

40.230 COMMERCIAL, BUSINESS, MIXED USE AND INDUSTRIAL DISTRICTS

40.230.010 Commercial Districts (NC, CC, GC)

A. Purpose.

1. Neighborhood Commercial (NC) District. These commercial areas of limited size are intended to provide for the convenience shopping needs of the immediate neighborhood. This district is permitted under the neighborhood commercial and mixed use comprehensive plan designations.
2. Community Commercial (CC) District. These commercial areas are intended to provide for the regular shopping and service needs for several adjacent neighborhoods. This district is only permitted in areas designated as community commercial or mixed use on the comprehensive plan.
3. General Commercial (GC) District. These commercial areas provide a full range of goods and services necessary to serve large areas of the county and the traveling public. This district is limited to the general commercial comprehensive plan designation.

(Amended: Ord. 2008-12-15; Ord. 2019-07-01; Ord. 2020-03-08)

B. Definitions.

For the purposes of this section, the following definitions shall apply:

1. Streets. In commercial zones, the definition of "street" shall be limited to public rights-of-way.

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

C. Uses.

The uses set out in Table 40.230.010-1 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 40.230.010-1. Uses | | | | |
|--|----|----|----|----------------------------|
| | NC | CC | GC | Special Standards |
| <p>1. Residential Uses.</p> <p>Residential uses are only permitted above the ground floor in commercial zones except for an accessory caretaker, security or manager, or owner residence. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsection (1)(a) of this table, "commercial uses" are those uses listed in subsections (2), (3), (4), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (18) of this table.</p> | | | | |
| a. Residential (integrated multifamily/commercial or mixed use structure) | P | P | P | 40.260.150 |
| b. Existing residences without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to time limits regarding the replacement. | P | P | P | 40.260.010 |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|---|----|----|----|----------------------------|
| c. Adult family homes (in existing single-family dwellings or duplexes only) | P | P | P | 40.260.190 |
| d. Home business – Type I | P | X | X | 40.260.100 |
| e. Home business – Type II | P | X | X | 40.260.100 |
| f. Bed and breakfast establishments | P | P | P | 40.260.050 |
| g. Temporary dwellings | P | X | X | 40.260.210 |
| h. One (1) single-family residence for an accessory caretaker, security or manager, or owner residence in conjunction with a use permitted outright or by conditional use | P | P | P | |
| i. Assisted living facilities | P | P | P | 40.260.190 |
| 2. Retail Sales – Food. | | | | |
| a. Markets greater than 25,001 square feet gross floor area | X | P | P | |
| b. Markets less than or equal to 25,000 square feet of gross floor area | P | P | P | |
| c. Bakery – primarily retail outlet (greater than 10,001 square feet of gross floor area) | X | P | P | |
| d. Bakery – primarily retail outlet (less than or equal to 10,000 square feet of gross floor area) | P | P | P | |
| 3. Retail Sales – General. | | | | |
| a. General retailer (greater than 100,001 square feet gross floor area) | X | P | P | |
| b. General retailer (25,001 – 100,000 square feet gross floor area) | X | P | P | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|--|----|----|----|-------------------|
| c. General retailer (less than or equal to 25,000 square feet gross floor area) | P | P | P | |
| d. Single purpose/specialty retailers (greater than 10,001 square feet gross floor area) | X | P | P | |
| e. Single purpose/specialty retailers (less than or equal to 10,000 square feet gross floor area) | P | P | P | |
| f. Yard and garden supplies, including nurseries | P | P | P | |
| 4. Retail Sales - Restaurants, Drinking Places. | | | | |
| a. Restaurants, with associated drinking places, alcoholic beverages | P | P | P | |
| b. Drinking places, alcoholic beverages (with or without entertainment) | C | P | P | |
| 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 | P | P | |
| b. Quick vehicle servicing | X | P | P | |
| c. Filling station | P | P | P | |
| d. Motorcycles | X | P | P | |
| e. Manufactured home sales | X | X | P | |
| f. Car washes | X | P | P | |
| g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles | | | | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|---|----|----|----|----------------------------|
| (1) Located entirely within an enclosed building | X | P | P | |
| (2) Including outside storage or repair | X | C | P | |
| h. Commercial off-street parking facilities | X | P | P | |
| i. Vehicle towing and storage services | X | X | P | |
| j. Transportation terminals | | | | |
| (1) People | P | P | P | |
| k. Electric vehicle infrastructure | P | 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 | X | C | P | |
| b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building) | X | P | P | |
| c. Hardware, home repair and supply stores (greater than one hundred thousand one (100,001) square feet gross floor area) | X | C | P | |
| d. Hardware, home repair and supply stores (twenty-five thousand one (25,001) to one hundred thousand (100,000) square feet gross floor area) | X | P | P | |
| e. Hardware, home repair and supply stores (less than or equal to twenty-five thousand (25,000) square feet gross floor area) | P | P | P | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|---|-----|-----|-----|-------------------|
| f. Farm equipment and implement dealer | X | X | P | |
| g. Hay, grain, and feed stores | X | P | P | |
| 7. Retail Sales – Products. (Retailers of products created or assembled on-site within an entirely enclosed building) | | | | |
| a. Uses greater than twenty-five thousand one (25,001) square feet gross floor area | X | C | P | |
| b. Uses between five thousand one (5,001) and twenty-five thousand (25,000) square feet gross floor area | X | P | P | |
| c. Uses less than or equal to five thousand (5,000) square feet gross floor area | P | P | P | |
| 8. Services – Personal. | | | | |
| a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services | P | P | P | |
| b. Barber and beauty shops | P | P | P | |
| c. Day spas, massage parlors, public bathhouses, and reflexology businesses | R/A | R/A | R/A | Ch. 5.70 |
| d. Clothing rental establishments | X | P | P | |
| e. Mortuaries | X | X | P | |
| f. Tattoo/body art studio | X | P | P | |
| 9. Services – General. | | | | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|--|----|-----|----|-------------------|
| a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (greater than two thousand five hundred one (2,501) square feet) | X | P | P | |
| b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (less than or equal to two thousand five hundred (2,500) square feet) | P | P | P | |
| c. Office equipment and home appliance rental, service and repair agencies | X | P | P | |
| d. Printing, publishing and lithographic shops | X | R/A | P | |
| e. Services to buildings (including dwellings), cleaning and exterminating | X | C | P | |
| f. Moving and storage | X | P | P | |
| g. Mini-storage warehouse | X | P | P | |
| (1) Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse | X | R/A | P | |
| h. Auction barns | X | X | P | |
| i. Branch banks | P | P | P | |
| j. Event facilities (greater than fifty thousand one (50,001) square feet) | X | X | C | |
| k. Event facilities (five thousand one (5,001) to fifty thousand one (50,000) square feet) | X | P | P | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|--|-----|-----|-----|----------------------------|
| l. Event facilities (less than or equal to five thousand (5,000) square feet) | P | P | P | |
| m. RV storage | X | P | P | |
| n. Security and patrol services (less than ten thousand (10,000) square feet) | P | P | P | |
| 10. Services – Lodging Places. | | | | |
| a. Hotels/motels | X | C | P | |
| b. Recreational vehicle parks and campgrounds | X | X | P | |
| 11. Services – Medical and Health. ⁷ | | | | |
| a. Hospitals | X | X | C | |
| b. Outpatient clinics/medical offices | C | P | P | |
| c. Medical laboratories | X | C | P | |
| d. Convalescent and nursing homes | X | C | C | |
| e. Orthopedic equipment and supplies, rental, sales and services | X | P | P | |
| f. Ambulance services ⁷ | P | P | P | |
| g. Residential care homes | C | C | C | |
