

1 **EXHIBIT 1**

2 **40.230.010 Commercial Districts (CR-1, CR-2, C-2, C-3, CL, GC)**

3 A. Purpose.

4 ~~1. Rural Commercial (CR-1, CR-2) Districts. These rural commercial~~
5 ~~districts are intended to provide for the location of businesses and~~
6 ~~services that are sized to serve the rural community. These commercial~~
7 ~~areas are located in areas designated as rural commercial on the~~
8 ~~comprehensive plan map either within rural centers (CR-2) or in other~~
9 ~~areas of existing commercial activity in the rural area outside rural~~
10 ~~centers (CR-1). They should be designed to complement and support~~
11 ~~the rural environment without creating land use conflicts.~~

12 1 2. Neighborhood Commercial (C-2) District. These commercial areas of
13 limited size are intended to provide for the convenience shopping needs
14 of the immediate neighborhood. This district is permitted under the
15 neighborhood commercial and mixed use comprehensive plan
16 designations.

17 2 3. Community Commercial (C-3) District. These commercial areas are
18 intended to provide for the regular shopping and service needs for
19 several adjacent neighborhoods. This district is only permitted in areas
20 designated as community commercial or mixed use on the
21 comprehensive plan.

22 ~~4. Limited Commercial (CL) District. These commercial areas are intended~~
23 ~~to recognize areas of existing retail and service commercial businesses~~
24 ~~that have occurred in strips along major arterials. These commercial~~
25 ~~areas provide a full range of goods and services necessary to serve~~
26 ~~large areas of the county.~~

27 4 5. General Commercial (GC) District. These commercial areas provide a
28 full range of goods and services necessary to serve large areas of the
29 county, and the traveling public. This district is limited to the general
30 commercial comprehensive plan designation.

31 *(Amended: Ord. 2008-12-15)*

32 B. Definitions.

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

34 ~~1. "Within rural center" means those geographical areas of the county that~~
35 ~~are located in an identified rural center on the comprehensive plan and~~
36 ~~zoning maps.~~

37 ~~2. "Outside rural center" means those geographical areas of the county~~
38 ~~that are not located inside of an adopted rural center as identified on the~~
39 ~~comprehensive plan and zoning maps.~~

40 ~~3. "Natural resource activities" means those uses that are dependent upon~~
41 ~~the natural environment for their existence, including agriculture,~~
42 ~~forestry and some forms of outdoor recreation.~~

43 1 4. "Streets." In commercial zones, the definition of "street" shall be
44 limited to public rights-of-way.

1 C. Uses.

2 The uses set out in Table 40.230.010-1 are examples of uses allowable in the
 3 various zone districts. The appropriate review authority is mandatory.

- 4 • “P” – Uses allowed subject to approval of applicable permits.
- 5 • “R/A” – Uses permitted upon review and approval as set forth in Section
 6 [40.520.020](#).
- 7 • “C” – Conditional uses which may be permitted subject to the approval of a
 8 conditional use permit as set forth in Section [40.520.030](#).
- 9 • “X” – Uses specifically prohibited.

10 Where there are special use standards or restrictions for a listed use, the applicable
 11 code section(s) in Chapter 40.260, Special Uses and Standards, or other
 12 applicable chapter is noted in the “Special Standards” column.

Table 40.230.010-1. Uses							
	GR-1	GR-2	C-2	CC/C-3	CL	GC	Special Standards
1. Residential Uses. Residential uses are only permitted <u>above the ground floor</u> in commercial zones <u>except for an accessory caretaker, security or manager, or owner residence, when integrated with the predominant use of the site as commercial and occupying less than fifty percent (50%) of the floor area of the project.</u> The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsections (1)(a) and (1)(b) of this table, “commercial uses” are those uses listed in items (2), (3), (4), (7), (8), (9), (11), (12), (14), (15) and (17 18) of this table.							
a. <u>Residential Medium density (Integrated multifamily/commercial or mixed use structure, not to exceed 22 residential units per acre.)</u>	X	X	P	P	P	P	40.260.150
b. <u>High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per</u>	X	X	C	P	P	P	40.260.150

aere.)							
<u>b e.</u> Existing residences without any increase in density	P	P	P	P	P	P	
<u>c d.</u> Home business – Type I	P	P	P	X	X	X	40.260.100
<u>d e.</u> Home business – Type II	R/A	R/A	R/A <u>P</u>	X	X	X	40.260.100
<u>e f.</u> Bed and breakfast establishments (up to 2 guest bedrooms)	R/A ⁺	R/A ⁺	R/A <u>P</u>	R/A <u>P</u>	R/A	R/A <u>P</u>	40.260.050
<u>g.</u> Bed and breakfast establishments (3 or more guest bedrooms)	G ⁺	G ⁺	G	G	G	G	40.260.050
<u>f h.</u> Temporary dwellings	P	P	P	X	X	X	40.260.210
<u>g i.</u> One (1) single-family residence <u>for an accessory caretaker, security or manager, or owner residence</u> in conjunction with a use permitted outright or by conditional use	P	P	P	X <u>P</u>	X	X <u>P</u>	
<u>h j.</u> Assisted living facilities	P	P	P	P	P	P	40.260.190
2. Retail Sales – Food.	-	-			-		
a. Markets in excess of <u>greater than 25,000</u> square feet gross floor area	X	X	G <u>X</u>	P	P	P	
b. Markets – <u>less than or equal to 5,000 to 25,000</u> square	G ⁺	P	P	P	P	P	

feet of gross floor area							
c. Markets < 5,000 square feet of gross floor area	P	P	P	P	P	P	
<u>c</u> d. Bakery – primarily retail outlet (<u>greater than</u> > 10,000 ¹ square feet of gross floor area)	X	X	X	<u>P</u> X	P	P	
<u>d</u> e. Bakery – primarily retail outlet (<u>less than or equal to</u> < 10,000 square feet of gross floor area)	P	P	P	P	P	P	
3. Retail Sales – General.	-	-			-		
a. General retailer (<u>greater than</u> over 200,000 <u>100,001</u> square feet gross floor area)	X	X	X	<u>G</u> <u>P</u>	G	P	
b. General retailer (100,000 – 200,000 square feet)	X	X	X	G	P	P	
<u>b</u> e. General retailer (25,000 ¹ – 100,000 square feet gross floor area)	X	X	X	P	P	P	
<u>c</u> d. General retailer (<u>less than or equal to</u> under 25,000 square feet gross floor area)	X	P	<u>G</u> <u>P</u>	P	P	P	
<u>d</u> e. Single purpose/specialty retailers (<u>less greater</u> than 10,000 ¹ square feet gross floor area)	P	P	<u>P</u> <u>X</u>	P	P	P	

f. Single purpose/specialty retailers (10,000 – 25,000 square feet gross floor area)	X	G ⁺	X	P	P	P	
e.g. Single purpose/specialty retailers (greater <u>less than or equal to 25,000 10,000</u> square feet gross floor area)	X	X	P	P	P	P	
f. h. Yard and garden supplies, including nurseries	P	P	X <u>P</u>	P	P	P	
4. Retail Sales – Restaurants, Drinking Places.	-	-			-		
a. Restaurants, with associated drinking places, alcoholic beverages	G ⁺	P	G <u>P</u>	P	P	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	G ⁺	G ⁺	C	G <u>P</u>	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	G ⁺	X	X <u>P</u>	P	P	
b. Quick vehicle servicing	X	G ⁺	X	G <u>P</u>	P	P	
c. Filling station	G ⁺	G ⁺	G <u>P</u>	G <u>P</u>	G	P	

