan



Land Use Types

- Large Lot SF Detached
- Small Lot SF Detached
- Multifamily Residential
- Low Strip Commercial
- Parks & Recreation

STATISTIC	AMOUNT
Population (growth)	1,912
Dwelling Units	674
Units by Type	<ul style="list-style-type: none"> Single Family Large lot - 258 Single Family Small Lot - 314 Multifamily- 169
Jobs Created	1,359
Jobs By Sector	<ul style="list-style-type: none"> Retail - 1,163 Office - 196

LAND USE TYPE	ACREAGE
Lot Single Family	86.00
Small Lot Single Family	52.32
Multifamily	8.46
Strip Commercial	42.52
Parks & Rec	10.37

LAND USE TYPE	DENSITIES
Large Lot Single Family	Up to 3 per acre
Small Lot Single Family	Up to 6 per acre
Apartments	Up to 20 per acre

Final Scenario

Commercial Core & Main Street Small Areas

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LAND USE ZONES	A-5	A-40	A-20	R-1	R-2	R-3	R-5	R-6	R-4	P-O	L-C	N-C	C-C	R-C	R/I-P
Agricultural Uses															
1. Agriculture – Crop Production	P	P	P	P	P	P	P	P	P			P	P	P	P
2. Intensive Commercial Agricultural Operations	AC	AC													
3. Farm Animals	P	P	P	P	P	AC									
4. Accessory Building (small) up to 1,200 sq. ft.	P	P	P	P	P	P	P	P	P		P	P	P	P	P
5. Accessory Building (medium) 1,201 – 1,449 sq. ft. on a lot under 15,000 sq. ft.	AC	AC	AC	AC	AC	AC	AC	AC	AC		AC	AC	AC	AC	AC
6. Accessory Building (large) 1,5000 sq. ft. +	PC	PC	PC	PC	PC	PC	PC	PC	PC						
7. Accessory Building (side yard)	AC	AC	AC	AC	AC	AC	AC	AC	AC						
8. Animal Enclosures	P	P	P	AC	AC	AC									
9. Beekeeping (apiary)	P	P	P	P	P	P									
10. Kennels, Private > 2 Dogs	PC	PC	PC												
11. Agricultural Subdivision	P	P	P												
Residential Uses															
1. Dwelling, Single-Family	P	P	P	P	P	P	P	P	P						
2. Twin Home										P					
3. Minor Home Occupations (see WPCC 17.70.140)	AC	AC	AC	AC	AC	AC	AC	AC	AC						
4. Major Home Occupations (see WPCC 17.70.140)	PC	PC	PC	PC	PC	PC	PC	PC	PC						

7. Telecommunications Towers (see Chapter 17.90 WPCC for specific types), and Small Cell Installations.* *Monopole type only and only allowed on public property.					PC*	PC*	PC*	PC*	PC*	PC	PC		PC	PC	PC	PC
8. Public Utilities (including substations). Shops and Storage Yards, and Public Buildings	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
9. Public Water Reservoir/Public Storage Tank	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
10. Group Homes in Residential Structure	P	P	P	P	P	P	P	P	P							
Entertainment/Recreation Uses																
1. Golf Course (public and private)	P	P	P													
Automobile-Related Uses																
1. Convenience Store													PC	PC	PC	PC
2. Vehicle Repair, Limited												PC				
General Retail/Commercial/Hospitality																
1. Retail Shops/Services (under 10,000 sq. ft.)													PC	PC	PC	PC
2. Mid-Box Retail (10,001 – 80,000 sq. ft.)													PC	PC		
3. Big Box Retail (80,001 sq. ft. and larger)														PC		
4. Financial Institutions										PC			PC	PC	PC	PC
5. Restaurants, Bars, Including Fast Food										PC			PC	PC	PC	PC
6. Professional Offices, Business Medical/Dental/Optical										PC			PC	PC	PC	PC

17.60.090 R-2 residential zone.

A. *Purpose.* The purpose of the R-2 (residential) zone is to provide medium density single-family neighborhoods.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

