

1 **EXHIBIT 2**

2 **40.210.050 Rural Center Commercial Districts (CR-1, CR-2)**

3 **A. Purpose.**

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

11 **B. Definitions.**

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

- 13 1. "Within rural center" means those geographical areas of the county that are
14 located in an identified rural center on the comprehensive plan and zoning
15 maps.
- 16 2. "Outside rural center" means those geographical areas of the county that are
17 not located inside of an adopted rural center as identified on the
18 comprehensive plan and zoning maps.
- 19 3. "Natural resource activities" means those uses that are dependent upon the
20 natural environment for their existence, including agriculture, forestry and
21 some forms of outdoor recreation.
- 22 4. "Streets." In commercial zones, the definition of "street" shall be limited to
23 public rights-of-way.

24 **C. Uses.**

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

- 27 • "P" – Uses allowed subject to approval of applicable permits.
- 28 • "R/A" – Uses permitted upon review and approval as set forth in Section 40.520.020.
- 29 • "C" – Conditional uses which may be permitted subject to the approval of a
30 conditional use permit as set forth in Section 40.520.030.
- 31 • "X" – Uses specifically prohibited.

32 Where there are special use standards or restrictions for a listed use, the applicable code
33 section(s) in Chapter 40.260, Special Uses and Standards, or other applicable chapter
34 is noted in the "Special Standards" column.

<u>Table 40.230.010-1. Uses</u>			
	<u>CR-1</u>	<u>CR-2</u>	<u>Special Standards</u>
-			
<u>1. Residential Uses.</u>			
<u>Residential uses are only permitted in commercial zones when integrated with the</u> <u>predominant use of the site as commercial and occupying less than fifty percent (50%) of</u>			

the floor area of the project. 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) of this table.

<u>a. Medium density (Integrated multifamily/commercial or mixed use structure not to exceed 22 residential units per acre.)</u>	<u>X</u>	<u>X</u>	<u>40.260.150</u>
<u>b. High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per acre.)</u>	<u>X</u>	<u>X</u>	<u>40.260.150</u>
<u>c. Existing residences without any increase in density</u>	<u>P</u>	<u>P</u>	=
<u>d. Home business – Type I</u>	<u>P</u>	<u>P</u>	<u>40.260.100</u>
<u>e. Home business – Type II</u>	<u>R/A</u>	<u>R/A</u>	<u>40.260.100</u>
<u>f. Bed and breakfast establishments (up to 2 guest bedrooms)</u>	<u>R/A¹</u>	<u>R/A¹</u>	<u>40.260.050</u>
<u>g. Bed and breakfast establishments (3 or more guest bedrooms)</u>	<u>C¹</u>	<u>C¹</u>	<u>40.260.050</u>
<u>h. Temporary dwellings</u>	<u>P</u>	<u>P</u>	<u>40.260.210</u>
<u>i. One (1) single-family residence in conjunction with a use permitted outright or by conditional use</u>	<u>P</u>	<u>P</u>	=
<u>j. Assisted living facilities</u>	<u>P</u>	<u>P</u>	<u>40.260.190</u>
<u>2. Retail Sales – Food.</u>	=	=	=
<u>a. Markets in excess of 25,000 square feet gross floor area</u>	<u>X</u>	<u>X</u>	=
<u>b. Markets – 5,000 to 25,000 square feet of gross floor area</u>	<u>C¹</u>	<u>P</u>	=
<u>c. Markets – < 5,000 square feet of gross floor area</u>	<u>P</u>	<u>P</u>	=
<u>d. Bakery – primarily retail outlet (> 10,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>e. Bakery – primarily retail outlet (< 10,000 square feet of gross floor area)</u>	<u>P</u>	<u>P</u>	=

