

## CHAPTER 17.20 - COMMERCIAL ZONES

### Footnotes:

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**Editor's note**— Ord. 3688 § 32, adopted Dec. 21, 2021, repealed the former Ch. 17.20, §§ 17.20.010—17.20.230, and enacted a new Ch. 17.20 as set out herein. The former Ch. 17.20 was entitled "CO - Commercial, Office," and derived from: Ord. 3577 § 1, adopted Mar. 21, 2017; Ord. 3572 § 8, adopted Dec. 20, 2016; Ord. 3343 § 7, adopted Jan. 1, 2009; Ord. 3272, adopted Feb. 16, 2007; Ord. 3180 § 1 (part), adopted Dec. 17, 2004; Ord. 3123 § 11, adopted Oct. 11, 2002; Ord. 3071 § 4 (part), adopted Dec. 15, 2000; Ord. 3007 § 5 (part), adopted Jan. 15, 1999; Ord. 2948 § 5 (part), adopted Feb. 14, 1997; Ord. 2926 § 3 (part), adopted Aug. 26, 1996; Ord. 2921 § 8, adopted June 28, 1996; Ord. 2861 § 1 (part), adopted Mar. 17, 1995; Ord. 2742 § 1, adopted Jan. 19, 1993; Ord. 2861 § 1 (part), adopted Mar. 17, 1995; Ord. 2715 § 4 (part), adopted Oct. 16, 1992; Ord. 2702 § 1, adopted Aug. 14, 1992; Ord. 2666 § 4, adopted Jan. 17, 1992; Ord. 2652 §§ 7, 8, adopted Sept. 27, 1991; Ord. 2635 § 5, adopted May 15, 1991; Ord. 2278 § 1, adopted Dec. 26, 1983; and Ord. 2109 §§ 2—7, 9, adopted Dec. 7, 1980.

### 17.20.010 - Chapter purpose.

The purpose of this chapter is to:

- A. Establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone.
- B. Promote forms of development that reinforce and/or enhance the desired character of Port Angeles business districts.
- C. Promote compatibility between developments.
- D. Minimize environmental impacts of development.

(Ord. 3688 § 32, 12/21/2021)

### 17.20.020 - Permitted uses.

#### A. *Use categories.*

1. In order to regulate uses, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics.
2. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
3. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Director has the responsibility for categorizing all uses.

- B. *Principal uses.* Allowed principal uses in commercial zones are listed in Table 17.20.020. Principal uses are grouped into categories of uses.
- C. *Accessory uses.* Accessory uses are permitted in conjunction with a permitted principal use as determined by the Community and Economic Development Director to be compatible with the intent of this chapter.
- D. *Temporary uses.* Temporary uses are allowed as established in PAMC 17.96.050.
- E. *Shoreline master program.* Within 200 feet of ordinary high water, permitted or conditional uses must comply with the shoreline master program, as adopted and amended by the City.
- F. *Key to the use table.*
  - 1. *Permitted use (P).* Where the letter "P" appears in the use tables, the subject use is permitted. Permitted uses are those that do not require discretionary land use approval permits, but may require building permits, shoreline permits, or other permits required by Title 14 PAMC.
  - 2. *Conditional use (C).* Where the letter "C" appears in the use tables, the subject use is allowed subject to the conditional use review procedures specified in PAMC 17.94.065.
  - 3. *Use not permitted ( ).* Where no symbol appears in the use tables, the subject use is prohibited in that zone.
  - 4. *Special use limitations (X).* For uses containing a subscript (X), refer to the Code reference in the right column next to the subscript (X). All applicable requirements govern a use whether or not they are cross-referenced.
  - 5. *Unclassified uses.* Where a proposed use is not classified in the use tables and sections below, the Community and Economic Development Director must apply the use provisions of a use most similar in scale and associated level of impacts. Where the Director finds that there is no such similar use, the Director must make a determination in writing on whether the use should be permitted, conditionally permitted, or prohibited, based on the following considerations:
    - a. The purpose of the applicable zone.
    - b. The character of uses that are designated in Table 17.20.020 as permitted, conditional and prohibited within the applicable zone.
    - c. The scale and type of the use and buildings compared to other permitted uses in the zone.
    - d. The amount, type, and pattern of vehicular traffic anticipated for the use.
    - e. The expected outdoor uses and activities associated with the use.
    - f. The expected noises, odors, emissions, and unique visual impacts associated with the use.

**Table 17.20.020**

**Principal uses permitted in commercial zones**

Principal Use	CBD	CA	CSD	CN	CO	Condition/Reference
<b>Dwelling Units</b>						
Single-household dwelling						
Existing single-household dwelling (as of the adoption date of this ordinance)		P	P	P	P	
Ground floor residential	P (x)					(x) Must meet block frontage standards
Accessory dwelling unit		P	P	P	P	PAMC <a href="#">17.21.020</a>
Commercial caretaker unit	P	P	P	P	P	PAMC <a href="#">17.21.025</a>
Cottage housing		P (x)	P (x)	P (x)	P	(x) Only on lots that do not front on Mixed block frontages (see PAMC <a href="#">17.22.110</a> ). PAMC <a href="#">17.21.030</a>
Duplex		P (x)	P (x)	P (x)	P	PAMC <a href="#">17.21.040</a> (x) Only on lots that do not front on Mixed block frontages (see PAMC <a href="#">17.22.110</a> ).

Townhouse		P	P	P	P (x)	(x) Maximum 6 attached units  PAMC <u>17.21.050</u>
Multi-family	P	P	P	P	P	<u>Chapter 17.22</u> PAMC
<b>Supportive Housing</b>						
Permanent supportive housing	C	C	P	P	C	Must be designed as one of the dwelling unit types permitted in the zone.
Transitional housing	P	P	P	C	C	Must be designed as one of the dwelling unit types permitted in the zone.
Emergency housing	P	P	C	C	C	
Emergency shelter	P	P	C	C	C	
<b>Group Living</b>						
Adult family home	P	P	P	P	P	Must be designed as one of the dwelling unit types permitted in the zone.
Assisted living facility			P	P	P	
Nursing home			P	P	P	
Hospice					C	
<b>Child Care</b>						
Child care provider	P	P	P	P	P	

Child care facility	P	P	P	P	P	
<b>Civic</b>						
Clubs and lodges	P	P	C	C		
Conference centers	P	P				
Libraries, community centers, museums, aquariums	P	P	P	P	C	
Fire stations	C	C	C	C		
Public parks and recreation facilities	P	P	P	P	P	
Utility buildings and structures		P	C	C	C	
<b>Industrial</b>						
Artisan manufacturing	P <sub>(x)</sub>	P	P	P <sub>(x)</sub>		When located on the ground floor, a high volume pedestrian-oriented use adjoining the building's entrance on a street is required (x) Maximum 3,500 gross square feet, except for breweries and distilleries
Impound yards						PAMC <a href="#">17.94.040</a>
Cold storage lockers		P	C	C		
Salvage and recycling		C				PAMC <a href="#">17.94.040</a>

Self-service storage						
Warehousing						
<b>Medical</b>						
Chemical dependency treatment and detoxification centers		P			P	
Hospital					P	
Medical offices and laboratories	P	P	P	P	P	
<b>Office</b>						
Professional, business, and media offices	P	P	P	P	P	
Private educational services	P	P	P	P	C	
<b>Overnight Lodging</b>						
Hotels, motels, and hostels	P	P	C	C	C	
<b>Recreation</b>						
Indoor recreation	P	P				
Indoor theater	P	P				
Recreational camps						

Retail and Restaurants						
Art gallery	P	P	P	P	C	
Food and beverage establishments	P	P <sup>(x)</sup>	P <sup>(x)</sup>	P		For sidewalk cafes, see Street Use Ordinance No. 2229 as amended by 2350 <sup>(x)</sup> Conditional when an alley that provides customer access abuts residentially zoned property.
Boat sales		C				
Retail sales (by net floor area)						Applies to individual business establishments.
<10,000 square feet NFA	P	P	P	P		
10,000—49,999 square feet NFA	P	P	P			
50,000—100,000 square feet NFA		P	C <sup>(x)</sup>			<sup>(x)</sup> CUP not required for building additions of up to 10% of existing net floor area.
>100,000 square feet NFA		P				
Retail sales, heavy		P <sup>(x)</sup>				<sup>(x)</sup> Conditional when over 100,000 square feet net floor area PAMC <u>17.94.040</u>
Vehicle sales		P				
<b>Service</b>						

Animal care	P	P	P	P	P	PAMC <u>17.20.030(A)</u>
Consumer goods services	P	P	P	P		
Funeral homes and mortuaries		P	C	C	C	
Personal care services	P	P <sub>(X)</sub>	P	P	P	<sub>(X)</sub> Massage parlors, saunas and steam baths are conditional
<b>Transportation Services</b>						
Automotive service and repair		P <sub>(X)</sub>				<sub>(X)</sub> Auto body and paint shops and auto engine repair shops are conditional.
Car wash		P	C	C		
Ferry, seaplane, and helicopter facilities	P	P				
Fuel station		P	P	C <sub>(X)</sub>		<sub>(X)</sub> Must be accessory to a convenience or grocery store
Transit center	P	P	P			
Parking lots and garages (as a principal use)	P <sub>(X)</sub>	P	P	P	P	<sub>(X)</sub> Structured parking garages only
Vehicle rental		P				
Vessel moorage, marinas, and research vessels	P <sub>(X)</sub>					<sub>(X)</sub> Boat service facilities are a conditional use

(Ord. 3728 § 12(Exh. C), 3/5/2024; Ord. 3710 § 1, 3/21/2023; Ord. 3688 § 32, 12/21/2021)

17.20.025 - Accessory uses.

Accessory uses determined by the Director of Community and Economic Development to be compatible with the purpose of this chapter may be established.

(Ord. 3710 § 1, 3/21/2023)

17.20.030 - Supplemental use standards.

A. *Animal care.*

1. No burning of refuse or dead animals is allowed.
2. Only house pets (as defined by Chapter 17.08 PAMC) are allowed on the premises. Also see the animal keeping provisions of Title 7 PAMC.
3. The portion of the building or structure in which animals are kept or treated must be mechanically ventilated and soundproofed.
4. Prior to issuance of a building permit, documentation must be provided by a qualified acoustical consultant, for approval by the Director, verifying that the expected noise to be emanating from the use complies with the standards set forth in WAC 173-60-040 for a Class B source property and a Class A receiving property.
5. Outdoor area standards.
  - a. All outdoor exercise areas and runs must be fenced for the safe confinement of animals.
  - b. A minimum of 15 feet wide Type A landscaping must be established along any outside areas used to exercise or walk animals that abuts a ground floor residential use.
  - c. No animal may be outdoors between the hours of 11:00 p.m. and 6:00 a.m. except for relieving bodily functions.

(Ord. 3688 § 32, 12/21/2021)

17.20.040 - Dimensional standards.

<b>Table 17.20.040</b>						
<b>Commercial zone dimensional standards</b>						
<b>Standard</b>	<b>CBD</b>	<b>CA</b>	<b>CSD</b>	<b>CN</b>	<b>CO</b>	<b>Condition/Reference</b>
<b>Lot Dimensions</b>						

Minimum lot area (square feet)	0 (x)	0 (x)	0 (x)	5,000	3,000	(x) All newly created lots must have a minimum area adequate to provide for required setbacks and parking.  See PAMC <a href="#">17.21.050</a> for townhouse standards.
Minimum lot width (feet)		50	50	50	40	See PAMC <a href="#">17.21.050</a> for townhouse standards.
Maximum site coverage (percent)		80 (x)	80 (x)	80 (x)	75 (x)	(x) Where stormwater runoff from structures, driveways, sidewalks, patios, and other surfaces is managed on-site per the requirements of the Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, the project is exempt from the site coverage limit (see PAMC <a href="#">17.94.135</a> for more information).
<b>Building Height (feet)</b>						
Maximum building height, base	75	55	45	40	45	
Maximum building height, bonus		65	65			PAMC <a href="#">17.20.070</a>
Minimum building height	3 stories					Does not apply to civic or over-water uses, accessory retail structures less than 2,000 square feet, or existing buildings

Setbacks (feet)						
Front setback, minimum	0	0	0	0	15	See <a href="#">Chapter 17.22 PAMC</a> , Article II Block Frontage Standards, for other front setback requirements. <a href="#">PAMC 17.94.120</a>
Front setback, garage or carport entrance, minimum	0	0	0	0	20	Applies only to private residential garages and carports
Side street setback, minimum	0	0	0	0	5	
Interior side setback, minimum	0—15 (X)	0— 15 (Y)	0— 15 (Y)	0— 15 (Y)	5— 15 (Z)	See <a href="#">PAMC 17.22.210</a> for side and rear yard setback options and standards  (X) 10' when abutting a residential zone  (Y) 15' when abutting a residential zone  (Z) Townhouses are exempt from side setback standards internal to a development. However, townhouse must meet applicable side setback standards for adjacent lots outside of the development.

Rear setback, minimum	0—15 (X)	0— 15 (Y)	0— 15 (X)	15	15	See PAMC <a href="#">17.22.210</a> for side and rear yard setback options and standards  (X) Loading structures must be 15' from any alley  (Y) 15' when abutting an alley or residential zone
<b>Detached Accessory Structure Requirements</b>						
Minimum rear setback	0 (X)	0 (X)	0 (X)	0 (X)	5	(X) 15' from any alley or adjacent residential zone
Minimum side setback for accessory structures in the rear one-third of the lot	0 (X)	0 (X)	0 (X)	0 (X)	5	(X) 15' from any alley or adjacent residential zone
Maximum building height	Not to exceed the primary structure building height					
Maximum building footprint	Not to exceed the primary structure building footprint					

(Ord. [3688](#) § 32, 12/21/2021)

17.20.050 - Measurements and exceptions.

See [Chapter 17.94](#) PAMC for the following provisions:

- A. Minimum lot area reduction and exceptions.
- B. Exception to minimum side yard setback.
- C. Permitted intrusions into required yards.

- D. Lot coverage exemptions.
- E. Exceptions to height requirement.
- F. Other deviations, exceptions, variances, and adjustments.

(Ord. 3688 § 32, 12/21/2021)

17.20.060 - Other standards.

- A. *Signs.* Signs must comply with Chapter 14.36 PAMC.
- B. *Off-street parking.* See Chapter 14.40 PAMC.
- C. *Design standards.* Commercial and multi-family development must comply with Chapter 17.22 PAMC.
- D. *Landscaping.* See PAMC 17.22, Article V, Landscaping Standards.

(Ord. 3688 § 32, 12/21/2021)

17.20.070 - Building height bonus standards

- A. *Purpose.* To offer flexibility to allowable height in strategic zones in exchange for affordable forms of housing or a greater diversity of unit sizes.
- B. *Applicability.*
  - 1. The provisions of this section are optional.
  - 2. The bonus incentive provisions of this chapter apply to zones with height bonuses established in PAMC 17.20.040.
- C. *Bonus options.* Developments meeting one of the following incentives standards qualify for the maximum height with bonus as set forth in Table 17.20.040.
  - 1. Participation in the 12-year affordable option of the Property Tax Exemptions for Multi-Family Housing program (Chapter 17.46 PAMC).
  - 2. At least 25 percent of the total dwelling units contain 600 square feet or less of gross floor area.
  - 3. At least ten percent of the total dwelling units contain three or more bedrooms.
- D. *Recording.* Prior to building permit issuance, a building height bonus agreement in a form approved by the Director and City Attorney must be recorded with the Clallam County Auditor's office as a covenant running with the land and binding on the applicant, property owner, assigns, heirs, and successors.

(Ord. 3688 § 32, 12/21/2021)