C. *Development and Building Standards.*

1. *Subdivision Requirements.* In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter [17.130](#) WPCC.
2. *R-2 Lot Standards Tables.* The following standards apply to all buildings in the R-2 zone:

Lot Size and Minimum Dimensions	
Max. Density	2.7
Min. Lot Area (sq. ft.) First Dwelling Unit	10,000
Min. Frontage	85'
Minimum Average Frontage of All Lots (no more than three lots in a row shall be the min. lot width, the next lot must vary by a min. of five feet)	90'
Min. Depth	100'
Principal Structure	
Min. Front Yard Setback (min. setback can be used in either the front or the rear yard but not both)	25'/30'
Min. Front Yard Setback Arterial Street	(See WPCC 17.70.020)
Min. Side Yard Setback (one side)	10' (total of 20' for both sides)
Min. Side Yard Corner Lot	20'

Min. Side Yard Corner Lot Arterial Street	30'
Min. Rear Yard Setback (min. setback can be used in either the front or the rear yard but not both) (see WPCC 17.70.020 for encroachment standards)	25'/30'
Yard Exceptions	(See subsection (C)(3) of this section)
Min. and Max. Height	(See WPCC 17.70.020)
Min. Size of Dwelling	(See WPCC 17.70.020)
Accessory Buildings	
Animal Enclosures	(See WPCC 17.70.100)
Accessory Buildings	(See WPCC 17.70.030)
Accessory Dwelling Units	(See WPCC 17.70.060)
Fencing and Landscaping	
Fencing	(See WPCC 17.70.050)
Landscaping	(See WPCC 17.70.040)
Towers and Flagpoles	
Max. Height for Flagpoles	40'

3. *Front Yard Exceptions and Side Yard Modifications.*

a. Where the average depth of at least two existing front yards on lots within 100 feet of the lot in question and within the same block is less than the least front yard depth prescribed for said R-2 zone, the front yard of such lot may be reduced to the average depth of the existing front yards within 100 feet of the lot in question, or the average depth of existing front yards of the two lots immediately adjoining,

or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining, and facing on the same street as the lot in question.

b. A side yard along the side street lot line of a corner lot, which abuts in the rear the side lot line of another lot in an R-2 zone, shall have a width of not less than one-half of the required depth of the front yard on such other lot fronting the side street.

D. *Related Provisions.* Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Uses.

Chapter [17.70](#) WPCC, General Regulations.

WPCC [17.70.100](#), Farm animal regulations.

WPCC [17.70.140](#), Home occupations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivision and Development Standards. [Ord. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

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17.60.100 R-3 residential zone.

A. *Purpose.* The purpose of the R-3 (residential) zone is to provide medium density single-family neighborhoods on smaller lot sizes.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited. All uses listed in the use table and that require a building permit shall also require a site plan application.

C. *Development and Building Standards.*

1. *Subdivision Requirements.* In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter [17.130](#) WPCC.

2. *R-3 Lot Standards Tables.* The following standards apply to all buildings in the R-3 zone:

Lot Size	
Max. Density	3.6
Min. Lot Area (sq. ft.) First Dwelling Unit	9,000
Min. Frontage	85'
Min. Depth	100'
Principal Structure	
Min. Front Yard Setback (min. setback can be used in either the front or the rear yard but not both)	25'/30'
Min. Front Yard Setback Arterial Street	40'
Min. Side Yard Setback (one side)	8' (total of 16' for both sides)
Min. Side Yard Corner Lot	20'
Min. Side Yard Corner Lot Arterial Street	30'
Min. Rear Yard Setback (min. setback can be used in either the front or the rear yard but not both) (see WPCC	25'/30'

<u>17.70.020</u> for encroachment standards)	
Yard Exceptions	(See subsection <u>(C)(3)</u> of this section)
Min. and Max. Height	(See WPCC <u>17.70.020</u>)
Min. Size of Dwelling	(See WPCC <u>17.70.020</u>)
Accessory Buildings	
Animal Enclosures	(See WPCC <u>17.70.100</u>)
Accessory Buildings	(See WPCC <u>17.70.030</u>)
Accessory Dwelling Units	(See WPCC <u>17.70.060</u>)
Fencing and Landscaping	
Fencing	(See WPCC <u>17.70.050</u>)
Landscaping	(See WPCC <u>17.70.040</u>)
Towers and Flagpoles	
Max. Height for Flagpoles	40'

3. *Front Yard Exceptions and Side Yard Modifications.*

- a. Where the average depth of at least two existing front yards on lots within 100 feet of the lot in question and within the same block is less than the least front yard depth prescribed for said R-3 zone, the front yard of such lot may be reduced to the average depth of the existing front yards within 100 feet of the lot in question, or the average depth of existing front yards of the two lots immediately adjoining, or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining, and facing on the same street as the lot in question.
- b. A side yard along the side street lot line of a corner lot, which abuts in the rear the side lot line of another lot in an R-3 zone, shall have a width of not less than one-half of the required depth of the front yard on such other lot fronting the side street.

D. *Related Provisions.* Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Uses.

Chapter [17.70](#) WPCC, General Regulations.

WPCC [17.70.100](#), Farm animal regulations.

WPCC [17.70.140](#), Home occupations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivision and Development Standards. [Ord. 11-07-2023A § 1 (Exh. A); Ord. 08-17-2021B § 2 (Exh. A)].

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17.60.140 Limited commercial (L-C), neighborhood commercial (N-C), community commercial (C-C) and regional commercial zone (R-C).

A. *Purpose.* The purpose of the L-C (limited commercial) zone is to provide an area which will accommodate the orderly development of commercial business within the city.

The purpose of the N-C (neighborhood commercial) zone is to provide commercial services to neighborhoods with basic trade and personal services which occur regularly or frequently.

The purpose of the C-C (community commercial) zone is to provide a range of commercial uses greater than that of the neighborhood commercial but at a lower intensity than a regional commercial zone.

The purpose of the R-C (regional commercial) zone is to provide an area in which a full range of commercial and professional uses may locate that attract customers from a larger service area.

B. *Use Table.* See use table section, WPCC [17.60.050](#). If a use is not specifically designated, then it is prohibited.

C. *Development Standards.*

1. *Subdivision Requirement.* In addition to the following standards, all lots (including single lots) shall be approved and developed in accordance with the standards found in the subdivision ordinance, Chapter [17.130](#) WPCC.

2. *Commercial Lot Standards Table.* The following standards apply to all buildings in the L-C, N-C, C-C and R-C zones:

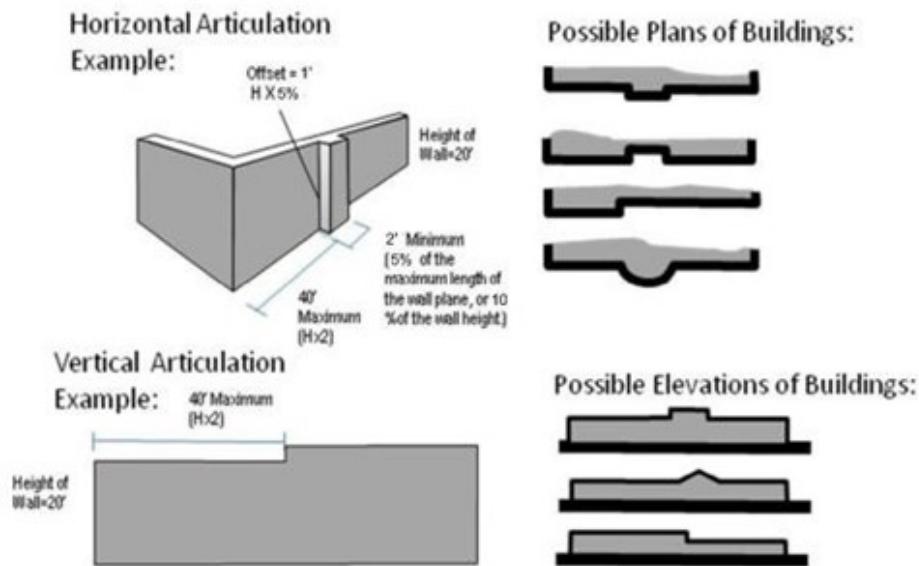
	L-C	N-C	C-C	R-C
Lot Size				
Min. Lot Area (sq. ft.)	10,000	10,000	20,000	20,000
Min. Frontage	-	-	-	-
Min. Depth	-	-	-	-
Min. Landscaping	15%	15%	15%	15%
Principal Structure				
Min. Front Yard Setback	20'	20'	20'	20'
Min. Front Yard Setback Arterial Street	20'	20'	20'	20'
Min. Side Yard Setback (one side)	10'	10'	10'	10'
Min. Side Yard Corner Lot	20'	20'	20'	20'
Min. Side Yard Corner Lot Arterial Street	-	20'	-	-