<u>3. Retail Sales – General.</u>	=	=	=
<u>a. General retailer (over 200,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>b. General retailer (100,000 – 200,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>c. General retailer (25,000 – 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>d. General retailer (under 25,000 square feet gross floor area)</u>	<u>X</u>	<u>P</u>	=
<u>e. Single purpose/specialty retailers (less than 10,000 square feet gross floor area)</u>	<u>P</u>	<u>P</u>	=
<u>f. Single purpose/specialty retailers (10,000 – 25,000 square feet gross floor area)</u>	<u>X</u>	<u>C¹</u>	=
<u>g. Single purpose/specialty retailers (greater than 25,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>h. Yard and garden supplies, including nurseries</u>	<u>P</u>	<u>P</u>	=
<u>4. Retail Sales – Restaurants, Drinking Places.</u>	=	=	=
<u>a. Restaurants, with associated drinking places, alcoholic beverages</u>	<u>C¹</u>	<u>P</u>	=
<u>b. Drinking places, alcoholic beverages (with or without entertainment)</u>	<u>C¹</u>	<u>C¹</u>	=
<u>5. Retail Sales and Services – Automotive and Related.</u>	=	=	=
<u>a. Motor vehicle dealers, new and used, including auto, truck trailer, boat, recreational vehicles and equipment</u>	<u>X</u>	<u>C¹</u>	=
<u>b. Quick vehicle servicing</u>	<u>X</u>	<u>C¹</u>	=
<u>c. Filling station</u>	<u>C¹</u>	<u>C¹</u>	=
<u>d. Motorcycles</u>	<u>X</u>	<u>C¹</u>	=
<u>e. Manufactured home sales</u>	<u>X</u>	<u>X</u>	=
<u>f. Car washes</u>	<u>X</u>	<u>C¹</u>	=
<u>g. Vehicle rental or repair including auto, truck trailer, boat, and recreational vehicles</u>	=	=	=

<u>(1) Located entirely within an enclosed building</u>	<u>C¹</u>	<u>C¹</u>	=
<u>(2) Including outside storage or repair</u>	<u>X</u>	<u>C¹</u>	=
<u>h. Commercial off-street parking facilities</u>	<u>X</u>	<u>X</u>	=
<u>i. Vehicle towing and storage services</u>	<u>X</u>	<u>C¹</u>	=
<u>j. Transportation terminals</u>	=	=	=
<u>(1) Freight</u>	<u>X</u>	<u>C¹</u>	=
<u>(2) People</u>	<u>P</u>	<u>P</u>	=
<u>6. Retail Sales – Building Material and Farm Equipment.</u>	=	=	=
<u>a. Lumber and other building materials stores and yards, with only incidental cutting and planing of products sold</u>	<u>C¹</u>	<u>C¹</u>	=
<u>b. Heating and plumbing equipment, including incidental fabrication (operated entirely within an enclosed building)</u>	<u>X</u>	<u>C¹</u>	=
<u>c. Hardware, home repair and supply stores (over 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>d. Hardware, home repair and supply stores (25,000 to 100,000 square feet gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>e. Hardware, home repair and supply stores (under 25,000 square feet gross floor area)</u>	<u>X</u>	<u>P</u>	=
<u>f. Farm equipment and implement dealer</u>	<u>P</u>	<u>P</u>	=
<u>g. Hay, grain, and feed stores</u>	<u>P</u>	<u>P</u>	=
<u>7. Retail Sales – Products (Finished product retailers with primary fabrication or assembly on-site. Within an entirely enclosed building.)</u>	=	=	=
<u>a. Uses of < 5,000 square feet gross floor area</u>	<u>C¹</u>	<u>C¹</u>	=
<u>b. Uses of 5,000 – 25,000 square feet gross floor area</u>	<u>X</u>	<u>C¹</u>	=
<u>c. Uses of 25,000 square feet gross floor area or greater</u>	<u>X</u>	<u>X</u>	=
<u>8. Services – Personal.</u>	=	=	=

<u>a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services</u>	<u>C¹</u>	<u>P</u>	=
<u>b. Barber and beauty shops</u>	<u>P</u>	<u>P</u>	=
<u>c. Clothing rental establishments</u>	<u>X</u>	<u>X</u>	=
<u>d. Mortuaries</u>	<u>C¹</u>	<u>C¹</u>	=
<u>9. Services – General.</u>	=	=	=
<u>a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (< 2,500 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (> 2,500 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>c. Office equipment and home appliance rental, service and repair agencies</u>	<u>X</u>	<u>C¹</u>	=
<u>d. Printing, publishing and lithographic shops</u>	<u>X</u>	<u>C¹</u>	=
<u>e. Services to buildings (including dwellings), cleaning and exterminating</u>	<u>X</u>	<u>X</u>	=
<u>f. Moving and storage</u>	<u>X</u>	<u>X</u>	=
<u>g. Mini-storage warehouse</u>	<u>X</u>	<u>X</u>	=
<u>i. Accessory caretaker, security or manager residence when incorporated as an integral part of the mini-storage warehouse</u>	<u>X</u>	<u>X</u>	=
<u>h. Auction barns</u>	<u>C¹</u>	<u>C¹</u>	=
<u>i. Branch banks</u>	<u>C¹</u>	<u>P</u>	=
<u>j. Event facilities (< 10,000 square feet)</u>	<u>X</u>	<u>P</u>	=
<u>k. Event facilities (10,000 to 50,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>l. Event facilities (> 50,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>m. RV storage</u>	<u>X</u>	<u>X</u>	=
<u>10. Services – Lodging Places.</u>	=	=	=
<u>a. Hotels/motels</u>	<u>X</u>	<u>X</u>	=

<u>b. Recreational vehicle parks and campgrounds</u>	<u>X</u>	<u>C¹</u>	=
<u>11. Services – Medical and Health.</u>	=	=	=
<u>a. Hospitals</u>	<u>X</u>	<u>X</u>	=
<u>b. Outpatient clinics</u>	<u>X</u>	<u>C¹</u>	=
<u>c. Medical laboratories</u>	<u>X</u>	<u>X</u>	=
<u>d. Sanitaria, convalescent and rest homes</u>	<u>X</u>	<u>X</u>	=
<u>e. Orthopedic equipment and supplies, rental, sales and services</u>	<u>X</u>	<u>X</u>	=
<u>f. Animal hospitals and veterinary clinics</u>	=	=	=
<u>(1) Outside animal activities</u>	<u>C¹</u>	<u>C¹</u>	=
<u>(2) Inside animal activities only</u>	<u>C¹</u>	<u>C¹</u>	=
<u>g. Ambulance services</u>	<u>P</u>	<u>P</u>	=
<u>h. Residential care homes</u>	<u>C¹</u>	<u>C¹</u>	=
<u>i. Residential and congregate care facilities</u>	<u>X</u>	<u>X</u>	=
<u>j. Opiate substitution treatment facilities</u>	<u>X</u>	<u>X</u>	<u>40,260,165</u>
<u>12. Services – Professional Office.</u>	=	=	=
<u>a. Professional offices (< 10,000 square feet gross floor area)</u>	<u>C¹</u>	<u>P</u>	=
<u>b. Professional offices (> 10,000 square feet gross floor area)</u>	<u>X</u>	<u>C¹</u>	=
<u>c. Artists/photographic studios</u>	<u>C¹</u>	<u>C¹</u>	=
<u>13. Services – Amusement.</u>	=	=	=
<u>a. Amusement centers</u>	<u>X</u>	<u>X</u>	=
<u>b. Bowling alleys, billiard and pool parlors, and video arcades</u>	<u>X</u>	<u>X</u>	=
<u>c. Skating rinks, ice and/or roller</u>	<u>X</u>	<u>X</u>	=
<u>d. Indoor paintball facilities</u>	<u>X</u>	<u>X</u>	=
<u>e. Outdoor paintball facilities</u>	<u>X</u>	<u>X</u>	=
<u>f. Theaters, indoor</u>	<u>X</u>	<u>X</u>	=
<u>g. Drive-in theaters, stadium and arena facilities</u>	<u>X</u>	<u>X</u>	=
<u>h. Athletic, health and racket clubs</u>	<u>P</u>	<u>P</u>	=

<u>(< 5,000 square feet of gross floor area)</u>			
<u>i. Athletic, health and racket clubs (< 10,000 and > 5,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>j. Athletic, health and racket clubs (> 10,000 square feet of gross floor area)</u>	<u>X</u>	<u>X</u>	=
<u>k. Circuses, carnivals, or amusement rides</u>	<u>R/A</u> ¹	<u>R/A</u> ¹	=
<u>14. Services – Educational.</u>	=	=	=
<u>a. Nursery schools, preschools</u>	<u>C</u>	<u>C</u>	<u>40.260.160</u>
<u>b. Day care facilities consistent with Chapter 388-73 WAC</u>	<u>P</u>	<u>P</u>	<u>40.260.160</u>
<u>c. Libraries (< 2,500 square feet gross floor area)</u>	<u>P</u>	<u>P</u>	=
<u>d. Libraries (> 2,500 square feet gross floor area)</u>	<u>X</u>	<u>C</u>	=
<u>e. Vocational schools</u>	<u>X</u>	<u>X</u>	=
<u>f. Automobile driving schools (< 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>g. Artistic studios and schools including but not limited to dance, music and martial arts (< 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>h. Artistic studios and schools including but not limited to dance, music and martial arts (> 5,000 square feet)</u>	<u>X</u>	<u>X</u>	=
<u>i. Public parks, parkways, recreation facilities, trails and related facilities</u>	<u>P</u>	<u>P</u>	=
<u>j. Public/private educational institutions</u>	<u>C</u> ¹	<u>C</u> ¹	=
<u>k. Outdoor team sports fields</u>	<u>P</u>	<u>X</u>	=
<u>15. Services – Membership Organizations.</u>	=	=	=
<u>a. Business, professional and religious (not including churches)</u>	<u>X</u>	<u>X</u>	=
<u>b. Civic, social, fraternal, charitable, labor and political (< 5,000 square feet)</u>	<u>P</u>	<u>P</u>	=
<u>c. Civic, social, fraternal, charitable, labor and political (> 5,000 square</u>	<u>C</u> ¹	<u>C</u> ¹	=

<u>feet)</u>			
<u>d. Churches</u>	<u>C</u> ¹	<u>C</u> ¹	=
<u>16. Distribution Facilities.</u> <u>(In conjunction with a permitted use, all activities, except vehicle storage, located entirely within an enclosed building)</u>	=	=	=
<u>a. Distribution facilities of less than 25,000 square feet gross floor area</u>	<u>X</u>	<u>X</u>	=
<u>b. Distribution facilities of between 50,000 and 25,000 square feet gross floor area</u>	<u>X</u>	<u>X</u>	=
<u>17. Public Services and Facilities.</u>	=	=	=
<u>a. Buildings entirely dedicated to public services, such as city hall, police and fire substations</u>	<u>C</u> ¹	<u>C</u> ¹	=
<u>b. Sewer, water and utility transmission lines</u>	<u>P</u>	<u>P</u>	<u>40.260.240</u>
<u>c. Wireless communications facilities</u>	<u>P/C</u> ⁶	<u>P/C</u> ⁶	<u>40.260.250</u>
<u>d. Zoos, museums, historic and cultural exhibits and the like</u>	<u>C</u> ¹	<u>C</u> ¹	=
<u>e. U.S. Post Offices</u>	<u>P</u>	<u>P</u>	=
<u>f. Public transit facilities including park and ride facilities</u>	<u>P</u>	<u>P</u>	=
<u>18. Resource Activities.</u>	=	=	=
<u>a. Agriculture</u>	<u>P</u>	<u>P</u>	<u>40.260.040</u>
<u>b. Silviculture</u>	<u>P</u>	<u>P</u>	<u>40.260.080</u>
<u>19. Accessory Uses and Activities.</u>	=	=	=
<u>a. On-site hazardous waste treatment and storage facilities, subject to state siting criteria (RCW 70.105.210).</u>	<u>P</u>	<u>P</u>	=
<u>b. Drive-through, drive-in or drive-up facilities</u>	<u>P</u>	<u>R/A</u> ¹	=
<u>c. Open Air Activities</u>	=	=	=
<u>(1) Open air display of plants and produce in conjunction with a permitted use²</u>	<u>P</u>	<u>P</u>	=
<u>(2) Open air storage of materials³</u>	<u>X</u>	<u>X</u>	=
<u>(3) Open air work activities such as</u>	<u>P</u>	<u>P</u>	=

