

Site and Project Information		
Site Location:	301 S Wanapum Dr, Moses Lake, WA 98837	
Parcel Number:	090384011	
Parcel Size:	±1.53 AC. (66,646.8 SF)	
Zoning:	C2 – General Commercial and Business	
Existing Use:	Vacant Lot	
Proposed Use:	C-Store, 4 pump Gas Station, 4 pump diesel station for Trucks	

C2 - General Commercial and Business			
Code Section:		Required	Proposed
MLMC 18.30.030	C2 Uses	Retail Gas Station (Gas Pumps set back 25' from property lines.)	(A) Allowed (A) Allowed
MLMC 18.30.050 Table 2	Min. / Max. Lot Size:	None	±1.53 AC (66,646.8 SF)
MLMC 18.30.050 Table 2	Minimum Front Setbacks:	15' min.	15' shown
MLMC 18.30.050 Table 2	Rear / Interior Side:	NR	None
MLMC 18.30.050 Table 2	Exterior Side Setback:	15' min.	15' shown
MLMC 18.30.050 Table 2	Lot coverage	No Max.	Building Area: C-Store 4,859 sq. ft. (7.3%)
MLMC 18.30.050 Table 2	Max. Height	100'	1 Story – 35' max.
MLMC 18.57.040	Min Landscaping Point values per MLMC 18.57.055	100 SF min. / planter	11,163 sq. ft.
MLMC 18.57.040	Landscape Buffers Freeway or Highway Street Frontage Vacant Zone C2	10' (Type II) 10' (Type IV) 0'	10'-0" shown 10'-0" shown None
MLMC 18.54.040	Parking Standard Space = (9'x20')	Convenience Store = 1/350 gross 4822 sf/350 = 13.8	14 spaces provided 2 truck spaces 16 total spaces
MLMC 18.54.030	Litter Receptacles	All off-street parking areas serving retail uses and restaurants shall provide at least one (1) outdoor litter receptacle within the parking area or at the building entrance.	
MLMC 18.54.060	Bicycle Parking Location	(1) bicycle parking space for every twelve (12) spaces required for motor vehicles Within one hundred feet (100') of the building entrance	2 provided
MLMC 18.54.070	Loading Zone:	(10'x35') loading zone	None Provided: < 10,000 SF building area