	L-C	N-C	C-C	R-C
Min. Rear Yard Setback	10'	10'	10'	10'
Distance Between Structures on Same Lot	10'	10'	10'	10'
Distance Between Structures on Adjacent Lots	10'	10'	10'	10'
Min. and Max. Height	10' and 40'	10' and 40'	10' and 40'	10' and 60'
Accessory Buildings				
Min. Front Yard Setback	25'	25'	25'	25'
Min. Side Yard Setback	1'	1'	1'	1'
Min. Rear Yard Setback	1'	1'	1'	1'
Min. Side Yard Corner	0'	0'	0'	0'
Min. and Max. Height	10' and 40'	10' and 40'	10' and 40'	10' and 40'

3. *Building Design Standards.* The following exterior materials and architectural standards are required:

- a. Architectural drawings and elevations, exterior materials and colors of all buildings shall be submitted in conjunction with site plan review. In projects containing multiple buildings, a design layout containing architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
- b. *Articulation and Windows.* All street facing facades shall meet the following minimum standards for articulation, as illustrated in Figure 17.60.140-1. For purposes of this section "articulation" shall mean the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.
 - i. *Horizontal Articulation.* In the L-C, N-C, R-C, or C-C zones, no plane of a building wall shall extend for a horizontal distance greater than two times the height of the wall without having an offset of at least five percent of the wall's height, and that new wall plane shall extend for a distance equal to at least five percent of the maximum length of the first plane. In the R/I-P zone, the wall may not extend greater than three times the height without having the offset.
 - ii. *Vertical Articulation.* In the L-C, N-C, R-C, or C-C zones, no wall shall extend for a horizontal distance greater than two times the height of the wall without changing height by a minimum of 15 percent of the wall's height. Where allowed, a pitched roof may be considered as vertical articulation. In the R/I-P zone, the wall may not extend for a distance greater than three times the height of the wall without changing height by a minimum of 15 percent of the wall's height.

17.60.140-1



- c. All building facades that face public streets shall have windows along at least 25 percent of their horizontal length. If 25 percent actual windows is not feasible because of the nature of the use of the building facade, then the remainder of such walls shall include false windows, either glazing or pattern, and defined by frames, sills, and lintels, or similarly proportioned features.
- d. Exterior walls of buildings in the L-C and N-C zones shall be constructed with a minimum of 50 percent brick or stone. The balance of the exterior wall area shall consist of brick, stone, glass, decorative integrally colored block, or stucco. All building materials shall be high quality, durable, and low maintenance. Roofs shall be hipped or gabled with a minimum six to 12 pitch. Any exception or changes to roof standards shall be made with a conditional use permit.
- e. In the R-C and C-C zones masonry will be required on the exterior of all developments. The minimum area of masonry required will be determined by multiplying the outside perimeter of the building by four feet. The masonry used can be as a wainscot around the periphery of the building or a higher percentage at the main entrance(s). Corner lots and lots on arterial or collector streets are required to use the majority of the masonry on the front and sides of the building facing the street(s).
- f. The exterior walls of all buildings shall be properly maintained (no peeling paint, loose bricks, broken stucco, etc.) by the owners.
- g. Alternative materials may be approved by the community development director if it can be shown that the finished product shall result in a highly durable surface that enhances the building.