<u>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 title⁴</u>			
<u>(4) Open air storage of company vehicles, such as cars and light duty trucks, in conjunction with a permitted use⁵</u>	<u>X</u>	<u>X</u>	=
<u>20. Other Uses.</u>	=	=	=
<u>a. Temporary uses</u>	<u>P</u>	<u>P</u>	<u>40.260.220</u>
<u>b. Private use heliports</u>	<u>X</u>	<u>X</u>	<u>40.260.170</u>
<u>c. Solid waste handling and disposal sites</u>	<u>C¹</u>	<u>C¹</u>	<u>40.260.200</u>

1 ¹ In addition to the requirements of Sections 40.520.020 or 40.520.030, the applicant
2 shall submit detailed information that permits the review authority to make findings that:

3 a. The proposed use will support the natural resource activities and/or the needs of the
4 rural community;

5 b. The proposed use is limited in size to serve primarily the surrounding rural
6 community and does not require or create the need for urban levels of service for water,
7 sewer and transportation; and

8 c. The proposed use is primarily for convenience and service needs necessary to
9 support natural resource activities and/or the rural community and will not cause adverse
10 impacts on surrounding natural resource activities.

11 ² These areas must be identified and approved on the site plan.

12 ³ Such areas must be located behind buildings or to the rear of the site and away from
13 street frontages and fully screened with landscaping to the L-4 standard.

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

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

22 ⁶ See Table 40.260.250-1.

(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)

D. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and 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).

<u>Table 40.230.010-2. Lot Requirements</u>			
<u>Zoning District</u>	<u>Minimum Lot Area (square feet)</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Lot Depth (feet)</u>
<u>CR-1</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>CR-2</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Table 40.230.010-3. Setbacks, Lot Coverage and Building Height</u>			
<u>=</u>	<u>CR-1, CR-2</u>		
<u>Minimum setbacks</u>	<u>Pursuant to buffering and screening standards contained in Chapter 40.320, Table 40.320.010-1.</u>		
<u>Minimum setbacks adjacent to residential district</u>	<u>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.</u>		
<u>Maximum lot coverage</u>	<u>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.</u>		
<u>Maximum building height</u>	<u>None</u>		

- 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, sidewalks over the minimum width and other pedestrian amenities 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

1 one (1) side of the pedestrian route). The minimum three (3) foot
2 landscaped area shall contain suitable tree species planted every twenty-
3 four (24) feet to provide for a continuous tree canopy. The required
4 landscape area should function as a buffer between auto drives and the
5 pedestrian routes. Where the pedestrian circulation route crosses vehicular
6 accessways the landscape area is not required.

7 b. Landscaping is required along the side of all buildings where the primary
8 pedestrian access is provided. Minimum requirements shall be trees, of a
9 suitable species according to Section 40.320.010, provided every thirty (30)
10 feet on center planted in a landscaped strip or tree wells along the length of
11 the building.

12 c. Landscape buffers required by Section 40.320.010 shall not apply between
13 pad development sites and the remainder of the development site.

14 d. Landscaping required between commercial developments may be altered
15 where parking lots are adjoining as follows: a single, shared five (5) foot
16 buffer instead of five (5) feet for each development; provided, that joint
17 access is provided between parcels for auto and pedestrian access and
18 trees are planted every twenty (20) feet on center along the length of the
19 buffer.

20 (Amended: Ord. 2004-06-11; Ord. 2006-09-13; Ord. 2009-01-01)
21