| h. Residential and congregate care facilities | X | C | C | |
| i. Opiate substitution treatment facilities | R/A | R/A | R/A | 40.260.165 |
| 12. Services – Professional Office. | | | | |
| a. Professional offices (greater than five thousand one (5,001) square feet gross floor area) | X | P | P | |
| b. Professional offices (less than or equal to five thousand (5,000) square feet gross floor area) | P | P | P | |
| c. Artists/photographic studios | P | P | P | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|--|-----|-----|-----|----------------------------|
| 13. Services – Amusement. | | | | |
| a. Amusement centers | | | | |
| (1) Indoor | X | C | P | |
| (2) Outdoor | X | C | C | |
| b. Athletic, health and racket clubs (greater than ten thousand one (10,001) square feet of gross floor area) | X | C | P | |
| c. Athletic, health and racket clubs (between ten thousand (10,000) and five thousand one (5,001) square feet of gross floor area) | C | C | P | |
| d. Athletic, health and racket clubs (less than or equal to five thousand (5,000) square feet of gross floor area) | P | P | P | |
| e. Circuses, carnivals, or amusement rides | R/A | R/A | R/A | |
| 14. Services – Educational. | | | | |
| a. Nursery schools, preschools | C | P | P | 40.260.160 |
| b. Day care facilities consistent with all Washington State laws and regulations ⁷ | P | P | P | 40.260.160 |
| c. Libraries ⁷ | P | P | P | |
| d. Vocational schools | C | P | P | |
| (1) Truck driving schools | X | P | P | |
| e. Automobile driving schools (greater than five thousand one (5,001) square feet) | X | P | P | |
| f. Automobile driving schools (less than or equal to five thousand (5,000) square feet) | P | P | P | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|--|----|----|----|----------------------------|
| g. Artistic studios and schools including but not limited to dance, music and martial arts (greater than five thousand one (5,001) square feet) | X | P | P | |
| h. Artistic studios and schools including but not limited to dance, music and martial arts (less than or equal to five thousand (5,000) square feet) | P | P | P | |
| i. Public parks, parkways, recreation facilities, trails and related facilities ⁷ | P | P | P | 40.260.157 |
| j. Parks ⁷ | P | P | P | 40.260.157 |
| k. Public/private educational institutions | C | C | C | |
| l. Outdoor team sports fields ⁷ | C | P | P | |
| 15. Services – Membership Organizations. | | | | |
| a. Business, professional and religious (not including churches) greater than five thousand one (5,001) square feet | X | P | P | |
| b. Business, professional and religious (not including churches) less than or equal to five thousand (5,000) square feet | P | P | P | |
| c. Civic, social, fraternal, charitable, labor and political | C | P | P | |
| d. Churches | C | P | P | |
| 16. Services – Animal-Related. | | | | |
| a. Animal hospitals and veterinary clinics | | | | |
| (1) Outside animal facilities | X | C | C | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|---|-----|-----|-----|--|
| (2) Inside animal facilities only | C | P | P | |
| b. Animal day use facility | P | P | P | 40.260.040 |
| c. Kennel commercial ^{1, 6} (to include domestic animals as defined in Section 8.01.020) | | | | 40.260.040 , 40.320.010 |
| (1) Inside | X | C | P | |
| (2) Outside | X | X | C | |
| 17. Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building) | | | | |
| a. Distribution facilities between fifty thousand (50,000) and twenty-five thousand one (25,001) square feet gross floor area | X | X | P | |
| b. Distribution facilities less than or equal to twenty-five thousand (25,000) square feet gross floor area | X | C | P | |
| 18. Public Services and Facilities. ⁷ | | | | |
| a. Buildings entirely dedicated to public services, such as City Hall, police and fire substations ⁷ | C | C | C | |
| b. Sewer, water and utility transmission lines | P | P | P | 40.260.240 |
| c. Wireless communications facilities | P/C | P/C | P/C | 40.260.250 |
| d. Zoos, museums and similar institutions | X | C | C | |
| (1) Historic and cultural exhibits | P | P | P | |
| e. U.S. Post Offices ⁷ | P | P | P | |
| f. Public transit facilities including park and ride facilities ⁷ | C | P | P | |
| 19. Resource Activities. | | | | |

Table 40.230.010-1. Uses

| | NC | CC | GC | Special Standards |
|---|----|----|----|---|
| a. Agriculture | P | P | P | 40.260.040 |
| b. Silviculture | P | P | P | 40.260.080 |
| c. Roadside farm stand | P | P | P | 40.260.025 |
| d. Agricultural market | P | P | P | 40.260.025 |
| 20. Accessory Uses and Activities. | | | | |
| a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210). | P | P | P | |
| b. Drive-through, drive-in or drive-up facilities over two hundred (200) square feet | X | P | P | 40.320.010(E) , 40.340.020(A) (4) |
| c. Coffee and food stands two hundred (200) square feet or less | P | P | P | 40.260.055 |
| d. Open air activities | | | | |
| (1) Open air display of plants and produce in conjunction with a permitted use ² | P | P | P | |
| (2) Open air storage of materials ³ | P | P | P | |
| (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 | P | |

| Table 40.230.010-1. Uses | | | | |
|--|----|----|----|----------------------------|
| | NC | CC | GC | Special Standards |
| (4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use ⁵ | P | P | P | |
| 21. Other Uses. | | | | |
| a. Temporary uses | P | P | P | 40.260.220 |
| b. Private use heliports | X | C | C | 40.260.170 |
| c. Solid waste handling and disposal sites | C | C | C | 40.260.200 |
| d. Medical marijuana cooperative | X | X | X | 40.260.115 |
| e. Marijuana production facilities | X | X | X | 40.260.115 |
| f. Marijuana processor 1 facilities | X | X | X | 40.260.115 |
| g. Marijuana processor 2 facilities | X | X | X | 40.260.115 |
| h. Marijuana retailer facilities | X | P | P | 40.260.115 |

¹ Outdoor areas shall be fully screened to the F2 standard.

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 according to Section [40.320.010\(D\)\(1\)](#).

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. Landscaping standards in excess of site plan review standards may be required in order to properly screen adjoining residential lands.

⁶ Kennels shall comply with the noise standards in Chapter [173-60](#) WAC. All animals are to be housed within a structure between the hours of 10:00 p.m. and 7:00 a.m.

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. 2004-06-11; Ord. 2005-04-12; Ord. 2006-05-01; Ord. 2007-06-05; Ord. 2007-11-13; Ord. 2009-01-05; Ord. 2010-08-06; Ord. 2011-02-13; Ord. 2011-03-09; Ord. 2011-06-14; Ord. 2011-12-09; Ord. 2012-06-02; Ord. 2012-07-03; Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-08-03; Ord. 2014-11-02; Ord. 2016-06-12; Ord. 2019-07-01; Ord. 2020-03-08)

D. 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 40.230.010-2 and 40.230.010-3, 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 40.230.010-2. Lot Requirements | | | |
|--------------------------------------|--------------------------------|--------------------------|--------------------------|
| Zoning District | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Depth (feet) |
| NC | None | None | None |
| CC | None | None | None |
| GC | None | None | None |

| Table 40.230.010-3. Setbacks, Lot Coverage and Building Height | | | |
|--|--|----|----|
| | NC | CC | GC |
| Minimum setbacks | Pursuant to buffering and screening standards contained in Chapter 40.320 , Table 40.320.010-1 . | | |
| | | | |

| Table 40.230.010-3. Setbacks, Lot Coverage and Building Height | |
|---|---|
| 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. |
| 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, other pedestrian amenities, and low impact development stormwater management facilities 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. 2004-06-11; Ord. 2006-09-13; Ord. 2009-01-01; Ord. 2010-12-12; Ord. 2015-11-24)

40.230.020 Mixed Use District (MX)

A. Purpose.

The mixed use (MX) district requires mixed use developments to provide the community with a mix of mutually supporting retail, service, office and residential uses. It promotes cohesive site planning and design which integrates and interconnects two (2) or more land uses into a development that is mutually supportive. It provides incentives to develop a higher-density, active, urban environment than generally found in a suburban community, and which is further expected to: