

§ 17.24.020. Permitted uses.

Uses allowable in the highway commercial district vary within each of the four subzones, and therefore permitted uses are defined in general terms:

- A. Subzone A. Uses allowable in this subzone are too extensive to enumerate; therefore, permitted uses are defined in general terms:
 - 1. Overnight accommodations, eating and drinking and entertainment establishments;
 - 2. Other commercial services, including auto-oriented services such as car washes, truck and auto repair, recreational vehicle support and services, machinery, and gas stations;
 - 3. Retail and wholesale goods, sales and service;
 - 4. Offices and related business activity;
 - 5. Day care centers and nursing or convalescent homes;
 - 6. Other commercial and service uses of similar or less impact upon the district than uses defined above in this section, such as car washes, veterinary clinics, laundromats, produce sales, plant nurseries, etc.

- B. Subzone B.
 - 1. Retail and wholesale goods, sales and service such as duty-free stores;
 - 2. Offices such as brokerage houses;
 - 3. Warehouses such as bonded warehouses;
 - 4. Governmental facilities;
 - 5. Other uses approved by the review authority demonstrated to be directly dependent on a border location.

- C. Subzone C.
 - 1. Overnight accommodations, including ancillary meeting and convention facilities;
 - 2. Eating and drinking establishments;
 - 3. Entertainment, cultural and/or recreational facility;
 - 4. Other commercial services, including auto-oriented services such as car washes and gas stations;
 - 5. Governmental facilities;
 - 6. Day care centers, assisted living facility, nursing or convalescent homes and health care facilities;

7. Retail sales and service including ancillary assembly and manufacture of goods on the premises if:
 - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premises.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
8. Offices and related business activity;
9. Live/work spaces;
10. Residential development (e.g., attached, stacked, or detached dwelling units) up to 24 units per acre, subject to the following provisions:

Along D Street, minimum 50 percent of the total gross floor area located on the street level floor of all structures on the subject property must contain retail sales and service, eating and drinking establishments, entertainment, cultural and/or recreational facility, offices and related business activity, or overnight accommodations oriented toward D Street. Lobbies for residential uses and parking garage entries shall qualify as ground floor commercial; however, dwelling units and structured parking shall not qualify.

D. Subzone D.

1. Offices and related business activity;
2. Restaurants;
3. Residential development (e.g., attached, stacked, or detached dwelling units) up to 24 units per acre;
4. Day care centers, nursing or convalescent homes and health care facilities;
5. Overnight accommodations.

(Ord. 2554 § 3, 2003; Ord. 2557 § 1, 2003; Ord. 2673 §§ 2, 3, 2007; A(2), 2011; Ord. 2793 § 2 Exh; Ord. 2959 § 1 (Exh. A), 2021)

§ 17.24.030. Accessory uses.

Accessory uses in the highway commercial district are as follows:

A. Subzone A – Peace Portal.

1. Dwelling units in conjunction with and accessory to the permitted use;
2. Uses customarily incidental to the permitted use.

B. Subzone B – Border.

1. Uses customarily incidental to the permitted use.

C. Subzone C – Central Business Support.

1. Uses customarily incidental to the permitted use;
2. Family day care homes, adult day cares and adult family care facilities.
(Formerly 17.24.040; Ord. 2554 § 3, 2003; Ord. 2673 §§ 2, 3, 2007; Ord. 2959 § 1 (Exh. A), 2021)

§ 17.24.040. Conditional uses.

Conditional uses in the highway commercial district are as follows:

A. Subzone A – Peace Portal.

1. Manufacturing or assembly operations of small scale, not to exceed 5,000 square feet of floor space;
2. High-density residential development when consistent with Chapter 17.28 BMC, Residential High-Density Zoning District, and related provisions.

B. Subzone B – Border.

1. Manufacturing or assembly operations of small scale, not to exceed 5,000 square feet of floor space.

C. Subzone C – Central Business Support.

(Formerly 17.24.050; Ord. 2554 § 3, 2003; Ord. 2577 § 5, 2004; Ord. 2628 § 2, 2006; Ord. 2673 §§ 2, 3, 2007; Ord. 2879 § 1 (Exh. A § 7), 2016; Ord. 2959 § 1 (Exh. A), 2021)