

**§ 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.

General Development Standards							
Permitted Uses	Size Limitations	Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
<b>Multifamily, no ground floor commercial requirement</b>	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
<b>Community Retail</b>	60,000 gsf maximum	35'	10'	Side: 0' 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)	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 SMC § 18.24.140
<b>Services, Personal and Professional</b>				Rear: 10' but 20' if adjacent to R zone			
<b>Transient Lodging</b>				Major: same as retail			
<b>Religious Places of Worship</b>				Minor: 0' but 10' if adjacent to R zone			
<b>Public Facilities and Services</b>							

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General Development Standards							
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<b>Communication Facilities/Towers</b> (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		None	
<b>Accessory Uses and Structures:</b> See Chapter 18.59 SMC							
<b>Conditional Uses:</b> <b>CUP:</b> 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 <b>ACUP:</b> public facilities, minor; bars and taverns							

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