4. *Parking Lot Landscaping and Lighting.*

- a. *Parking Lot.* Every parking lot with more than 10 spaces and 3,500 square feet shall contain internal landscaped areas.
- b. *Curbed Planters.* Curbed planters shall be designed to accept storm water, with two-inch or larger caliper medium to large shade trees, and shall be installed at the ends of parking rows. Planters shall be at least five feet wide. The remainder of the island shall be landscaped with additional shrubs, ground cover, decorative gravel, or turf, and shall include an appropriate irrigation system.
- c. For every 20 parking stalls there shall be a planter area. This area shall have a minimum of two two-inch caliper medium size trees planted along with grass, shrubs, decorative gravel, or ground cover. Said planter shall be at least five feet wide and the length of two tandem parking spaces.
- d. Minimum five-foot landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
- e. All landscaped areas adjacent to parking areas shall be curbed and designed to accept storm water.
- f. Light poles shall be no higher than 25 feet and all associated fixtures shall be downward directed and shielded.

5. *Landscaping Standards.*

- a. The developer shall landscape not less than 15 percent of the site including all required front, side and rear yards. Reuse and conversion of existing dwellings shall require that existing front yard landscaping be maintained, and all parking occurs to the rear or side of the home. The developer must provide an acceptable method of watering all plant materials, in accordance with an approved landscape plan. Such landscaping shall use plant materials appropriate for this area and emphasize trees and other larger ornamental plants. A maximum of 15 percent of the landscaped area for a new commercial or manufacturing development may be turf grass, except additional turf grass may be used if placed in areas intended for active outdoor recreation.
- b. The landscaping shall be completed before occupancy, or as soon thereafter as weather permits. If landscaping is not completed before occupancy, the developer shall provide the required guarantee of improvements to guarantee completion of the landscaping.
- c. The landscaping shall be maintained as long as the site is used. Removal of the required landscaping shall void the site plan approval.
- d. A minimum of 30 percent of the required yard area trees shall be minimum seven-foot evergreens. Deciduous trees shall be minimum two-inch caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the yard areas on site.
- e. Landscaping shall be installed in all park strips to the same standards as on-site landscaping as well as a minimum of two small to medium size trees per every 50 feet of frontage. Asphalt, paving stones, brick or concrete paving in place of landscaping in the park strip shall only be allowed by the community

development director or designee if interspersed with appropriately sized trees at intervals that reflect the tree's canopy at maturity.

f. Any dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of the site plan approval.

g. Exceptions to the minimum landscaping standards, based on site constraints or increased quality may be allowed by the community development director or designee during the standard approval process.

h. *List of Acceptable Tree Species.* Any tree not mentioned on this list may be accepted, by the community development director or designee, during the site plan approval process if it can be shown that the addition of such trees will enhance and improve the landscaping plan.

i. The following trees may be planted on the property:

Golden raintree.

Any flowering plum.

Any flowering cherry.

Any flowering pear.

American red bud.

Flowering crabapple (all nonweeping varieties acceptable).

Lavalle hawthorn (*Crataegus lavallei*).

Carriere hawthorn (*Crataegus carrierei*).

Washington hawthorn (*Crataegus phaenopyrum*).

Paul scarlet hawthorn.

May day tree (*Prunus padus*).

Amur maple (*Acer ginnala*).

Rocky maple.

Paperbark maple.

Bigtooth maple.

ii. These trees may be planted on the property but shall not be planted in the park strip:

Any pine or spruce.

Common hackberry.

Thornless honey locust.

Oak Norway maple.

Any oak.

Any beech.

Japanese pagoda.

Eastern redbud.

Fruitless mulberry.

Mountain alder.

Pear variegated box.

6. *Landscape Buffer Yards.* The buffer yard is a unit of land, together with the planting required thereon, to avoid nuisances between adjacent land uses or between a land use and public road. Both the calculated amount of land and the type and amount of planting specified for each buffer yard required by this chapter shall ensure they do, in fact, function as buffers.

a. *Determination of Standards.* Buffer yards shall separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.

i. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines.

ii. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a street, the following procedure shall apply:

(A) Identify the land use category of the proposed use.

(B) Identify the use category of the existing land use adjacent to the proposed use to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.

(C) Determine the buffer yard required for the proposed development by using Table 2.

(D) Using Buffer Tables 1 and 2 identify the buffer yard options using the buffer yard requirement determined in Table 3.

iii. Changes or exceptions to the buffer requirements may be granted, based on the criteria of physical site constraints that require adaptation or if the changes increase the overall landscape quality for the project, by the community development director or designee.

Table 1. Land Use Classification

Classification	Current Land Use
1	Agriculture
2	R-1, Parks, Recreation
3	R-2, R-3, Schools
4	R-5, R-6, PUD, Churches
5	Medical Care Facilities, Professional Offices, General Retail and Small Commercial
6	Commercial Entertainment, Big Box Development
7	Industrial

Table 2. Buffer Classification

Proposed Land Use	Current Land Use Classification						
	1	2	3	4	5	6	7
Industrial	-	E	E	E	B	B	-
Large Commercial	-	E	E	E	A	-	-
Small Commercial	-	B/D	B/D	B	-	A	B
Professional Office	-	B/C	B/C	B	-	A	C
A-40, A-5	-	-	-	-	-	-	-
R-1	-	-	-	-	B	E	E
R-2	-	-	-	-	B	E	E
R-3	-	-	-	-	B	E	E
R-5	-	B	A	-	B	D	E
R-6	-	B	A	-	B	D	E
PRUD	-	B	A	-	B	D	E

Table 3. Landscape Buffer Requirements

Buffer	Standard
A	Shall consist of an unbroken strip of open space, five feet wide and planted with the following: one large evergreen tree or deciduous, dense canopied tree with the approval of the community development director, every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot chain link fence is required at a minimum.
B	Shall consist of an unbroken strip of open space, 10 feet wide and planted with the following: one large evergreen tree or deciduous, dense canopied tree with the approval of the community development director every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot chain link fence is required at a minimum.
C	Shall consist of an unbroken strip of open space 15 feet wide and planted with the following: one large evergreen tree or deciduous, dense canopied tree with the approval of the community development director every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot vinyl or wood fence is required at a minimum.
D	Shall consist of an unbroken strip of open space, 35 feet wide and planted with the following: one large evergreen tree or deciduous, dense canopied tree with the approval of the community development director every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot vinyl or wood fence is required at a minimum.
E	Shall consist of an unbroken strip of open space 50 feet wide and planted with the following: one large evergreen tree or deciduous, dense canopied tree with the approval of the community development director every 20 feet with a maximum mature height of 25 feet. Other shrubbery and plantings shall also be included in this buffer area. A six-foot vinyl or wood fence is required at a minimum.

D. *Related Provisions.* Chapter [17.00](#) WPCC, Administration and Enforcement.

Chapter [17.10](#) WPCC, Definitions.

Chapter [17.30](#) WPCC, Site Plan Review Standards.

Chapter [17.40](#) WPCC, Conditional Uses.

Chapter [17.70](#) WPCC, General Regulations.

Chapter [17.100](#) WPCC, Off-Street Parking and Loading.

Chapter [17.110](#) WPCC, Sign Regulations.

Chapter [17.120](#) WPCC, Lighting.

Chapter [17.130](#) WPCC, Subdivision and Development Standards. [Ord. 12-16-2025D § 1 (Exh. A); Ord. 01-07-2025A § 1; Ord. 10-17-2023A § 1 (Exh. A); Ord. 05-03-2022A § 1; Ord. 08-17-2021B § 2 (Exh. A)].

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