

**Chapter 20.06**  
**USE DISTRICT CLASSIFICATIONS, BOUNDARIES, LAND USE MATRIX, AND ZONING MAP**

Sections:

- 20.06.010 Use classifications.**
- 20.06.020 Boundaries of zoning districts.**
- 20.06.030 Land use matrix.**

**20.06.010 Use classifications.**

To effectuate the comprehensive land use plan as adopted by the city council under Ordinance No. 1442-496 and as amended from time to time, lands within the incorporated area of the city are classified into the following categories which are further described in subsequent sections and so indicated on the zoning map:

Zone	Symbol on Map
Neighborhood residential	NR
Low-intensity mixed use	MU
Airport industrial	AI
Public services	PS
Valley commercial/residential mix	CR-V
Goose Lake commercial/residential mix	CR-G
Downtown commercial	DT
Medical/educational	ME
General commercial	GC
Commercial/industrial mix	CI
Industrial	I
Low-intensity commercial	LI-C
Professional office/residential mixed use	PR-A

(Ord. 1921-0518 (part), 2018; Ord. 1713-1207 § 1 (part), 2007; Ord. 1592-0503 § 1, 2003; Ord. 1462-1296 § 2 (part), 1996)

**20.06.020 Boundaries of zoning districts.**

A. Streets and Alleys, Lot Lines. The boundaries of the various zoning districts shown on the zoning map are, unless otherwise indicated, centerlines of street, alley, or other public right-of-way, or lot lines as shown on the said map. Where the location of zoning district boundaries, as indicated on the map, are other than street, alley, or other public rights-of-way, or lot lines, then such boundaries shall be as shown on the zoning map by figures for distances measured from the public rights-of-way or lot lines. Where the street layout actually on the ground varies from that shown on the zoning map, the designations shown on the map shall be applied by the hearings examiner so as to carry out the intent and purpose of the zoning plan for that district.

B. Divided Ownership. Where a zoning district boundary line, as shown on the zoning map, divides a lot in a single ownership at the time of passage of the ordinance codified in this chapter, the use permitted on the least restrictive portion of such lot may extend to the portion lying in the more restrictive district a distance of not more than fifty feet beyond the district boundary line.

(Ord. 1713-1207 § 1 (part), 2007; Ord. 1462-1296 § 2 (part), 1996)

**20.06.030 Land use matrix.**

The following Table 20.06.030 is a matrix of permitted and conditional uses for each of the above districts. Where a proposed use is not included on the list, it may be found sufficiently similar to a permitted use upon the discretion of the city manager or his/her designee.

**Table 20.06.030**  
**A. General Considerations: Lot Size, Setbacks, Building Height and Size.**

		ZONES:												
		NR	AI	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
<b>General:</b>	<b>Units:</b>													
Design review?	yes or no	by use	yes <sup>4</sup>	yes <sup>5</sup>	y	n	y	y	y	yes <sup>3</sup>	n	n	yes, where indicated	yes
Minimum lot size	square feet	varies	none	6,000	6,000	none	6,000	varies	none	none	none	none	6,000	6,000
Front yard, minimum	feet	10	0	10	15	10	10	10	0	0	0	0	10	10
Front yard, maximum	feet	none	none	none	none	none	none	none	10	none	none	none	none	none
Side yard	feet	5	0	10	10	5	5	5	0	0	0	0	5	5
Side yard on R-O-W	feet	7	0	10	10	10	10	10	0	0	0	0	7	7
Rear yard	feet	15	0	10	n/a	10	n/a	5	0	0	0	0	15	12
Rear yard, alley	feet	2	0	3	n/a	n/a	n/a	2	0	0	0	0	n/a	5
Building ground floor, maximum	square feet	n/a	none	none	6,000	n/a	6,000	n/a	none	none	none	none	3,000 <sup>1</sup>	3,000
Building size, maximum <sup>2</sup>	square feet	n/a	none	none	9,000	n/a	15,000	n/a	none	none	none	none	12,000	12,000
Building height	feet/floor	none	45	none	none	none	none	none	none	none	none	none	none	none
Building coverage	%	35	n/a	60	35/55	35	35/55	45	n/a	n/a	n/a	n/a	35/55	35/55
Development coverage	%	45	n/a	80	60/80	65	60/80	65	n/a	n/a	n/a	n/a	60/80	70
Outside storage?	yes or no	n/a	y	n	n	n	n	n/a	n	y	y	y	conditional use where specifically indicated	n

1. Buildings up to 6,000 square feet ground floor may be allowed as a conditional use. See Section [20.44.330](#).

2. For purposes of calculating maximum building size, floor area in basements used for storage, mechanical equipment, and/or noncommercial or nonresidential uses shall not be included.

3. Design review required only in portions of the GC zone within a designated gateway corridor per the comprehensive plan. For purposes of this section, the gateway corridor shall include all property within 100 feet of the public right-of-way concerned.

4. Design standards shall be required for the gateway and neighborhood commercial districts of the Sanderson Field master plan. See Section [20.64.110](#).

5. Site plan review required for all new projects within the PS zoning district, with additional consideration given to ensure the project is sensitive to existing residences and commercial uses, reinforces the character of surrounding properties, and incorporates traditional forms and materials into the development. See Chapter [20.49](#).

**B. Permitted and Conditional Land Uses (“y” Permitted, “n” Not Permitted, “cu” Conditional Use).**

	ZONES:												
	NR	AI <sup>18</sup>	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
<b>Land Uses:</b>													
Antique store	n		n	y	n	y	y	y	y	n	n	y	n
Assembly of appliances, electronics	n		n	n	n	n	n	n	n	y	y	n	n
Assisted living facilities	n		cu	n	y	y	y	n	n	n	n	y	y
Auto reconditioning, painting, upholstering, rebuilding, no salvage or wrecking	n		n	n	n	n	n	cu <sup>6</sup>	n	y	y	n	n
Automobile repair and service	n		n	cu	n	cu	cu	cu <sup>6</sup>	y	y	y	n	n
Automobile/RV/boat sales	n		n	n	n	n	n	cu <sup>6</sup>	y	y	y	y (indoor only); parking area <sup>(a,b,c)</sup>	n
Bakery	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	n
Banks, other financial institutions	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	n
Barber/beauty shop	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	y
Bed and breakfast inns	cu		n	y	n	y	y	y	n	n	n	y	cu
Boat building	n		n	n	n	n	n	n	n	y	y	n	n
Bottling works	n		n	n	n	n	n	n	n	y	y	n	n
Brewery, distillery, winery, no retail	n		n	n	n	n	n	n	n	y	y	n	n
Brewery, distillery, winery, on-site retail	n		n	n	n	n	n	y	y	y	n	n	n
Business and professional offices	nc <sup>1</sup>		cu	y	n	y	y	y	y	n	n	y	y
Car wash	n		n	n	n	n	n	n	y	y	y	n	n
Convalescent centers/care facilities	cu		cu	y	y	y	y	y	n	n	n	y	cu
Cemeteries, including mausoleums	cu		n	n	n	n	n	n	n	n	n	n	n
Cereal mills	n		n	n	n	n	n	n	n	y	y	n	n
Churches <sup>17</sup>	cu		cu	y	y	y	y	y	y	n	n	y	cu
Cold storage plants	n		n	n	n	n	n	n	n	y	y	n	n
Community clubs	cu		y	cu	n	y	y	y	n	n	n	y	n
Concrete mixing plants	n		n	n	n	n	n	n	n	y	y	n	n
Contractors' or loggers' equipment storage yard, plant, repair, rental	n		n	n	n	n	n	n	n	y	y	n	n
Convenience stores, no gas pumps	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	cu <sup>(a,b,c)</sup>	n

	ZONES:												
	NR	AI <sup>18</sup>	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Commercial parking lots/ structures	n		y	n	n	cu	n	cu	n	n	n	n	n
Day care centers/preschools <sup>17</sup>	nc <sup>1</sup>		y	y	y	y	y	n	n	n	n	y	cu
Deli	nc <sup>1</sup>		n	n	n	y	y	y	y	n	n	y	cu
Drug stores	nc <sup>1</sup>		n	y	y	y	y	y	y	n	n	y	n
Dry cleaning, pick-up/drop-off only	nc <sup>1</sup>		n	n	n	y	y	y	y	n	n	y	n
Duplexes/triplexes <sup>17</sup>	cu <sup>2</sup>		n	y	n	y	y	n	n	n	n	y	cu
Eating and drinking places, with drive-ins/thrus	n		n	y <sup>3</sup>	n	y <sup>4</sup>	y <sup>3</sup>	y <sup>4</sup>	y	y	n	cu <sup>(c)</sup>	n
Eating and drinking places, without drive-ins/thrus	nc <sup>1</sup>		n	y	y	y	y	y	y	n	n	cu <sup>(b,c)</sup>	n
Enameling or metal coating, galvanizing, electroplating	n		n	n	n	n	n	n	n	y	y	n	n
Enterprises providing indoor entertainment and recreation	n		cu	y	n	y	y	y	y	n	n	cu	n
Family day care provider	y		n	y	n	y	y	nc	nc	n	n	y	n
Florist	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	y
Food and drug processing, no slaughtering or processing of animal products	n		n	n	n	n	n	n	n	y	y	n	n
Freighting and truck yards	n		n	n	n	n	n	n	n	y	y	n	n
Frozen food lockers	n		n	n	n	n	n	y	y	y	y	n	n
Fuel oil distribution	n		n	n	n	n	n	n	n	y	y	n	n
Furniture and home furnishings	n		n	y	n	y	y	y	y	y	n	y	n
Gallery	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	y
Gas stations, no services	n		n	y <sup>3</sup>	n	y <sup>8</sup>	y <sup>5</sup>	y <sup>10</sup>	y	y	y	n	n
General merchandise stores	n		n	y	n	y	y	y	y	n	n	y	n
Gift store	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	n
Groceries and related products	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	cu	n
Group homes	y		n		n	y	y	cu	n	n	n	y	y
Hardware stores	n		n	y	n	y	y	y	y	y	n	y outdoor storage <sup>(a,b,c)</sup>	n
Health club, gym	nc <sup>1</sup>		n	n	n	y	y	y	y	n	n	y (to 5,000 sf)	n



	ZONES:												
	NR	AI <sup>18</sup>	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Passenger terminal facilities	n		y	n	n	n	n	y	y	y	n	n	n
Personal services	n		n	y	y	y	y	y	y	n	n	y	cu
Pet grooming	n		n	y	n	y	y	y	y	n	n	y	cu
Planned unit development, as allowed in Chapter <a href="#">20.32</a>	y		n	y	y	y	y	y	y	y	y	y	n
Post office	nc <sup>1</sup>		y	cu	cu	cu	cu	cu	cu	cu	cu	cu	n
Processing, refining and treatment	n		n	n	n	n	n	n	n	n	y	n	n
Public, private, and parochial schools and supporting facilities <sup>17</sup>	cu		y	n	y	cu	cu	cu	n	n	n	cu <sup>(b,c)</sup>	n
Public utilities and facilities (buildings)	cu		y	cu	cu	cu	cu	cu	cu	cu	cu	cu <sup>(b,c)</sup>	n
Railroad facilities of all types, no repair	n		n	n	n	n	n	n	n	y	y	n	n
Recreational vehicle parks	cu		n	cu	n	n	n	n	n	n	n	n	n
Repair services (not automobiles)	n		n	y	n	n	n	y	y	y	y	y (indoor work only); outdoor store area <sup>(a,b,c,d)</sup>	cu
Residential uses above commercial	nc <sup>1</sup>		n	n	n	y	y	y	cu (permitted outright if the building is located within one block or 240 feet of the downtown district)	n	n	y	cu
Retail lumber yards	n		n	n	n	n	n	n	cu	y	y	cu <sup>(a,b,c)</sup>	n
Retail nurseries and garden stores	n		n	y	n	n	n	y	y	y	n	y	n
Retail stores	n		n	y	n	y	y	y	y	n	n	y	n
Rooming house	cu		y	y	y	y	cu	y	cu	n	n	n	y
Secondary units	y		n	y	n	y	y	n	n	n	n	cu	cu
Sexually oriented business	n		n	n	n	n	n	n	y <sup>17</sup>	n	n	n	n
Single-family residential <sup>17</sup>	y		n	y	n	y	y	n	n	n	n	y	y
Social services	n		y	y	n	y	y	y	y	n	n	y	y
Spinning or knitting of synthetic or natural materials	n		n	n	n	n	n	n	n	y	y	n	n
Stone, marble, and granite monuments works	n		n	n	n	n	n	n	n	y	y	n	n

	ZONES:												
	NR	AI <sup>18</sup>	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Storage or sales yards, no salvage or junk	n		n	n	n	n	n	n	n	y	y	n	n
Telecommuting services	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	n
Tire retreading	n		n	n	n	n	n	n	n	y	y	n	n
Used merchandise stores	n		n	y	n	y	y	y	y	n	n	cu; no outdoor storage	n
Variety store	nc <sup>1</sup>		n	n	n	y	y	y	y	n	n	y	n
Video tape sales and rentals	nc <sup>1</sup>		n	y	n	y	y	y	y	n	n	y	n
Warehouse and wholesale establishments, excluding the storage of explosives and other dangerous or toxic substances	n		n	n	n	n	n	n	n	y	y	n	n

<sup>1</sup> "nc" in the neighborhood residential column denotes that the use is a conditional use as part of a neighborhood commercial district, and subject to the neighborhood commercial design review as well as the "nc" portion of the conditional use chapter.

<sup>2</sup> First duplex or triplex per block is permitted outright in compliance with applicable design standards; all other duplexes or triplexes are conditional uses.

<sup>3</sup> Allowed if within 300 feet of direct access (on or off ramp) to a Washington State or United States highway.

<sup>4</sup> Allowed if parcel is located with frontage along First Street/Olympic Highway South.

<sup>5</sup> Allowed if parcel is located within 270 feet of GC, CI, or I zoning.

<sup>6</sup> Allowed as a conditional use in the downtown (DT) zone on parcels south of Grove Street and east of Second Street.

<sup>7</sup> See note 2.

<sup>8</sup> See note 2.

<sup>9</sup> See note 2.

<sup>10</sup> If within 270 feet of a commercial industrial or industrial zone and subject to site plan review and design requirements of Section [20.64.060](#).

<sup>11</sup> Reserved.

<sup>12</sup> In compliance with Chapter [18.06](#) of this code.

<sup>13</sup> Up to six dwelling units per building.

<sup>14</sup> An allowed use, occupying the upper floor(s) of a commercial building.

<sup>15</sup> Special Review Conditions. Where any of the following situations occur, the conditions set forth below shall be part of any city approval:

a. Items coded "a" involve outdoor storage. The approving authority shall assure that all outdoor storage shall be screened from residential uses across Adams or Jefferson Streets, that lights shall be situated so as to not shine or reflect across Adams or Jefferson Streets, and hours of operation shall be limited from 8:00 a.m. to 6:00 p.m.

b. Items coded "b" require design review to assure that size of the buildings do not project noise or activity which would disrupt the residential uses across Adams and Jefferson Streets, that landscaping reflects the protection of residential character of properties across Adams and Jefferson Streets, and that structures reflect the residential style (wood frame, pitched roofs with overhangs), rather than institutional style (flat roof, modular look) of development.

c. Items designated "c" shall require that no access be from Adams or Jefferson Streets.

d. Repair services shall be limited to small-scale equipment and shall not include automobiles (as listed), boats, and large construction equipment.

<sup>16</sup> Multifamily dwelling units occupying the upper floor(s) of a commercial building that is within one block or 240 feet of the downtown district.

<sup>17</sup> Subject to location limitations set forth in Section [20.35.040](#).

<sup>18</sup> Uses shall be in conformance with the Sanderson Field master plan and consistent with the functions and uses intended within the land use district where the use is proposed. All proposed site improvements, buildings, and uses shall be in compliance with the airport overlay zoning regulations (Mason County Chapter 17.60, City of Shelton Chapter [20.70](#)).

<sup>19</sup> Generally, state-licensed marijuana producers, processors, and researchers are not permitted in CI zoning districts, except such uses are permitted in those CI zoning districts that are immediately adjacent to an I zoning district.

(Ord. 2021-0824 § 1, 2024; Ord. 1999-1222 § 2, 2023; Ord. 1921-0518 (part), 2018; Ord. 1882-0116 § 7, 2016; Ord. 1859-0914 § 1, 2014; Ord. 1834-1113 § 4, 2013; Ord. 1785-0511 § 2, 2011; Ord. 1713-1207 § 1 (part), 2007; Ord. 1697-0407 § 3, 2007; Ord. 1695-0307 Addendum A, 2007; Ord. 1647-0805 § 3, 2005; Ord. 1619-0504 § 1, 2004; Ord. 1556-1101 Exh. 1, 2001; Ord. 1547-0401 § 3 (Exh. 4), 2001; Ord. 1534-0600 § 3 (Exh. 3), 2000; Ord. 1527-0100 Attch. B, 2000; Ord. 1520-1099 Attch. A, 1999; Ord. 1462-1296 § 2 (part), 1996)

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