

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

Table 301: Authorized Principal Uses.

	C	R1	R1A	R2	R2A	R-3	T-1	MD	ED	CBD	GB	D
<u>RESIDENTIAL USES</u>												
Household Living												
Single-family detached	N	P	P	P	P	P	P	P	P	N	P	N
Single-family attached, Subject to §802.23	N	N	N	C	C	C	P	P	P	N	SE	N
Duplex	N	N	N	P	P	P	P	P	P	N	P	N
Multi-family - Conversion apartment, Subject to §802.17	N	N	N	C	C	C	P	C	N	N	C	N
Multi-family - Garden apartment (up to 3 stories), Subject to §802.24	N	N	N	N	N	C	P	C	C	C	C	N
Multi-family - High-rise apartment (4 stories and over)	N	N	N	N	N	N	C	N	N	C	C	N
Residence over business	N	N	N	N	N	N	P	P	P	P	P	N
Boarding House (includes Rooming House), Subject to §802.8	N	N	N	C	N	N	P	N	C	N	C	N
Live/Work Unit, Subject to §802.33	N	N	N	N	N	N	P	SE	P	P	P	N
Manufactured Home Park	N	C	N	C	N	N	P	N	N	N	N	N
Planned Residential Development	C	N	N	N	N	N	N	N	N	N	N	N
Group Living												
Assisted Living, Subject to §802.4	N	N	N	N	N	N	SE	P	N	C	C	N
Dormitories, Subject to §802.21	N	N	N	N	N	N	N	P	P	N	C	N
Group Care Facility, Subject to §802.27	N	N	N	N	N	N	C	C	N	N	C	C
Personal Care Home	N	N	N	N	N	N	SE	SE	N	N	SE	N
Nursing Home, Subject to §802.39	N	N	N	N	N	N	C	C	N	N	N	N
Temporary Shelter	N	N	N	N	N	N	N	N	N	N	N	C

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	C	R1	RIA	R2	R2 A	R3	T-1	MD	ED	CBD	GB	D
<u>INSTITUTIONAL / SEMI-PUBLIC USES</u>												
Cemetery, Subject to §802.11	C	N	N	N	N	N	N	N	N	N	N	N
Cultural Exhibits, Galleries, and Museums	P	N	N	N	N	N	P	N	P	P	P	P
Day Care Center, Adult or Child, Subject to §802.19 or §802.20	N	N	N	N	N	N	P	P	P	P	P	P
Government Uses												
Administrative Offices (including public utilities)	P	N	C	N	C	C	P	P	P	P	P	P
Community Center, Subject to §802.16	P	C	N	C	N	N	P	N	P	P	P	P
Emergency Services Station or Training Facility	P	P	P	P	P	P	P	P	P	P	P	P
Library	N	N	N	N	N	N	N	P	P	P	P	N
Post Office	N	N	N	N	N	N	N	N	N	P	P	P
Funeral Home & Crematoriums												
Funeral Home without Crematorium, Subject to §802.25	N	N	N	C	N	N	P	P	N	N	P	P
Funeral Homes with Crematorium as accessory use, Subject to §802.25	N	N	N	N	N	N	N	N	N	N	N	P
Crematorium (principal use), Subject to §802.18	N	N	N	N	N	N	N	N	N	N	N	C
Meal Center, Subject to §802.35	N	N	N	N	N	N	N	N	N	P	P	N
Medical Facilities												
Hospital or Surgery Center, Subject §802.30	N	N	N	N	N	N	N	P	N	N	N	N
Labs/Testing Facilities	N	N	N	N	N	N	N	P	P	P	P	P
Offices/Clinics	N	N	N	N	N	N	N	P	P	P	P	P
Treatment Center, Subject to §802.51	N	N	N	N	N	N	N	C	N	N	N	N

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	C	R1	R1A	R2	R2A	R-3	T1	MD	ED	CBD	GB	D
<u>INSTITUTIONAL / SEMI-PUBLIC USES CONTD.</u>												
Parking Facilities												
Parking Garages, Subject to §802.40	N	N	N	N	N	N	N	P	N	C	N	N
City-owned Surface Lots	N	N	N	N	N	N	N	P	P	C	N	N
Privately-owned Surface Lots	N	N	N	N	N	N	N	P	P	N	N	N
Public park, plaza, square, courtyard, urban garden, and public recreation areas	P	P	P	P	P	P	P	P	P	P	P	P
Private Club/Fraternal Organization	N	N	N	N	N	N	N	SE	SE	P	P	P
Recycling Drop Off Center	C	N	N	N	N	N	N	N	N	N	N	P
Religious Institution (and ancillary uses), Subject to §802.42	SE	SE	C	SE	C	C	SE	P	P	P	P	P
Schools												
K-12 (public/private), Subject to §802.44	C	C	C	C	C	C	C	C	P	C	C	C
Colleges and Universities	N	N	N	N	N	N	N	C	P	C	C	C
Trade School	N	N	N	N	N	N	N	C	P	C	C	C
Transit Facilities	N	N	N	N	N	N	N	C	C	P	P	P
Utility Structures (including substations), Subject to §802.52	N	N	N	N	N	N	N	C	N	C	C	C

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	T1	MD	ED	CBD	GB	D
<u>COMMERCIAL USES</u>						
Adult Oriented Establishment, Subject to §802.1	N	N	N	N	N	C
Animal Services						
Animal Daycare, Subject to §802.3	N	N	N	N	C	C
Shelter/Boarding Kennel	N	N	N	N	N	C
Sales, Salon and Grooming	N	N	N	N	P	P
Veterinary Offices/Clinics/Hospitals, Subject to §802.54	C	C	N	N	C	P
Bed and Breakfast Inn, Subject to §802.7	P	N	N	P	P	N
Eating and Drinking Establishments (including walk-up windows)						
Bakery, Ice Cream, etc.	P	P	P	P	P	P
Distillery / Microbrewery	N	N	N	P	P	P
Restaurant / Tavern	N	N	N	P	P	P
Entertainment & Recreation						
Auditorium/Concert Hall/Performing Arts Center	N	N	P	P	P	P
Commercial Recreation (indoor or outdoor), Subject to §802.15	N	N	P	C	P	P
Stadium (outdoor)	N	N	C	N	C	P
Theatre (live and films)	N	N	P	P	P	P
Farmer's Market	P	N	N	P	N	N
Forestry	P	P	P	P	P	P
Financial Institutions	P	P	P	P	P	P
Gun Shop, Subject to §802.28	N	N	N	N	N	C
Hookah Lounge	N	N	N	N	N	C
Hotel/Motel, Subject to §802.31	N	N	N	P	P	P
Business or Professional Office	P	P	P	P	P	P
Pawn Shop, Subject to §802.41	N	N	N	N	N	C
Personal Services	P	P	P	P	P	P

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	T1	MD	ED	CBD	GB	D
<u>COMMERCIAL USES (continued)</u>						
Retail Sales						
Small scale (≤7,000 sq. ft.)	P	P	P	P	P	P
Large scale (>7,000 sq. ft.), Subject to §802.43	N	N	N	C	C	P
Self-Storage Facilities, Subject to §802.45	N	N	N	N	N	P
Street / Mobile Vendors, Subject to §802.38	N	C	C	P	P	P
Studio						
Artisan Manufacturing, Subject to §802.48	P	C	C	P	P	P
Dance, music, fitness, art, photography	P	N	P	P	P	P
Broadcasting (television, radio)	N	N	P	P	P	P
Tattoo Parlor, Subject to §802.50	N	N	N	N	N	C
Vehicle, Manufactured Home, Boat Sales and Service						
Car Wash, Subject to §802.10	N	N	N	N	P	P
Commercial Fuel Depot, Subject to §802.14	N	N	N	N	SE	P
Gas Station, Subject to §802.26	N	N	N	N	P	P
Manufactured Home Sales Lot, Subject to §802.5	N	N	N	N	P	P
Vehicle and/or Boat Sales or Rental (including outdoor display of vehicles), Subject to §802.5	N	N	N	N	P	P
Vehicle and/or Boat Repair and Service Station §802.6	N	N	N	N	P	P
Vehicle Towing Station, Subject to §802.49	N	N	N	N	SE	P

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	T1	MD	ED	CBD	GB	D
<u>INDUSTRIAL USES</u>						
Bottling Plant	N	N	N	N	N	P
Distribution Center	N	N	N	N	N	P
General Manufacturing	N	N	N	N	N	P
Industrial Park	N	N	N	N	N	CU
Junkyards/Dismantled Car Storage, Subject to §802.32	N	N	N	N	N	SE
Laundry and Dry Cleaning Plant	N	N	N	N	N	P
Machine Shop	N	N	N	N	N	P
Outdoor Storage Yard	N	N	N	N	N	P
Railroad Freight Station	N	N	N	N	N	P
Research and Development	N	N	N	N	N	P
Solid Waste Transfer Facility, Landfill or Solid Waste to Energy Facility, Subject to §802.47	N	N	N	N	N	SE
Wholesale and Warehouse Businesses	N	N	N	N	N	P

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Table 302: Authorized Accessory Uses, subject to §309

	C	R1	R1A	R2	R2A	R-3	T1	MD	ED	CBD	GB	D
Backyard Chickens, Subject to §309.5	P	P	P	P	P	P	N	N	N	N	N	N
Beekeeping, Subject to §309.6	P	P	P	P	P	P	N	N	N	N	N	N
Detached Garage, Private	P	P	P	P	P	P	P	P	P	N	P	N
Drive-Through Facility (as an accessory use), Subject to §802.22	N	N	N	N	N	N	N	N	C	C	P	P
Family Day Care Home, Subject to §309.7	N	SE	N	SE	N	N	P	P	P	N	N	N
Fences, Subject to §309.8	P	P	P	P	P	P	P	P	P	P	P	P
Group Day Care Home, Subject to §309.7	N	SE	N	SE	N	N	P	SE	SE	N	N	N
Major Home Occupation, Subject to §309.9.C	N	N	N	N	N	SE	SE	SE	N	N	SE	N
Minor Home Occupation, Subject to §309.9.B	P	P	P	P	P	P	P	P	P	N	P	N
No Impact Home Based Business, Subject to §309.9.A	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Storage, Subject to §710 of this Chapter	N	N	N	N	N	N	N	N	N	N	N	P
Residential Accessory Buildings (sheds, playhouses, etc.), Subject to §309.10	P	P	P	P	P	P	P	P	P	N	P	N
Signs, Subject to Part 6 of this Chapter	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool, Subject to §309.11	P	P	P	P	P	P	P	P	P	N	P	N
Uses customarily associated with PERMITTED USES	P	P	P	P	P	P	P	P	P	P	P	P
Uses customarily associated with permitted CONDITIONAL USES	C	C	C	C	C	C	C	C	C	C	C	C
Uses customarily associated with permitted SPECIAL EXCEPTION USES	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE