

² *Rear Setback. Minimum rear setback for all structures when the abutting property is not zoned for natural resource or surface mining uses is ten (10) feet unless fire regulations require a greater setback. Minimum rear setback for all structures shall be fifty (50) feet when abutting property is zoned for natural resource uses. Rear setbacks from abutting property zoned for surface mining uses shall be a minimum of one hundred fifty (150) feet for all structures, unless a lesser setback is approved per Section [40.250.022\(D\)\(2\)\(b\)](#).*

³ *For all structures.*

⁴ *Setbacks for nonconforming lots shall be those as set forth for conforming lots except in cases where the standard setbacks will result in the buildable area of the lot being reduced to less than ten thousand (10,000) square feet. In these cases setbacks may be reduced to achieve a building envelope of at least ten thousand (10,000) square feet; however, in no case may they be reduced to less than twenty (20) feet for the front setback and five (5) feet for the side and rear setbacks.*

⁵ *Setbacks in rural centers are measured from right-of-way, and not from public sidewalk easements; provided, that setbacks to garage and carport entrances shall maintain a minimum eighteen (18) foot setback from sidewalk easements.*

(Amended: Ord. 2008-06-02; Ord. 2016-09-04)

2. Previous Land Divisions.

The remainder lot of a previously approved agriculture or forest district "cluster" land division or the remainder lot of a reconfigured land division may be further divided only if the total number of lots in the previously approved "cluster" land division is below the density permitted in the existing zone. An example is a previously approved "cluster" short plat of three (3) one (1) acre and one (1) seventeen (17) acre remainder which is now zoned for five (5) acre lots. The original parcel was twenty (20) acres, divided by the current two and one-half (2.5) acre minimum lot size equals eight (8) lots. Since four (4) lots were already created, the remainder parcel can be further divided into not more than four (4) additional lots.

3. Signs. Signs shall be permitted according to the provisions of Chapter [40.310](#).

4. Off-Street Parking. Off-street parking shall be provided as required in Chapter [40.340](#).

(Amended: Ord. 2006-09-13; Ord. 2018-01-09; Ord. 2023-01-08)

40.210.050 Rural Commercial Districts (CR-1, CR-2)

A. Purpose.

The CR-1 and CR-2 districts are intended to provide for the location of businesses and services that are sized to serve the rural community. These commercial areas are located in areas designated as rural commercial on the comprehensive plan map either within rural centers (CR-2) or in other areas of existing commercial activity in the rural area outside rural centers (CR-1). They should be designed to complement and support the rural environment without creating land use conflicts.

(Amended: Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2020-03-08)

B. Uses.

The uses set out in Table 40.210.050-1 are examples of uses allowable in the various zone districts. The appropriate review authority is mandatory.

- "P" – Uses allowed subject to approval of applicable permits.
- "R/A" – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- "C" – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- "X" – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or other applicable chapter is noted in the "Special Standards" column.

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
<p>1. Residential Uses.</p> <p>Residential uses are only permitted in commercial zones when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal.</p>			
a. Medium density (integrated multifamily/commercial or mixed use structure not to exceed twenty-two (22) residential units per acre)	X	X	
b. High density (integrated multifamily/commercial or mixed use structure not to exceed forty-three (43) residential units per acre)	X	X	
c. Existing residences without any increase in density	P	P	
d. Home business – Type I	P	P	40.260.100
e. Home business – Type II	R/A	R/A	40.260.100
f. Bed and breakfast establishments (up to two (2) guest bedrooms)	R/A ¹	P	40.260.050
g. Bed and breakfast establishments (three (3) or more guest bedrooms)	C ¹	C ¹	40.260.050
h. Temporary dwellings	P	P	40.260.210
i. One (1) single-family residence in conjunction with a use permitted outright or by conditional use	P	P	
j. Assisted living facilities	P	P	40.260.190
k. Adult family homes (in existing single-family dwellings or duplexes only)	P	P	40.260.190
2. Retail Sales – Food.			

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
a. Markets in excess of twenty-five thousand (25,000) square feet gross floor area	X	X	
b. Markets – five thousand (5,000) to twenty-five thousand (25,000) square feet of gross floor area	C ¹	P	
c. Markets – < five thousand (5,000) square feet of gross floor area	P	P	
d. Bakery – primarily retail outlet (> ten thousand (10,000) square feet of gross floor area)	X	X	
e. Bakery – primarily retail outlet (< ten thousand (10,000) square feet of gross floor area)	P	P	
3. Retail Sales – General.			
a. General retailer (over two hundred thousand (200,000) square feet gross floor area)	X	X	
b. General retailer (one hundred thousand (100,000) – two hundred thousand (200,000) square feet)	X	X	
c. General retailer (twenty-five thousand (25,000) – one hundred thousand (100,000) square feet gross floor area)	X	X	
d. General retailer (under twenty-five thousand (25,000) square feet gross floor area)	X	P	
e. Single purpose/specialty retailers (less than ten thousand (10,000) square feet gross floor area)	P	P	
f. Single purpose/specialty retailers (ten thousand (10,000) – twenty-five thousand (25,000) square feet gross floor area)	X	C ¹	
g. Single purpose/specialty retailers (greater than twenty-five thousand (25,000) square feet gross floor area)	X	X	
h. Yard and garden supplies, including nurseries	P	P	
4. Retail Sales – Restaurants, Drinking Places.			
a. Restaurants, with associated drinking places, alcoholic beverages	C ¹	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	C ¹	C ¹	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
5. Retail Sales and Services – Automotive and Related.			
a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment	X	C ¹	
b. Quick vehicle servicing	X	C ¹	
c. Filling station	C ¹	C ¹	
d. Motorcycles	X	C ¹	
e. Manufactured home sales	X	X	
f. Car washes	X	C ¹	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles			
(1) Located entirely within an enclosed building	C ¹	C ¹	
(2) Including outside storage or repair	X	C ¹	
h. Commercial off-street parking facilities	X	X	
i. Vehicle towing and storage services	X	C ¹	
j. Transportation terminals			
(1) Freight	X	C ¹	
(2) People	P	P	
k. Electric vehicle infrastructure	P	P	40.260.075
6. Retail Sales – Building Material and Farm Equipment.			
a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold	C ¹	C ¹	
b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	C ¹	
c. Hardware, home repair and supply stores (over one hundred thousand (100,000) square feet gross floor area)	X	X	
d. Hardware, home repair and supply stores (twenty-five thousand (25,000) to one hundred thousand (100,000) square feet gross floor area)	X	X	
e. Hardware, home repair and supply stores (under twenty-five thousand (25,000) square feet gross floor area)	X	P	
f. Farm equipment and implement dealer	P	P	
g. Hay, grain, and feed stores	P	P	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
7. Retail Sales – Products. (Finished product retailers with primary fabrication or assembly on site. Within an entirely enclosed building.)			
a. Uses of < five thousand (5,000) square feet gross floor area	C ¹	C ¹	
b. Uses of five thousand (5,000) – twenty-five thousand (25,000) square feet gross floor area	X	C ¹	
c. Uses of twenty-five thousand (25,000) square feet gross floor area or greater	X	X	
8. Services – Personal.			
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	C ¹	P	
b. Barber and beauty shops	P	P	
c. Clothing rental establishments	X	X	
d. Mortuaries	C ¹	C ¹	
9. Services – General.			
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (< two thousand five hundred (2,500) square feet)	P	P	
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (> two thousand five hundred (2,500) square feet)	X	X	
c. Office equipment and home appliance rental, service and repair agencies	X	C ¹	
d. Printing, publishing and lithographic shops	X	C ¹	
e. Services to buildings (including dwellings), cleaning and exterminating	X	X	
f. Moving and storage	X	X	
g. Mini-storage warehouse	X	X	
(1) Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	X	
h. Auction barns	C ¹	C ¹	
i. Branch banks	C ¹	P	
j. Event facilities (< ten thousand (10,000) square feet)	X	P	

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
k. Event facilities (ten thousand (10,000) to fifty thousand (50,000) square feet)	X	X	
l. Event facilities (> fifty thousand (50,000) square feet)	X	X	
m. RV storage	X	X	
n. Security and patrol services (< ten thousand (10,000) square feet)	X	P	
o. Commercial kennels on a parcel or parcels five (5) acres or more	R/A	R/A	40.260.110
p. Private kennels	P	P	40.260.110
q. Animal boarding and day use facilities	P	P	40.260.040
r. Equestrian facility on parcels less than five (5) acres	C	C	40.260.040
s. Equestrian facility on parcels five (5) acres or greater	P	P	40.260.040
t. Equestrian events center	C	C	40.260.040
10. Services – Lodging Places.			
a. Hotels/motels	X	X	
b. Recreational vehicle parks and campgrounds	X	C ¹	
11. Services – Medical and Health.			
a. Hospitals	X	X	
b. Outpatient clinics	X	C ¹	
c. Medical laboratories	X	X	
d. Sanitaria, convalescent and rest homes	X	X	
e. Orthopedic equipment and supplies, rental, sales and services	X	X	
f. Animal hospitals and veterinary clinics			
(1) Outside animal activities	C ¹	C ¹	
(2) Inside animal activities only	C ¹	C ¹	
g. Ambulance services ⁷	P	P	
h. Residential care homes	C ¹	C ¹	
i. Residential and congregate care facilities	X	X	
j. Opiate substitution treatment facilities	X	X	40.260.165
12. Services – Professional Office.			
a. Professional offices (< ten thousand (10,000) square feet gross floor area)	C ¹	P	
b. Professional offices (> ten thousand (10,000) square feet gross floor area)	X	C ¹	
c. Artists/photographic studios	C ¹	C ¹	
13. Services – Amusement.			

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
a. Amusement centers	X	X	
b. Bowling alleys, billiard and pool parlors, and video arcades	X	X	
c. Skating rinks, ice and/or roller	X	X	
d. Indoor paintball facilities	X	X	
e. Outdoor paintball facilities	X	X	
f. Theaters, indoor	X	X	
g. Drive-in theaters, stadium and arena facilities	X	X	
h. Athletic, health and racket clubs (< five thousand (5,000) square feet of gross floor area)	P	P	
i. Athletic, health and racket clubs (< ten thousand (10,000) and > five thousand (5,000) square feet of gross floor area)	X	X	
j. Athletic, health and racket clubs (> ten thousand (10,000) square feet of gross floor area)	X	X	
k. Circuses, carnivals, or amusement rides	R/A ¹	R/A ¹	
14. Services – Educational.			
a. Nursery schools, preschools	C	C	40.260.160
b. Day care facilities ⁷	P	P	40.260.160
c. Libraries (< two thousand five hundred (2,500) square feet gross floor area) ⁷	P	P	
d. Libraries (> two thousand five hundred (2,500) square feet gross floor area) ⁷	X	C	
e. Vocational schools	X	X	
f. Automobile driving schools (< five thousand (5,000) square feet)	P	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts (< five thousand (5,000) square feet)	P	P	
h. Artistic studios and schools including but not limited to dance, music and martial arts (> five thousand (5,000) square feet)	X	X	
i. Public parks, parkways, recreation facilities, trails and related facilities ⁷	P	P	
j. Parks ⁷	P	P	40.260.157
k. Public/private educational institutions	C ¹	C ¹	
l. Outdoor team sports fields	P	X	
15. Services – Membership Organizations.			

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
a. Business, professional and religious (not including churches)	X	X	
b. Civic, social, fraternal, charitable, labor and political (< five thousand (5,000) square feet)	P	P	
c. Civic, social, fraternal, charitable, labor and political (> five thousand (5,000) square feet)	C ¹	C ¹	
d. Churches	C ¹	C ¹	
16. Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)			
a. Distribution facilities of less than twenty-five thousand (25,000) square feet gross floor area	X	X	
b. Distribution facilities of between twenty-five thousand (25,000) and fifty thousand (50,000) square feet gross floor area	X	X	
17. Public Services and Facilities. ⁷			
a. Buildings entirely dedicated to public services, such as City Hall, police and fire substations ⁷	C ¹	C ¹	
b. Sewer, water and utility transmission lines	P	P	40.260.240
c. Wireless communications facilities	P/C ⁶	P/C ⁶	40.260.250
d. Zoos, museums, historic and cultural exhibits and the like	C ¹	C ¹	
e. U.S. Post Offices ⁷	P	P	
f. Public transit facilities including park and ride facilities ⁷	P	P	
18. Resource Activities.			
a. Agriculture	P	P	40.260.040
b. Silviculture	P	P	40.260.080
c. Roadside farm stand	P	P	40.260.025
d. Agricultural market	P	P	40.260.025
19. Accessory Uses and Activities.			
a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210)	P	P	
b. Drive-through, drive-in or drive-up facilities	P	R/A ¹	
c. Open air activities			

Table 40.210.050-1. Uses			
	CR-1	CR-2	Special Standards
(1) Open air display of plants and produce in conjunction with a permitted use ²	P	P	
(2) Open air storage of materials ³	X	X	
(3) Open air work activities such as restaurants, portable walk-up vendors such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title ⁴	P	P	
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use	p ⁵	p ⁵	
20. Other Uses.			
a. Temporary uses	P	P	40.260.220
b. Private use heliports	X	X	40.260.170
c. Solid waste handling and disposal sites	C ¹	C ¹	40.260.200
d. Medical marijuana cooperative	X	X	40.260.115
e. Marijuana production facilities	X	X	40.260.115
f. Marijuana processor 1 facilities	X	X	40.260.115
g. Marijuana processor 2 facilities	X	X	40.260.115
h. Marijuana retailer facilities	X	X	40.260.115
i. Contractors' offices, storage buildings, and storage yards	P	P	40.320.010(D)

¹ In addition to the requirements of Sections [40.520.020](#) or [40.520.030](#), the applicant shall submit detailed information that permits the review authority to make findings that:

- a. The proposed use will support the natural resource activities and/or the needs of the rural community;
- b. The proposed use is limited in size to serve primarily the surrounding rural community and does not require or create the need for urban levels of service for water, sewer and transportation; and
- c. The proposed use is primarily for convenience and service needs necessary to support natural resource activities and/or the rural community and will not cause adverse impacts on surrounding natural resource activities.

² These areas must be identified and approved on the site plan.

³ Such areas must be located behind buildings or to the rear of the site and away from street frontages and fully screened with landscaping to the L-4 standard.

⁴ These uses are permitted to occupy up to ten percent (10%) of the total floor area of the development or building. Open air sale of vehicles and manufactured homes is not subject to this requirement, where permitted. This is not intended to prohibit temporary outside sales of a limited duration (less than two (2) weeks total per year) when in conjunction with a permitted use.

⁵ Vehicle storage areas shall be located behind buildings or to the rear of the site to the extent practicable. Landscaping standards in excess of site plan review standards may be required in order to properly screen adjoining residential lands.

⁶ See Table 40.260.250-1.

⁷ Once a property has been developed as a public facility, a docket is required to change the comprehensive plan designation from the current zone to the Public Facilities zone.

(Amended: Ord. 2011-02-13; Ord. 2011-06-14; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-02-03; Ord. 2012-06-02; Ord. 2013-07-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-06-12; Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2020-03-08)

C. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, and setbacks in Tables 40.210.050-2 and 40.210.050-3, subject to the provisions of Chapter [40.200](#) and Section [40.550.020](#). Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section [40.520.040](#)).

Table 40.210.050-2. Lot Requirements			
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
CR-1	None	None	None
CR-2	None	None	None

Table 40.210.050-3. Setbacks, Lot Coverage and Building Height	
	CR-1, CR-2
Minimum setbacks	Pursuant to buffering and screening standards contained in Chapter 40.320 , Table 40.320.010-1 .
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in Chapter 40.320 , Table 40.320.010-1 , plus an additional 1/2 foot for each foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320 , Table 40.320.010-1 , the Stormwater and Erosion Control Ordinance (Chapter 40.386), and all other applicable standards.

Table 40.210.050-3. Setbacks, Lot Coverage and Building Height	
CR-1, CR-2	
Maximum building height	None

2. Signs. Signs shall be permitted according to the provisions of Chapter [40.310](#).
3. Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Chapter [40.340](#).
4. Landscaping. Not less than fifteen percent (15%) of the total lot area shall be landscaped. Pedestrian plazas, sidewalks over the minimum width and other pedestrian amenities may be used to meet the required landscaping at a one to one (1:1) ratio.
5. Site Plan Review Standards. In addition to the site plan approval criteria contained in Section [40.520.040\(E\)](#), the following shall apply to all development within the commercial district unless expressly exempted. The responsible official may modify these standards for the expansion of existing uses for site-specific issues:
 - a. Primary pedestrian circulation routes connecting the street(s) to the primary building entry or entries shall be a minimum of eleven (11) feet (eight (8) feet of sidewalk/walkway with a minimum of three (3) feet of landscaping on one (1) side of the pedestrian route). The minimum three (3) foot landscaped area shall contain suitable tree species planted every twenty-four (24) feet to provide for a continuous tree canopy. The required landscape area should function as a buffer between auto drives and the pedestrian routes. Where the pedestrian circulation route crosses vehicular accessways the landscape area is not required.
 - b. Landscaping is required along the side of all buildings where the primary pedestrian access is provided. Minimum requirements shall be trees, of a suitable species according to Section [40.320.010](#), provided every thirty (30) feet on center planted in a landscaped strip or tree wells along the length of the building.
 - c. Landscape buffers required by Section [40.320.010](#) shall not apply between pad development sites and the remainder of the development site.
 - d. Landscaping required between commercial developments may be altered where parking lots are adjoining as follows: a single, shared five (5) foot buffer instead of five (5) feet for each development; provided, that joint access is provided between parcels for auto and pedestrian access and trees are planted every twenty (20) feet on center along the length of the buffer.

(Amended: Ord. 2010-12-12; Ord. 2011-03-09; Ord. 2015-11-24)