

Zone Intent: The NB zone is to allow retail sales and services routinely needed by neighborhood residents in locations that are convenient to access by walking and offer the potential to grow as mixed-use neighborhood centers including attached-unit residential development.

Permitted Uses	Size Limitations (Max. gsf)	General Development Standards					
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements

Notes: Parking allowed inside and rear yard only. District is pedestrian-oriented with limited drive-through uses allowed.

Neighborhood restaurants: Music and other performance entertainment are allowed indoors as an incidental activity; provided, that no amplification equipment or technology is employed in the performance.

These tables are intended to replace zoning and bulk and dimensional standards only. References to other SMC titles or chapters are for illustrative purposes only. Specific requirements may vary and depend upon the project submitted.

(Ord. 2022-024 § 2 (Exh. B); Ord. 2017-012 § 1 (Exh. A); Ord. 2016-015 § 2 (Exh. A); Ord. 2012-002 § 2 (Exh. B); Ord. 2011-012 § 1 (Exh. A); Ord. 2011-003 § 1 (Att. 3); Ord. 2009-046 § 4 (Exh. D); Ord. 97-019 § 4, Exh. B)

18.20.070 Community mixed use – CMU zone table.

Zone Intent: Provide residents centralized access to retail businesses and services, primarily along Washington Street on either side of downtown, that meet community-wide needs; create a complementary mix of community-serving retail, personal and professional services, public facilities, and transient lodging; ensure each development is a good neighbor to adjacent uses and districts, particularly single-family neighborhoods.

Permitted Uses	Size Limitations	General Development Standards					
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
Multifamily, no ground floor commercial requirement	60,000 gsf maximum	45'	10'	Side: 0' but 20' if adjacent to R zone Rear: 10' but 20' if adjacent to R zone	As determined to meet stormwater management (Chapter 13.104 SMC) and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130)	1.5 spaces per unit and 1 guest space per 10 units	Site plan per Chapter 18.22 SMC and design review per Chapter 18.24 SMC Fencing per SMC 18.24.140

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Permitted Uses	Size Limitations	General Development Standards					
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
Community Retail	60,000 gsf maximum	35'	10'	Side: 0' but 20' if adjacent to R zone Rear: 10' but 20' if adjacent to R zone	As determined to meet stormwater management (Chapter 13.104 SMC) and landscape requirements	Depends on use and/or facility (see Chapter 18.48 SMC)	Site plan per Chapter 18.22 SMC and design review per Chapter 18.24 SMC Fencing per 18.24.140
Services, Personal and Professional							
Transient Lodging							
Religious Places of Worship							
Public Facilities and Services							
Communication Facilities/Towers (See Chapter 18.61 SMC for wireless communications) (CUP or special use/essential public facility)		< 65'		1.5 times the height of any tower/antenna/dish; otherwise, same as retail	(Chapter 18.22 SMC and SMC 18.24.130)	None	

Accessory Uses and Structures: See Chapter [18.59](#) SMC

Conditional Uses:

CUP: public facilities, major; day care centers (more than 12 charges); towers, antennas (including amateur radio) and supporting structures 65 feet or more, other than wireless communications facilities

ACUP: public facilities, minor; bars and taverns

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Permitted Uses	Size Limitations	General Development Standards					
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Notes: Marijuana retail sales are allowed in the community business zone provided the site meets the minimum separation standards from specific uses as specified in RCW [69.50.369](#) and associated sections in Chapter [314-55](#) WAC. These tables are intended to replace zoning and bulk and dimensional standards only. References to other SMC titles or chapters are for illustrative purposes only. Specific requirements may vary and depend upon the project submitted.

(Ord. 2022-024 § 2 (Exh. B); Ord. 2017-012 § 1 (Exh. A))

18.20.080 Regional commercial – RC zone table.