

**Section 400.095. C-2 General Commercial District. [R.O. 1992 § 400.095; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]**

**A. Intent And Purpose.**

1. The purpose of the C-2 General Commercial District is two-fold:
  - a. One is to provide for general commercial activity with a wide array of commercial uses, as listed under permitted uses. Unless permitted otherwise, this zoning district shall be primarily for the development of commercial property.
  - b. The second purpose is to provide a mixed use of residential and commercial use if located within a C-2 Overlay District. This overlay district includes the following areas: in areas zoned C-2 General Commercial located primarily along Fifth Street, to include all C-2 zoned areas north of Sixth Street, south of Third Street, east of High Street and west of Hancock Street. This overlay district is provided to enhance a more pedestrian-friendly, mixed-use zoning district. This area shall permit residential development to be incorporated with commercial development.
2. The regulations set forth in this Chapter or set forth elsewhere in this Title, when referred to in this Chapter, are the regulations in the C-2 General Commercial District.

**B. Permitted Uses.** The permitted uses in the C-2 General Commercial District are those as provided for in Section 400.120(D) of this Article. In addition, the following uses are permitted, subject to the conditions set forth: **[Ord. No. 23-13814, 8-7-2023]**

1. Automotive parts stores, and related parts supply retail facilities, provided that if any automotive or related repair services are performed on site, the provisions of Subsection (B)(2) of this Section shall be met.
2. The following shall be permitted uses, provided that if any portion of a building or an accessory structure, or any portion of a parking lot associated with any such use, is located within fifty (50) feet of a residential district, excluding public rights-of-way, then such use shall be only by special use permit:
  - a. Repair of automobiles, farm implements, construction machinery, small engines and related repair services, including repair garages, body shops and public garages, as well as car washes and new and used vehicle sales;
  - b. Hotels and motels, and establishments offering accommodations to transient overnight guests;
  - c. Entertainment places;
  - d. Parking lots and garages; and
  - e. Retail lumber stores.
3. Single-family dwellings and two-family dwellings, if located in areas as described in Section 400.095(A)(1)(b) above.
4. Drive-in or drive-thru establishments that can provide a five-car stack as indicated

within Article VI, Section 400.265(C). Drive-in or drive-thru establishments that cannot provide a five-car stack as indicated within Article VI, Section 400.265(C), shall require a special use permit.

5. Vacation rental dwellings by owner in C-2 and C-2 Overlay Districts.
- C. Accessory Uses. A permitted accessory use is any use or structure which complies with the definition of "accessory use" contained in Article II, Definitions, and as further provided for in Article IV, Supplementary Regulations, Section 400.150. In addition, the following are permitted accessory uses:
1. Accessory buildings and uses customarily incident to the above uses.
  2. Where a lot is used for a commercial purpose, more than one (1) main building may be located upon the lot but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.
- D. Special Uses. Certain additional uses may be permitted in the C-2 General Commercial District as provided for in the Table of Permitted and Special Uses, Section 400.120 of this Article, and subject to the provisions of Article V of this Chapter. Additional provisions apply to certain uses as listed below:
1. Mobile home parks are subject to the provisions of Article IV, Section 400.160.
  2. Food stands for temporary and seasonal periods; provided, however, that food stands to be operated and maintained for periods of ten (10) days or less within a given calendar year shall not require a special use permit if a proper permit is secured pursuant to the provisions of Chapter 635 of the Washington Municipal Code.
  3. Agricultural uses such as field crops; truck gardening; berry or bush crops; tree crops; flower gardening; orchards; aviaries and apiaries; grazing, breeding and raising of livestock, provided that all buildings and enclosures for the feeding, breeding or milking, but not including pasturing and grazing, of such animals are located not less than two hundred (200) feet from any lot line; including a greenhouse, but not including a salesroom or roadside stand.
  4. Nursery, truck gardening and the raising of farm crops may be permitted (but not the raising of poultry, pets or livestock for strictly commercial purposes or on a scale that would be objectionable because of noise or odor to surrounding residences), according to the criteria set forth in Article V, Section 400.230, of this Chapter; and provided, further, that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.
  5. Any use substantially similar to the special uses listed Section 400.120(D) in terms of the effect of the proposed use upon surrounding properties may be permitted, provided that, in determining whether such proposed use is substantially similar to the expressed special uses, there shall be taken into consideration any objectionable characteristics of the proposed use, including, but not limited to, the emission of odor, dust, smoke, gas fumes, noise or vibration, as well as the criteria set out in Article IV, Section 400.195; provided further, however, that any such substantially similar special use shall be

consistent in all other respects with the provisions of this Chapter.

6. Any use itemized in Section 400.120(D) which does not qualify as a permitted use by virtue of the fact that any building, accessory structure or parking lot associated with such use is within fifty (50) feet of a residential district, excluding public rights-of-way.
7. Aboveground storage tanks for the storage of combustible liquids shall be prohibited, except when allowed by special use permit from the City of Washington City Council. Aboveground storage tanks for the storage of flammable liquids shall be prohibited.

E. Parking And Loading Requirements.

1. Location Of Parking Spaces And Vehicle Types That May Be Parked:

- a. Unless located in areas described in Section 400.095(A)(1)(b), parking spaces for residences shall be located in the side and rear yard and in the front yard on a driveway only. Driveways and parking areas shall be an improved surface of either asphalt or concrete.
- b. For all C-2 zoned areas as described in Section 400.095(A)(1)(b), parking requirements within this area shall be as follows: one (1) parking space per residential unit and zero (0) off-street parking for non-residential uses. Parking spaces shall be located and vehicles shall be parked in the side or rear yards.
- c. Garages and repair establishments shall not store or temporarily store any vehicle to be repaired for a period of more than fifteen (15) days. This does not include vehicles that are garaged or vehicles which may be authorized for storage for longer periods by Council under special use permit.
- d. No trucks or trailers of any kind, or any portions thereof, shall be used for storage purposes.
- e. Vehicles in excess of thirty thousand (30,000) pounds' gross vehicle weight are permitted within this district only if the following two (2) conditions are met. If these two (2) restrictions cannot be met, parking of vehicles in excess of thirty thousand (30,000) pounds' gross vehicle weight is not permitted.
  - (1) After taking into account the number of normal parking spaces which such vehicle occupies, the remaining number of available parking spaces must still meet the number of required spaces provided for within this district; and
  - (2) The parking of any such vehicle must not limit ingress or egress from the facility nor impose upon any fire lanes or any other applicable regulation or restriction.

2. Number Of Required Spaces. The regulations governing the number of required parking spaces with respect to various uses allowed within this zoning district are set out at Article VI of this Chapter.

3. Loading Requirements.

- a. There shall be provided, at the time any building is erected or structurally altered, off-street loading space in accordance with the requirements of Article VI of this Chapter.
- b. No building or part thereof heretofore erected which is used for any of the purposes specified above shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this Chapter.

F. Area Requirements.

1. Minimum depth of front yard: ten (10) feet for areas described in Section 400.095(A)(2). All other areas, twenty-five (25) feet. **[Ord. No. 18-11899, 9-4-2018]**
2. Minimum width of side yard: six (6) feet for two (2) stories; ten (10) feet for three (3) stories.
3. Minimum depth of rear yard: twenty-five (25) feet.
4. Minimum Lot Area:
  - a. Single-family dwelling: six thousand (6,000) square feet.
  - b. Two-family dwelling: twelve thousand (12,000) square feet.
  - c. Multiple-family dwelling: twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each unit in excess of four (4).
5. Gasoline pumps and pump islands may occupy the required yards; provided, however, that they are not less than fifteen (15) feet from street lines and not less than fifty (50) feet from the boundary of any residential district.

G. Height Requirements. The maximum height is sixty (60) feet or four (4) stories. **[Ord. No. 20-13187, 10-19-2020]**