

Chapter 17.28
Business/Commercial/Industrial Districts

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17.28.010 Description and purpose.

A. Business/Commercial (B). The primary use within the B District is intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

B. Light Industrial (I-1). The I-1 District is intended to allow industrial development with minimal impact to residential and commercial areas. Such zones will require setbacks and landscaping to ensure compatibility with any abutting residential areas. The regulations of this District are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner.

C. General Industrial (I-2). The I-2 District intended to allow a less restrictive type of industrial development where the necessary characteristics of industrial operation will not adversely affect nearby residential and business uses. The purpose of the District is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare.

17.28.020 Definitions

For the purpose of this Chapter, certain words or phrases are defined as follows:

A. Agriculture:

Nursery or greenhouse (wholesale or retail) means an enterprise that conducts the retail and/or wholesale sale of plants grown on the premises. The term also includes, as an accessory use, the sale of a limited selection of items (e.g., soil, planters, pruners, mulch, lawn or patio furniture, garden accessories, etc.) that are directly related to the care and maintenance of landscapes.

B. Commercial:

Alcoholic beverage sales means the retail sale of beer, wine, or other alcoholic beverages

for on- or off-premises consumption, including but not limited to liquor store, microbrewery, distillery and/or winery.

ATM/kiosk means a small stand-alone device or structure, permanent or temporary, providing information, products, and services.

Automobile, motorcycle and ATV sales and leasing means the sale and/or leasing of automobiles, light trucks, motorcycles, and all-terrain vehicles, including storage of inventory for sales and incidental maintenance and repair.

Automobile service/fuel station/wash/rental. This use does not include auto body (e.g., collision repair), paint or upholstery services. This use includes, but is not limited to:

- a. Fuel service station (including a fuel service station that is associated with a grocery store and/or warehouse club);
- b. Fuel convenience mart (a gasoline service station with a convenience store);
- c. Auto repair, quick service oil, tune-up, brake, and muffler shops not including auto body (e.g., collision repair), paint or upholstery services;
- d. An establishment engaged in the retail sale of vehicle fuel, tires, lubricants, parts and accessories;
- e. Businesses that exclusively rent vehicles;
- f. Self-service, in-bay automatic, or conveyor equipment for cleaning and washing motor vehicles.

Bed and breakfast means a place of lodging that provides rooms for short-term rental and is the owner's personal residence.

Drive-through facility means an establishment that by design, service or by packaging procedures encourages or permits customers to receive services, and obtain goods while remaining in their motor vehicles.

Hotel/motel: means a place that offers overnight accommodations for short-term rental, including hotels and motels. The phrase "hotel/motel" also includes convention facilities and/or meeting rooms.

Kennel/doggy daycare: means premises where any combination of dogs, cats or other household pets are kept, cared for, boarded or bred for the intention of profit, subject to Title 6, CRMC. A dog grooming facility without an overnight boarding facility is classified as retail.

Office means a designated area in which commercial or professional activities take place including but not limited to: accounting, advertising, bank, counseling service, medical and dental facilities, studios for television and radio broadcasting, and research and development that does not include manufacturing.

Retail means commercial and retail uses and ancillary outdoor storage uses subject to requirements of Section 17.52.150, including but not limited to art galleries and studios, bakeries, pharmacies and dog grooming facilities (without an overnight boarding facility of animals).

Restaurant means an establishment that serves prepared meals to customers for consumption on-site or off-site, may include designated parking spaces for "curbside pickup" of food ordered in advance. This use includes, but is not limited to:

- a. Full-service restaurant;
- b. Food service and drinking place where meals, snacks, and beverages are prepared to customer order for immediate on-premises and off-premises consumption;
- c. Special food service; or
- d. Catering facility.

Services, commercial means non-medical service that is typically provided to the general public without the requirement of an appointment or membership, including, but not limited to copy center and parcel service drop-off locations with mail box service.

Services, personal means non-medical personal service including, but not limited to, beauty and barber shop, nail and skin care, tanning and day salon, drycleaner and tailoring, sports instruction, tattoo and body piercing salon, massage, music instruction and tutoring service.

Services, repair means repair service and shop, except automobile, truck, large appliance, and heavy equipment repair; this use involves scheduled maintenance and preventative maintenance on any sort of mechanical, plumbing or electrical device.

Sexually oriented business means an adult arcade, adult bookstore, adult cabaret, adult novelty store, adult video store, nude model studio, adult motel, adult motion picture theater, or sexual encounter center subject to Chapter 17.56.

Vehicle, RV, boat and equipment sales and leasing means the sale and/or leasing of vehicles, RVs, boats, and equipment, including storage of inventory for sale and incidental maintenance and repair. This use includes tractors and other large vehicles.

Veterinary clinic means a clinic and/or hospital that provide medical care for animals. This use does not include *kennel/doggy day care*.

C. Industrial

Auto body/vehicle equipment and repair means collision repair, paint, or upholstery services for vehicles. Repair of automobile, trucks, motorcycles, mobile homes, recreational vehicles, and other vehicles except general automobile repair, including the sale, installation, and servicing of related equipment and parts.

Asphalt/concrete plant means a plant used for the manufacture of asphalt, concrete, macadam and other forms of coated road stone.

Commercial warehousing and logistics means indoor warehousing, distribution or logistics facilities; retail distribution centers; order fulfillment centers; and moving and storage services (including full-service moving and storage and indoor storage of shipping containers).

Disposal services means commercial waste disposal sites and/or a landfill site (also known as tip, dump or rubbish dump) for the disposal of waste materials by burial. This use includes waste transfer stations.

Heavy industry means industry which is capital- and/or labor-intensive, such as the manufacture of industrial machinery, steel, rubber, rendering or petroleum processing. This use includes automobile manufacturing and crematoriums.

Light industry, manufacturing, processing and fabrication means industrial operations that have less impact and are less offensive to neighboring properties than those classified as heavy industry. *Light industry* is a manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. Examples of light industries include the manufacture of clothes, shoes, furniture, consumer electronics and home appliances. This use includes wholesale sales.

Mini-storage means self-storage or mini-warehousing, with or without an ancillary on-site caretaker unit for security.

Mineral extraction means uses that involve extraction of minerals from the ground, including surface and subsurface mining and quarrying.

Oil and gas production means the process of exploration, extraction, transporting and marketing petroleum products.

Recycling drop off means a facility at which recoverable resources, such as newspapers, magazines, glass, metal, plastic materials, tires, grass and leaves, and similar items, except hazardous waste and medical waste, are collected.

Recycling center and salvage means any land or structure used for collection, sorting, aggregation and re-sale (or transfer) of recyclable materials or for the aggregate storage of inoperable equipment, machinery, scrap or other used or discarded materials. This use includes facilities where the materials are actually recycled into raw materials, but does include recycling center, composting facility, collection, dismantlement, storage and salvage of inoperable vehicles and boats, and scrap metal processing. *Recycling center and salvage* does not include waste transfer stations, (even if they include a separate space for collection of recyclable materials).

Storage yard means outdoor storage of operable equipment and/or vehicles and building or infrastructure construction materials for off-site projects. *Storage yard* does not include outdoor storage areas that are associated with an on-site heavy industrial use.

Towing and inoperable vehicle storage, small towing lot means an area used to store eight (8) or fewer wrecked, junked, abandoned or inoperable vehicles.

Towing and inoperable vehicle storage, large towing lot means an area used to store more than eight (8) wrecked, junked, abandoned or inoperable vehicles.

Utilities, public means buildings, structures or other facilities used or intended to be used by any private or governmental utility. This definition includes buildings or structures that house or contain facilities for the operation of water, wastewater, waste disposal, natural gas or electricity services. This use also includes water storage tanks; electric or gas substations, water or wastewater pumping stations or similar structures used as an intermediary switching, boosting, distribution or transfer station of electricity, natural gas, water or wastewater. This category includes passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, water, sewage or other similar services on a local level.

Vehicle storage means the storage of operable vehicles.

D. Institutional/Public

Assisted living/memory care means facilities designed to provide residents with assistance for activities of daily living and medication assistance for individuals with a level of cognitive impairment.

Cemetery means any place, including a mausoleum, niche or crypt, in which there is provided space either below or above the surface of the ground for the internment of the remains of human bodies.

College/university/vo-tech. This use includes, but is not limited to, colleges, universities, vocational/technical schools, trade schools, business schools, training centers, beauty schools, culinary schools, private high schools and comparable education facilities.

Day care center facilities means facilities that are maintained for the any portion of a day for the care of children and adults who are not related to the owner, operator or manager thereof, whether the facility is operated with compensation for such care and with or without stated educational purposes. This use includes, but is not limited to, school-aged day care center, nursery and pre-school, adult day care, center for developmentally disabled persons and facilities for children under the age of six (6) years operated in conjunction with a public private or kindergarten. This use does not include overnight care.

Hospitals/clinics/medical labs means hospitals, walk-in clinics, birthing centers and medical laboratories, including general medical and surgical hospitals and specialty hospitals. The use does not include alcohol or drug rehabilitation facilities or medical offices where patients are generally seen by appointment.

Institutional care means housing where residents are assigned to the facility and are under protective care. This use includes jails or prisons; work release; psychiatric hospitals; and alcohol and drug rehabilitation centers.

Place of worship includes, but is not limited to, church, synagogue, temple or mosque.

Private club means organizations or associations of persons for some common purpose, such as a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Public facilities means civic, public and public assembly uses which include, but are not limited to, community centers, courthouses, museums, libraries, public safety facilities, police, fire or EMS stations, cultural arts centers, parks and public educational facilities.

Commercial amusement, indoor means uses that provide commercial amusement indoors and includes, but is not limited to, bowling alleys, pool rooms, indoor sports arenas, movie theaters, live theaters, indoor skating rinks and arcades. This use does not include sexually oriented businesses and indoor shooting ranges.

Commercial amusement, outdoor means uses that provide commercial amusement outdoors, including but not limited to outdoor arenas or stadiums, amusement or theme parks, fairgrounds, miniature golf establishments, golf driving ranges, water slides and batting cages. This use does not include sexually oriented businesses and indoor shooting ranges.

Recreation, indoor means uses that provide recreation opportunities indoors for the public. The phrase *recreation, indoor* includes, but is not limited to, recreation centers, gymnasiums, indoor swimming pools and tennis, racquetball or handball courts. This use does not include health and exercise clubs and commercial amusement facilities.

Recreation, outdoor means uses that provide recreation opportunities outdoors for the public (open to the community) or residents of a subdivision or development, which are not commercial in nature (except for golf courses, which may be commercial in nature). The phrase *recreation, outdoor* includes public areas for active or passive recreational activities, including but not limited to jogging, cycling, playing fields, outdoor swimming pools, tennis courts, golf courses, arboretums, community gardens, wildlife sanctuaries, and other natural areas used for walking or hiking and other passive recreation oriented parks.

Shooting range, indoor means specialized facilities designed for firearms practice.

Live-work unit means a dwelling unit that provides space designed for one or more commercial uses that are permitted in the Zoning District. Access between the dwelling unit and the commercial space is provided within the unit.

Multifamily means buildings that contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances; and are separated by interior walls and/or floors. *Multifamily* does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached dwellings, or hotels and motels.

E. Transportation

Airport means aircraft take-off and landing fields and flight training schools; or airstrips for personal aircraft for the private use of an individual. The term airport also includes the term *heliport*, which is any area used for the take-off and landing of helicopters that also includes passenger and cargo facility, fueling and emergency service facility.

Helistop/heliport means an area used for the take-off and landing of private helicopters for the purpose of picking up and discharging of passengers or cargo. The use of the helistop is restricted to specific users or purposes (e.g., tenants of a corporate park; a hospital trauma center; etc.), and the term does not include facility for general helicopter aviation use.

Multi-modal transit facility means terminals used for the ticketing, loading and unloading of bus or train passengers. Food and beverage sales conducted during normal terminal operations are included as accessory uses.

Parking (stand-alone lot/structure) means parking that is not accessory to a specific use, where a fee is typically charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a *parking facility*. This includes small structures intended to shield attendants from the weather. (Ord. 2012-18 §1, 2012)

17.28.030 Uses

A. Uses permitted by right (P), allowed by Use by Special Review (UBSR), or disallowed (N) in each of the respective Business/Commercial, Industrial, and Overlay Zoning Districts are as follows:

Zone District	B	I-1	I-2	WNZOD	DOD
	Business/ Commercial	Light Industrial	General Industrial	Wolfensberger Overlay	Downtown Overlay
Agriculture					
Nursery or greenhouse	UBSR	P	P		P
Commercial					
Alcoholic beverage sales	P	P	P	P	P
Automobile, motorcycle, and ATV sales & leasing	UBSR	P	P		
Automobile service / fuel station / wash / rental	P	P	P		
ATM/kiosk (stand-alone)	P	P	P	P	P
Bed and breakfast	P	N	N	P	P
Hotel/motel	P	N	N	P	P
Kennel/doggy daycare	UBSR	UBSR	UBSR	P	
Office	P	P	P	P	P
Restaurant	P	P	P	P	P
Retail	P	P	P	P	P
Services, commercial	P	P	P	P	P
Services, personal	P	N	N	P	P
Services, repair	P	P	P	P	
Sexually oriented business	N	P	P		
Vehicle, RV, boat, and equipment sales & leasing	UBSR	P	P		N
Veterinary clinic	P	P	P	P	

Industrial					
Auto Body / vehicle, RV, boat and equipment services	UBSR	P	P		N
Asphalt/concrete plant	N	N	P		
Commercial warehousing and Logistics	N	P	P	P	
Disposal services	N	N	N		
Heavy industry	N	N	UBSR		
Light industry, wholesale, manufacturing, processing and fabrication	N	P	P	P	
Mini-storage facility	N	P	P	UBSR	
Mineral extraction	N	N	N		
Oil and gas production	UBSR	UBSR	UBSR		
Recycling drop off	P	P	P		
Recycling center and salvage	N	N	P		
Storage yard	N	P	P		
Towing and storage of inoperable vehicles, small scale	N	UBSR	P		
Towing and storage of inoperable vehicles, large scale	N	N	UBSR		
Utilities, public	UBSR	UBSR	UBSR		

Vehicle storage	N	UBSR	P	P	
Institutional/Public					
Assisted living/memory care	UBSR	UBSR	UBSR		P
Cemetery	UBSR	UBSR	UBSR		
College/university/vo-tech	P	P	N	P	P
Day care center	UBSR	UBSR	UBSR	P	P
Hospitals/clinics/medical labs	P	P	P	P	P
Institutional care	N	UBSR	UBSR	N	N
Places of worship	P	UBSR	UBSR	P	
Private club	P	P	UBSR		P
Public facilities	P	P	P	P	P
Recreation/Amusement					
Commercial amusement, indoor	P	P	UBSR	P	P
Commercial amusement, outdoor	UBSR	UBSR	UBSR		
Recreation, indoor	P	P	UBSR	P	P
Recreation, outdoor	P	P	UBSR	P	P
Shooting Range, indoor	UBSR	P	P	P	
Residential					
Live-work unit	P	N	N		P
Multi-family	UBSR	N	N	P	P

Temporary					
Commercial event/public interest or special event	T	T	T		
Temporary buildings & storage	T	T	T		
Transportation					
Airport	N	N	N		
Helistop/heliport	UBSR	UBSR	UBSR		
Multi-modal transit facilities	UBSR	UBSR	UBSR		P
Parking (stand-alone lot/structure)	P	P	P		

B. Uses that are not permitted by right (P) or allowed by Use by Special Review (UBSR) or authorized under Subsection C below are prohibited.

C. Uses determined by the Town Manager that are functionally equivalent to the enumerated uses in Subsection A above, shall be treated in a like manner.

17.28.040 Development standards – Business/Commercial.

The following development standards for the B District shall apply:

A. Minimum front yard: a minimum front yard of 15 feet from the property line shall be required; 25 feet if abutting an arterial street;

B. Maximum height: 35 feet (50 feet by special review);

C. Maximum building coverage: 35% of lot area;

D. In no event shall wrecked, junked or abandoned motor vehicles be stored on any property in the B District unless within a fully enclosed building.

17.28.050 Development Standards – Light Industrial I-1.

The following development standards for the I-1 District shall apply:

A. Maximum lot coverage: 40% of lot area;

- B. Minimum side yard: 5 feet;
- C. Minimum front yard: 15 feet from the front property line;
- D. Minimum rear yard: 20 feet;
- E. Maximum height of buildings: 35 feet.

17.28.060 Development Standards – General Industrial I-2

The following development standards for the I-2 District shall apply:

- A. Maximum lot coverage: as limited by applicable standards for development, parking, landscaping and other requirements;
- B. Minimum side yard: zero feet except where the side yard abuts an adjoining zoning of a lesser intensity, then the side yard setback of the lesser Zoning District shall apply for that side;
- C. Minimum front yard: 15 feet from the front property line;
- D. Minimum rear yard: zero feet except where rear yard abuts an adjoining zoning of a lesser intensity, then the rear yard setback of the lesser Zoning District shall apply;
- E. Maximum height of buildings: 50 feet.