d. Motorcycles	X	G ⁺	X	<u>G</u> <u>P</u>	P	P	
e. Manufactured home sales	X	X	X	X	X	P	
f. Car washes	X	G ⁺	X	<u>G</u> <u>P</u>	P	P	
g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles	-	-			-		
(1) Located entirely within an enclosed building	G ⁺	G ⁺	X	X <u>P</u>	P	P	
(2) Including outside storage or repair	X	G ⁺	X	X <u>C</u>	G	P	
h. Commercial off-street parking facilities	X	X	X	P	P	P	
i. Vehicle towing and storage services	X	G ⁺	X	X	G	P	
j. Transportation terminals	-	-			-		
(1) Freight	X	G ⁺	X	G	G	P	
<u>(1)</u> (2) People	P	P	P	P	P	P	
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	G ⁺	G ⁺	X	X <u>C</u>	X	P	

b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)	X	G ⁺	X	<u>G</u> <u>P</u>	P	P	
c. Hardware, home repair and supply stores (<u>greater than</u> <u>over 100,000</u> ¹ square feet gross floor area)	X	X	X	<u>X</u> <u>C</u>	P	P	
d. Hardware, home repair and supply stores (25,000 ¹ to 100,000 square feet gross floor area)	X	X	X	<u>G</u> <u>P</u>	P	P	
e. Hardware, home repair and supply stores (<u>less than or equal to</u> <u>under</u> 25,000 square feet gross floor area)	X	P	<u>G</u> <u>P</u>	P	P	P	
f. Farm equipment and implement dealer	P	P	X	X	X	P	
g. Hay, grain, and feed stores	P	P	X	<u>X</u> <u>P</u>	P	P	
7. Retail Sales – Products (Finished product r <u>Retailers of products created or assembled with primary fabrication or assembly on-site. W</u> <u>within an entirely enclosed building.</u>)	-	-			-		
a. <u>Uses greater than 25,001 square feet gross floor area or greater</u> Uses of < 5,000 square feet gross floor area	G ⁺	G ⁺	X	<u>X</u> <u>C</u>	P	P	

b. Uses <u>between</u> of 5,000 <u>1</u> – 25,000 square feet gross floor area	X	G ⁺	X	<u>R/A</u> <u>P</u>	P	P	
c. <u>Uses less than or equal to 5,000 square feet gross floor area</u> <u>Uses of 25,000 square feet gross floor area or greater</u>	X	X	<u>X</u> <u>P</u>	P	P	P	
8. Services – Personal.	-	-			-		
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	G ⁺	P	P	P	P	P	
b. Barber, <u>and</u> beauty shops <u>and</u> <u>day spas</u>	P	P	P	P	P	P	
c. Clothing rental establishments	X	X	X	P	P	P	
d. Mortuaries	G ⁺	G ⁺	X	X	G	P	
<u>e. Tattoo/body art studio</u>			<u>X</u>	<u>P</u>		<u>P</u>	
9. Services – General.	-	-			-		
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (<u>greater than</u> < 2,500 <u>1</u> square feet)	P	P	X	P	P	P	
b. Duplicating, addressing, blueprinting, photocopying,	X	X	P	P	P	P	

mailing, and stenographic services (<u>less than or equal to</u> > 2,500 square feet)							
c. Office equipment and home appliance rental, service and repair agencies	X	G ⁺	X	<u>X</u> P	P	P	
d. Printing, publishing and lithographic shops	X	G ⁺	X	<u>X</u> R/A	P	P	
e. Services to buildings (including dwellings), cleaning and exterminating	X	X	X	C	G	P	
f. Moving and storage	X	X	X	<u>X</u> P	X	P	
g. Mini-storage warehouse	X	X	X	<u>X</u> P	P	P	
<u>1-i.</u> Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse	X	X	X	<u>X</u> R/A	P	P	
h. Auction barns	G ⁺	G ⁺	X	X	X	P	
i. Branch banks	G ⁺	P	P	P	P	P	
j. Event facilities (< 10,000 square feet) (<u>greater than 50,001 square feet</u>)	X	P	X	X	P	C	
k. Event facilities	X	X	X	P	P	P	

(10,000 5,001 to 50,000 square feet)							
l. Event facilities (> 50,000 square feet)-(<u>less than or equal to <10,000 5,000 square feet</u>)	X	X	P	P	G	P	
m. RV storage	X	X	X	X <u>P</u>	P	P	
10. Services – Lodging Places.	-	-			-		
a. Hotels/motels	X	X	X	C	G	P	
b. Recreational vehicle parks and campgrounds	X	G ⁺	X	X	X	P	
11. Services – Medical and Health.	-	-			-		
a. Hospitals	X	X	X	X	X	C	
b. Outpatient clinics/ <u>medical offices</u>	X	G ⁺	C	P	P	P	
c. Medical laboratories	X	X	X	C	P	P	
d. Convalescent and nursing homes	X	X	X	C	G	C	
e. Orthopedic equipment and supplies, rental, sales and services	X	X	X	P	P	P	
f. Animal hospitals and veterinary clinics	-	-	-	-	-	-	
(1) Outside animal activities	G ⁺	G ⁺	X	X	G	G	
(2) Inside animal activities only	G ⁺	G ⁺	G	P	P	P	

<u>f</u> <u>g</u> . Ambulance services	P	P	P	P	P	P	
<u>g</u> <u>h</u> . Residential care homes	G ⁺	G ⁺	C	C	G	C	
<u>h</u> <u>i</u> . Residential and congregate care facilities	X	X	X	C	G	C	
<u>i</u> <u>j</u> . Opiate substitution treatment facilities	X	X	R/A	R/A	R/A	R/A	40.260.165
12. Services – Professional Office.	-	-			-		
a. Professional offices (<u>greater than</u> <u>10,000 5,001</u> square feet gross floor area)	G ⁺	P	X	P	P	P	
b. Professional offices (<u>less than or equal to</u> >u>10,000 5,000</u> square feet gross floor area)	X	G ⁺	<u>X</u> <u>P</u>	<u>G</u> <u>P</u>	P	P	
c. Artists/photographic studios	G ⁺	G ⁺	P	P	P	<u>X</u> <u>P</u>	
13. Services – Amusement.	-	-			-		
a. Amusement centers	X	X	X	X	G	G	
<u>1. Indoor</u>			<u>X</u>	<u>C</u>		<u>P</u>	
<u>2. Outdoor</u>			<u>X</u>	<u>C</u>		<u>C</u>	
b. Bowling alleys, billiard and pool parlors, and video arcades	X	X	X	G	P	P	
c. Skating rinks, ice and/or roller	X	X	X	X	P	P	
d. Indoor paintball facilities	X	X	X	X	P	P	

e. Outdoor paintball facilities	X	X	X	X	G	G	
f. Theaters, indoor	X	X	X	G	G	P	
g. Drive-in theaters, stadium and arena facilities	X	X	X	X	X	G	
<u>b.h.</u> Athletic, health and racket clubs (< 5,000 square feet of gross floor area) (<u>greater than 10,001 square feet of gross floor area</u>)	P	P	X	C	P	P	
<u>c.i.</u> Athletic, health and racket clubs (<u>between</u> < 10,000 and > 5,000 ¹ square feet of gross floor area)	X	X	C	C	P	P	
<u>d.j.</u> Athletic, health and racket clubs (> 10,000 square feet of gross floor area) (<u>less than or equal to 5,000 square feet of gross floor area</u>)	X	X	P	P	P	P	
<u>e.k.</u> Circuses, carnivals, or amusement rides	R/A ⁴	R/A ⁴	R/A	R/A	R/A	R/A	
14. Services – Educational.	-	-			-		
a. Nursery schools, preschools	G	G	C	<u>G</u> <u>P</u>	P	P	40.260.160
b. Day care facilities consistent with Chapter 388-73 WAC	P	P	P	P	P	P	40.260.160
c. Libraries (< 2,500	P	P	P	P	P	P	

square feet gross floor area)							
d. Libraries (> 2,500 square feet gross floor area)	X	G	X	G	P	P	
<u>d.e.</u> Vocational schools	X	X	<u>X</u> <u>C</u>	<u>G</u> <u>P</u>	P	P	
<u>1. Truck driving schools</u>			<u>X</u>	<u>P</u>		<u>P</u>	
<u>e.f.</u> <u>Automobile driving schools (greater than 5,001 square feet)</u>			<u>X</u>	<u>P</u>		<u>P</u>	
f. Automobile driving schools (<u>less than or equal to</u> < 5,000 square feet)	P	P	P	P	P	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts (<u>greater than</u> < 5,000 ¹ square feet)	P	P	X	P	P	P	
h. Artistic studios and schools including but not limited to dance, music and martial arts (<u>less than or equal to</u> > 5,000 square feet)	X	X	P	P	P	P	
i. Public parks, parkways, recreation facilities, trails and related facilities	P	P	P	P	P	P	
j. Public/private educational institutions	G ⁴	G ⁴	C	C	G	C	

k. Outdoor team sports fields	P	X	<u>X</u> <u>C</u>	<u>X</u> <u>P</u>	X	<u>X</u> <u>P</u>	
15. Services – Membership Organizations.	-	-			-		
a. Business, professional and religious (not including churches) <u>greater than 5,001 square feet</u>	X	X	X	P	P	P	
b. Civic, social, fraternal, charitable, labor and political (< 5,000 square feet) <u>Business, professional and religious (not including churches) less than or equal to 5,000 square feet</u>	P	P	<u>X</u> <u>P</u>	P	P	P	
c. Civic, social, fraternal, charitable, labor and political (> 5,000 square feet)	G ⁺	G ⁺	<u>X</u> <u>C</u>	P	P	P	
d. Churches	G ⁺	G ⁺	C	P	P	P	
16. <u>Services – Animal related.</u>							
a. <u>Animal hospitals and veterinary clinics</u>							
1. <u>Outside animal facilities</u>			<u>X</u>	<u>X</u> <u>C</u>		<u>C</u>	
2. <u>Inside animal facilities only</u>			<u>C</u>	<u>P</u>		<u>P</u>	
b. <u>Animal day use facility</u>			<u>P</u>	<u>P</u>		<u>P</u>	<u>40.260.040</u>

<u>c. Kennel Commercial</u> ^{2,7} (to include domestic animals as defined in Animals Title 8 Chapter 8.01.020)							<u>40.260.040</u> <u>40.320.010</u>
<u>1. Inside</u>			<u>X</u>	<u>C</u>		<u>P</u>	
<u>2. Outside</u>			<u>X</u>	<u>X</u>		<u>C</u>	
<u>17 16.</u> Distribution Facilities. (In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)	-	-				-	
a. Distribution facilities of less than <u>between</u> <u>50,000 and</u> <u>25,000</u> ¹ square feet gross floor area	X	X	X	X	P	P	
b. Distribution facilities of between <u>50,000 and less</u> <u>than or equal to</u> 25,000 square feet gross floor area	X	X	X	X <u>C</u>	X	P	
<u>18 17.</u> Public Services and Facilities.	-	-				-	
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	G ⁺	G ⁺	C	C	G	C	
b. Sewer, water and utility transmission lines	P	P	P	P	P	P	40.260.240
c. Wireless communications facilities	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	40.260.250
d. Zoos, museums, historic and cultural	G ⁺	G ⁺	X	C	G	C	

exhibits and the like <u>similar institutions</u>							
<u>1. Historic and cultural exhibits</u>			<u>P</u>	<u>P</u>		<u>P</u>	
e. U.S. Post Offices	P	P	P	P	P	P	
f. Public transit facilities including park and ride facilities	P	P	<u>P</u> <u>C</u>	P	P	P	
<u>19</u> 48. Resource Activities.	-	-			-		
a. Agriculture	P	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	P	40.260.080
<u>20</u> 49. 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	P	P	P	
b. Drive-through, drive-in or drive-up facilities	P	R/A ⁴	X	<u>R/A</u> <u>P</u>	R/A	P	<u>40.320.010(E)</u> <u>40.340.020(A)(4)</u>
c. Open Air Activities	-	-			-		
(1) Open air display of plants and produce in conjunction with a permitted use ²³	P	P	P	P	P	P	
(2) Open air storage of materials ³⁴	X	X	<u>X</u> <u>P</u>	<u>X</u> <u>P</u>	X	P	
(3) Open air work activities such	P	P	P	P	P	P	

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 ⁴⁵							
(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use ⁵⁶	X	X	<u>X</u> <u>P</u>	<u>X</u> <u>P</u>	X	P	
<u>21</u> 20. Other Uses.	-	-			-		
a. Temporary uses	P	P	P	P	P	P	40.260.220
b. Private use heliports	X	X	X	C	C	C	40.260.170
c. Solid waste handling and disposal sites	C ⁴	C ⁴	C	C	C	C	40.260.200

1 ⁴ ~~In addition to the requirements of Sections [40.520.020](#) or [40.520.030](#), the~~
2 ~~applicant shall submit detailed information that permits the review authority to~~
3 ~~make findings that:~~

- 1 a.—~~The proposed use will support the natural resource activities and/or the~~
2 ~~needs of the rural community;~~
- 3 b.—~~The proposed use is limited in size to serve primarily the surrounding rural~~
4 ~~community and does not require or create the need for urban levels of service for~~
5 ~~water, sewer and transportation; and~~
- 6 c.—~~The proposed use is primarily for convenience and service needs necessary~~
7 ~~to support natural resource activities and/or the rural community and will not~~
8 ~~cause adverse impacts on surrounding natural resource activities.~~

9 ¹ Does not include Detention and Post-Detention Facilities.

10 ² Outdoor areas shall be fully screened to the F2 standard.

11 ^{3,2} *These areas must be identified and approved on the site plan.*

12 ^{4,3} *Such areas must be located behind buildings or to the rear of the site and*
13 *away from street frontages and fully screened with landscaping to the L-4*
14 *standard according to CCC 40.320.010 (D)1.*

15 ^{5,4} *These uses are permitted to occupy up to ten percent (10%) of the total floor*
16 *area of the development or building. Open air sale of vehicles and manufactured*
17 *homes are not subject to this requirement, where permitted. This is not intended*
18 *to prohibit temporary outside sales of a limited duration (less than two (2) weeks*
19 *total per year) when in conjunction with a permitted use.*

20 ^{6,5} *Vehicle storage areas shall be located behind buildings or to the rear of the*
21 *site. Landscaping standards in excess of site plan review standards may be*
22 *required in order to properly screen adjoining residential lands.*

23 ⁶ ~~See Table 40.260.250-1.~~

24 ⁷ *Kennels shall comply with the noise standards in WAC 173-60. All animals*
25 *are to be housed within a structure between the hours of 10:00 p.m. and 7:00*
26 *a.m*

27 *(Amended: Ord. 2004-06-11; Ord. 2005-04-12; Ord. 2006-05-01; Ord. 2007-06-*
28 *05; Ord. 2007-11-13; Ord. 2009-01-05, Ord. 2010-08-06)*

29 D. Development Standards.

30 1. New lots and structures and additions to structures subject to this
31 section shall comply with the applicable standards for lots and building
32 height, and setbacks in Tables 40.230.010-2 and 40.230.010-3, subject
33 to the provisions of Chapter 40.200 and Section [40.550.020](#). Site plan
34 review is required for all new development and modifications to existing
35 permitted development unless expressly exempted by this title (see
36 Section 40.520.040).

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Table 40.230.010-2. Lot Requirements			
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
GR-1	None	None	None
GR-2	None	None	None
C-2	None	None	None
C-3	None	None	None
CL	None	None	None
GC	None	None	None

Table 40.230.010-3. Setbacks, Lot Coverage and Building Height					
	GR-1, GR-2	C-2	C-3	CL	GC
Minimum setbacks	Pursuant to buffering and screening standards contained in Chapter 40.320, Table 40.320.010-1.				
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 40.385), and all other applicable standards.				
Maximum building height	None				

- 4 2. Signs. Signs shall be permitted according to the provisions of Chapter
- 5 40.310.
- 6 3. Off-Street Parking and Loading. Off-street parking and loading shall be
- 7 provided as required in Chapter 40.340.
- 8 4. Landscaping. Not less than fifteen percent (15%) of the total lot area
- 9 shall be landscaped. Pedestrian plazas, sidewalks over the minimum
- 10 width and other pedestrian amenities may be used to meet the required
- 11 landscaping at a one to one (1:1) ratio.
- 12 5. Site Plan Review Standards. In addition to the site plan approval criteria
- 13 contained in Section [40.520.040](#)(E), the following shall apply to all
- 14 development within the commercial district unless expressly exempted.

1 The responsible official may modify these standards for the expansion
2 of existing uses for site-specific issues:

- 3 a. Primary pedestrian circulation routes connecting the street(s) to the
4 primary building entry or entries shall be a minimum of eleven (11)
5 feet (eight (8) feet of sidewalk/walkway with a minimum of three (3)
6 feet of landscaping on one (1) side of the pedestrian route). The
7 minimum three (3) foot landscaped area shall contain suitable tree
8 species planted every twenty-four (24) feet to provide for a continuous
9 tree canopy. The required landscape area should function as a buffer
10 between auto drives and the pedestrian routes. Where the pedestrian
11 circulation route crosses vehicular accessways the landscape area is
12 not required.
- 13 b. Landscaping is required along the side of all buildings where the
14 primary pedestrian access is provided. Minimum requirements shall
15 be trees, of a suitable species according to Section [40.320.010](#),
16 provided every thirty (30) feet on center planted in a landscaped strip
17 or tree wells along the length of the building.
- 18 c. Landscape buffers required by Section [40.320.010](#) shall not apply
19 between pad development sites and the remainder of the
20 development site.
- 21 d. Landscaping required between commercial developments may be
22 altered where parking lots are adjoining as follows: a single, shared
23 five (5) foot buffer instead of five (5) feet for each development;
24 provided, that joint access is provided between parcels for auto and
25 pedestrian access and trees are planted every twenty (20) feet on
26 center along the length of the buffer.

27 *(Amended: Ord. 2004-06-11; Ord. 2006-09-13; Ord. 2009-01-01)*

28 ~~E. Design Guidelines.~~

29 ~~—The guidelines in Appendix C are intended to implement the goals and policies~~
30 ~~of the comprehensive plan and the purpose of the commercial zoning districts.~~
31 ~~These guidelines are not a mandatory requirement and are intended to be~~
32 ~~used in conjunction with the requirements of this section. The guidelines are~~
33 ~~general in their nature in order to encourage unique and innovative site design~~
34 ~~solutions from the applicant and to provide a varied landscape in the county. In~~
35 ~~order to encourage the implementation and use of aspects contained within~~
36 ~~these guidelines, site plan approval criteria in Section [40.520.040\(E\)](#) may be~~
37 ~~modified or waived according to Section [40.520.040\(E\)\(1\)\(d\)](#). Although not~~
38 ~~required for all development these guidelines may be recognized as adequate~~
39 ~~mitigation measures in specific circumstances.~~