



City of Stevenson Planning Department

6.a

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: City Council
FROM: Ben Shumaker
DATE: January 19th, 2017
SUBJECT: ZON2016-02- Zoning Code Reformat—Staff Draft

Introduction

This memo introduces the final staff draft of the Zoning Code Reformat currently being considered by the Planning Commission. Extreme weather led to cancellation of the January Planning Commission meeting where a final recommendation could have been made to the City Council. As a result, no action is expected at tonight's meeting, however, this public hearing will allow the City Council to review and guide the Planning Commission on their final recommendation.

Scope of Update

The Zoning Code currently includes 27 individual chapters aimed at achieving the broad policy intent “to provide uniform, equitable and reasonable standards to govern the usage of land and structures in the interest of public health, safety and the general welfare”. The Planning Commission's review separated these chapters into Programmatic/Descriptive Provisions, Use-Based Policies, Form-Based Policies, and Procedural Standards.

The general goal of this reformat is to demystify the regulatory process by making the Zoning Code more readable and to facilitate better informed decision making on future amendments. As a result, the attached draft focuses on the Programmatic/Descriptive Provisions and intentionally limits the changes to the Use- and Form-Based Policies and Procedural Standards. Where such changes are proposed, they largely focus on bringing the Code into compliance with changes in state law and relaxing provisions that are unclear.

The major changes in this proposal involve the inclusion of tables and numerals where they could serve as an alternative to text. Many of the changes are also intended to better implement the Comprehensive Plan and they rely on its Future Land Use Map as an organizing factor. In doing so, the 27 current chapters have been reduced to 21 as follow:

Chapter 17.08 – General Provisions (No Change)
Chapter 17.09 – Purposes Enumerated (No Change)
Chapter 17.10 – Definitions (Amended)
Chapter 17.11 – Comprehensive Plan—Amendments
(No Change)
**Chapter 17.12 – Administrative Mechanisms
(Amended)**
**Chapter 17.13 – Use Categories & Descriptions
(New)**
**Chapter 17.14 – Zoning Districts and Boundaries
(Amended)**
Chapter 17.15 – Residential Districts (New)
Chapter 17.16 – SR Suburban Residential District (Remove)
Chapter 17.18 – R1 Single-Family Residential District
(Remove)

Chapter 17.20 – R2 Two-Family Residential District
(Remove)
Chapter 17.22 – R3 Multi-Family Residential District
(Remove)
Chapter 17.23 – R3 Design Standards Overlay District-
Design Standards Overlay for Rock Cove Corridor
(No Change)
Chapter 17.24 – MHR Mobile Home Residential
District (Remove)
Chapter 17.25 – Trade Districts (New)
Chapter 17.28 – C1 Commercial District (Remove)
Chapter 17.30 – CR Commercial Recreation District
(Remove)
Chapter 17.32 – M1 Light Industrial District (Remove)
Chapter 17.33 – ED Education District (Remove)

Chapter 17.34 – PR Public Use and Recreation District
(Remove)

Chapter 17.35 – Public Districts (New)

Chapter 17.36 – WW Wind/Wireless Overlay District
(No Change)

Chapter 17.38 – Supplementary Provisions (No
Change)

**Chapter 17.39 – Conditional Use Standards
(Amended)**

Chapter 17.40 – Performance Standards (No Change)

Chapter 17.42 – Parking and Loading Standards (No
Change)

Chapter 17.44 – Nonconforming Uses (Amended)

Chapter 17.46 – Adjustments, Variances and Appeals
(No Change)

Chapter 17.48 – Intent to Rezone (No Change)

Chapter 17.50 – Amendments (No Change)

Chapter 17.52 – Violation and Penalty (No Change)

Public Engagement Strategy

Because of the limited actual policy changes in their scope, the Planning Commission chose a public involvement strategy that would satisfy the minimum requirements for a Zoning Code update. Their review occurred in a workshop setting over a series of open meetings.

Council Action

Since the Planning Commission is not expected to make its final recommendation until their February meeting, the City Council is not expected to take action tonight. Instead, the Council is asked to take public comment on the staff draft and provide feedback to the Planning Commission to consider as part of their final recommendation. The Council should expect a second public hearing at the February meeting.

Prepared by,

Ben Shumaker
Planning Director

Attachments

1. Draft Changes to Chapter 17.10
2. Draft Changes to Chapter 17.12
3. Draft New Chapter 17.13
4. Draft Changes to Chapter 17.14
5. Draft New Chapter 17.15
6. Draft New Chapter 17.25
7. Draft New Chapter 17.35
8. Draft Changes to Chapter 17.38
9. Draft Changes to Chapter 17.39
10. Draft Changes to Chapter 17.40
11. Draft Changes to Chapter 17.44

Chapter 17.10. – Definitions.

Section 17.10.010 – Definitions Generally.

For the purpose of this title certain terms are defined in this chapter. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, and word “person” may be taken for persons, association, firm, partnership or corporation; the word “occupied” includes premises designed or intended to be occupied; the word “used” includes designed or intended to be used; and the word “shall” is always mandatory and not merely directive.

Where specific land uses are referenced in this code, those uses are defined as described in SMC 17.13 – Use Categories & Descriptions. [See January staff report]

Section 17.10.015 – Accessory Dwelling Unit.

An “accessory dwelling unit (ADU)” means an ancillary (i.e., secondary) living unit, having its own living, kitchen, sleeping and bathroom facilities, within or attached to the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex unit, it is clearly subordinate to the primary dwelling in terms of size, use and appearance, and has common utility connections and the same address as the primary unit. **[Moved, “living” changed to “dwelling”, no other changes]**

Section 17.10.030 – Adult Family Home.

“Adult family home” means the regular dwelling of a person or persons who are providing personal care, and room and board in a protective family-like environment to more than one but not more than four adults, with functional disabilities, who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by law (RCW 70.128.010). **[Moved, updated to reflect changes in State law. See October report.]**

Section 17.10.065 – Battery Exchange Station.

“Battery exchange Station” means staffed or fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a process which meets or exceeds any standards, codes, and requirements set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. **[Moved, no other changes]**

Section 17.10.070 – Bed and Breakfast.

“Bed and breakfast” means a form of overnight lodging (SMC 17.10.615) where up to six guest rooms are offered for occupancy by visitors. Bed and Breakfasts are located in owner- or manager-occupied, preexisting dwelling units. **[Moved, no other changes]**

Section 17.10.090 – Boarding House.

“Boarding house” means a building consisting of at least one dwelling unit together with 3 to 6 rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute a separate dwelling unit. **[Moved, no other changes]**

Section 17.10.135 – Campground.

“Campground” means a form of overnight lodging (SMC 17.10.615) where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind. **[Moved, no other changes]**

Section 17.10.140 – Child Day Care Facility.

“Child Day Care Facility” means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four hours. **[Moved, numerals, added specific categories no other changes]**

Section 17.10.150 – Child Day Care Center.

“Child Day Care Center” means a day care facility that provides for the care of thirteen or more children. If located in a private family residence, the portion where the children have access must be separate from the family living quarters, or that portion of where the children have access must be used exclusively for their care during the hours that the child day care center is operating. **[Moved, numerals, no other changes]**

Section 17.10.170 – Clinic.

“Clinic” means a building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for outpatients only. **[Moved, no other changes. See also November report]**

Section 17.10.200 – Cottage Industry.

“Cottage Industry” means a commercial activity that meets the definition of a home occupation (See Section 17.10.380), except that up to four employees, who are not residents of the dwelling on the lot, may be employed on the premises. **[Moved, numerals, no other changes]**

Section 17.10.260 – Dwelling, Multi-Family.

“Multifamily dwelling” means a building containing three or more dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances. **[Moved, numerals, categories added which expand the definition, no other changes]**

Section 17.10.265 – Dwelling, Single-Family Detached.

“Single-family detached dwelling” means a single detached building containing one dwelling unit.” **[Moved, mobile/manufactured added, no other changes]**

Section 17.10.270 – Dwelling, Two-Family.

“Two family dwelling” means a building containing two dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances. **[Moved, numerals, no other changes]**

Section 17.10.275 – Dwelling Unit.

“Dwelling Unit” means an independent living unit within a building, which term shall include mobile/manufactured housing and modular homes, designed and intended for occupancy by not more than one family and having its own housekeeping, kitchen, sleeping and bathroom facilities. **[Moved, mobile/manufactured removed, no other changes]**

Section 17.10.277 – Electric Vehicle (EV) Station.

“Electric Vehicle Station” means a public or private parking space that is served by equipment designed specifically to transfer electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, and which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. Electric vehicle stations are distinguished by the following types of access and charging levels:

1. ~~“EV Station Access.”~~
 - a. ~~“Public Access EV Station” means an electric vehicle station that is not located on a public right-of-way and is (1) publicly owned and publicly available or (2) privately owned and publicly available. Examples of the first type include stations at a park & ride lot and a public library lot. Examples of the second type include stations at shopping center lots.~~
 - b. ~~“Restricted Access EV Station” means an electric vehicle station that is not located on a public right-of-way and is (1) privately owned and restricted access or (2) publicly owned and restricted. Examples of the first type include stations at a single family home and designated employee parking areas. Examples of the second type include fleet parking with no access to the general public.~~
 - c. ~~“Street-Side Access EV Station” means an electric vehicle station that is located on a public right-of-way and is (1) publicly owned and publicly available or (2) privately owned and publicly available and consistent with the rules adopted under Chapter 12.02 of this code.~~
2. ~~“EV Station Charging Level” means the indicators of electrical force, or voltage, at which an electric vehicle’s battery is charged:~~
 - a. ~~“Gradual Charging EV Station” means an electric vehicle station operating on a circuit no greater than two hundred 40 volts of alternating current and intended to fully charge electric vehicles in a matter of two hours or more. This definition includes what the industry currently refers to as levels 1 and 2 charging stations.~~
 - b. ~~“Rapid Charging EV Station” means an electric vehicle station operating on an industrial grade outlet greater than two hundred forty volts of alternating current and intended to fully charge electric vehicles in a matter of less than two hours. This definition includes what the industry currently refers to as Level 3 charging stations. [Moved, numerals, public/private ownership distinction removed, no other changes, see January report]~~

Section 17.10.300 – Family Day Care Home.

~~“Family Day Care Home” means a day care home for the care of six or fewer children during part of the twenty four hour day, located in the dwelling of the provider under whose direct care the children are placed. [Moved, numerals, no other changes]~~

Section 17.10.302 – Farm Animal.

~~“Farm animal” means any large animal commonly raised or bred on a farm. “Farm animal” includes alpacas, cattle, donkeys, emus, goats, horses, llamas, mules, ostriches, pigs, ponies, roosters, sheep, and similar animals. “Farm animal” does not include pets (SMC 17.10.632) or urban farm animals (SMC 17.10.303). [Moved, no other changes]~~

Section 17.10.303 – Farm Animal, Urban.

~~“Urban farm animal” means any small animal commonly raised or bred on a farm but which have minimal impact when kept in residential areas. “Urban farm animal” includes bees, chickens, ducks, geese, pigeons, pheasants, turkeys, rabbits and other fur bearing animals, and similar small animals. “Urban farm animal” does not include roosters, pets (SMC 17.10.632) or farm animals (SMC 17.10.302). [Moved, no other changes]~~

Section 17.10.330 – Hazardous Waste Storage.

~~“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations WAC Chapter 173.303. [Moved, no other changes]~~

Section 17.10.360 – Hazardous Waste Treatment and Storage Facility, On-Site.

“Hazardous waste treatment and storage facility on-site” means those treatment and storage facilities which treat and store hazardous wastes generated on the same geographically contiguous or bordering property. **[Moved, no other changes]**

Section 17.10.380 – Home Occupation.

“Home occupation” means a commercial activity that: (1) is conducted by a person on the same lot in the R1, R2, R3 or SR districts where such person resides; (2) does not employ more than two persons who are not residents of the dwelling on the lot and provides each outside employee with a legal off-street parking space; and (3) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use (see Section 17.10.020), but that can be conducted without any significantly adverse impact on the surrounding neighborhood

Without limiting the generality of the foregoing, a use may be regarded as having a significantly adverse impact on the surrounding neighborhood if: (1) goods, stock in trade, or other commodities are displayed; (2) more than two nonresidents on the premises are employed in connection with the purported home occupation; (3) it creates objectionable noise, fumes, odor, dust or electrical interference; (4) there is any exterior manifestation of the home occupation, except for an allowed sign no larger than two square feet pertaining to the home occupation; or (5) more than twenty-five percent of the gross floor area of residential buildings plus other buildings housing the purported home occupation, or more than five hundred square feet of gross floor area (whichever is less), is used for home occupation purposes. **[Moved, numerals, no other changes]**

Section 17.10.388 – Hostel.

“Hostel” means an affordable form of overnight lodging (SMC 17.10.388) where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times. **[Moved, no other changes]**

Section 17.10.390 – Hotel.

“Hotel” means a form of Overnight Lodging (SMC 17.10.615) where more than six guest rooms are offered for occupancy by visitors. Hotels include single buildings or a group of buildings on the same lot and a building where six or fewer guest rooms are offered when the building is not an owner- or manager-occupied preexisting dwelling unit. **[Moved, numerals, no other changes]**

Section 17.10.395 – Kennel.

“Kennel” means any premises or building in which four or more dogs or cats at least four months of age are kept commercially for board, propagation or sale. **[Moved, numerals, no other changes]**

Section 17.10.400 – Land Use Map, Future.

“Future Land Use Map” means a map of the city in the comprehensive plan showing the location of various land uses such as parks, residential, commercial or industrial. The map may depict areas for future growth and land use activities. **[See November staff report]**

Section 17.10.480 – Mini-Day Care Center.

“Mini-Day Care Center” means a child day care facility providing care during part of the twenty four hour day to twelve or fewer children in a facility other than the family dwelling of the person or persons under whose direct care the children are placed, or for the care of seven through twelve children in the family dwelling of such person or persons. **[Moved, numerals, no other changes]**

Section 17.10.490 – Mobile Home.

~~“Mobile home” means a structure, transportable in one or more sections, which is 32 body feet or more in length and is 8 body feet or more in width, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except as hereinafter specifically excluded, and excluding recreational vehicles, travel trailers and mobile/manufactured housing. [Moved, changed to mimic state]~~

Section 17.10.530 – Mobile Home Park.

~~“Mobile home park” means a parcel of land on which two or more mobile homes are located and used as dwellings. [Moved, numerals, no other changes]~~

Section 17.10.540 – Mobile/Manufactured Housing.

~~“Mobile/manufactured housing” means a single family dwelling intended for permanent occupancy and constructed in accordance with the requirements prescribed under RCW 43.22.340, as amended, or Federal Department of Housing and Urban Development Standards promulgated under the National Mobil Home Construction and Safety Standards Act of 1974, as amended and all rules and regulations thereto, which meets the requirements of Section 17.38.120, and which is designed for transportation after fabrication, on public streets and highways on its own chassis and wheels and which, when sited, is designed to be permanently connected to required utilities. [Moved, title and definition changed to mimic state, see January report]~~

Section 17.10.550 – Modular Home.

~~“Modular Home” means a factory assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating and electrical systems contained therein, does not contain its own running gear, and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home. A modular home shall conform to the structural design requirements of the local jurisdiction. [Moved, exclusion language, no other changes]~~

Section 17.10.615 – Overnight Lodging.

~~“Overnight lodging” means a classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than thirty consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight lodging includes Bed and breakfast (SMC 17.10.070), campground (SMC 17.10.135, hostel (SMC 17.10.388), hotel (SMC 17.10.390), vacation rental home (SMC 17.10.848), and other similar uses. [Moved, numerals, no other changes]~~

Section 17.10.632 – Pet.

~~“Pet” Means any animal commonly considered to be household pets, such as a cat, a dog as regulated under SMC 6.04, a fish kept in a tank or landscape pond, a gerbil, hamster, guinea pig, parakeet, parrot, or similar bird or rodent-like creature kept in a cage. [Moved, no other changes]~~

Section 17.10.670 – Public, Private and Parochial School.

~~“Public, private and parochial school” means any publicly, privately, or parochially financed school or facility carrying on a program from kindergarten through the twelfth grade or any part thereof including vocational education courses otherwise permitted by law. Public, private, and parochial school does not mean a private residence in which instruction is provided to the occupants’ own children and three or~~

~~fewer nonresident children or a school support facility as defined by this title.~~ **[Moved, title changed, numerals, exclusion language, no other changes]**

Section 17.10.720 – Residential Care Facility.

~~“Residential care facility” means a facility, licensed by the state, that cares for at least five but not more than fifteen people with functional disabilities, that has not been licensed as an adult family home pursuant to RCW 70.128.175.~~ **[Deleted, replaced with “Assisted Living Facility” based on updates to state law. See October report.]**

Section 17.10.722 – Residential Outbuilding.

~~“Residential outbuilding” means an accessory building that is detached from another residential use on the same lot. Residential outbuildings include carports, garages for the storage of noncommercial vehicles, greenhouses, storage buildings, and the like, but do not include patios or play structures.~~ **[Moved, no other changes]**

Section 17.10.725 Residential Use.

“Residential Use” means a general term implying land or premises whereon a Dwelling Unit(s) (SMC 17.13.010(1)) exists. **[See November report].**

Section 17.10.727 – School Support Facility.

~~“School support facility” means any facility which is required to maintain efficient operation of a public, private and parochial school but which is not directly related to the academic program of study. Examples include garages and storage facilities, administration buildings, libraries, etc.~~ **[Moved, no other changes]**

Section 17.10.730 – Service Station.

~~“Service station” means a retail establishment for the sale on the premises of motor vehicle fuel, including electrical energy, and other petroleum products and automobile accessories, and for the servicing, lubrication and minor repair of automotive vehicles. Service stations include battery exchange stations and public access, rapid charging EV stations.~~ **[Moved, no other changes]**

Section 17.10.738 – Sign Type.

“Sign Type” means the message or content a sign communicates. While sign content is generally not a consideration of the regulations herein, the following sign types contain content warranting special consideration:

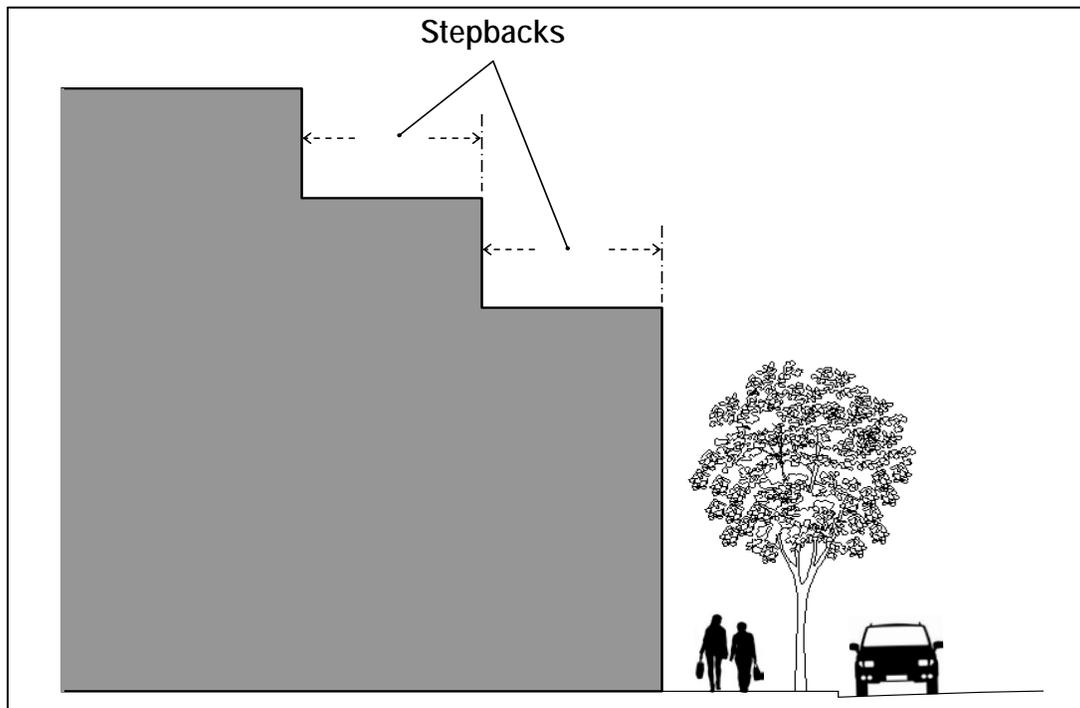
1. Reserved. **[Removal of ineffective, content-based regulation. See November report]**
2. Community event sign” means any temporary sign advertising any for-profit or not-for-profit event held within the Stevenson Urban Area. (No Changes)
3. “Community information sign” means any neighborhood identification sign or other sign displaying information such as time, temperature, wind speed, and/or births, marriages, or similar events of a non-commercial nature. Signs meeting this definition and the specific community information sign regulations herein shall not be considered animated signs, regardless of whether such signs alternate by manual, electronic, or mechanical means. (No Changes)
4. “Dilapidated sign” means any sign meeting at least ~~two~~ 2 of the following requirements:
 - a. Elements of the display area or panel are visibly cracked, broken, discolored, missing, or removed;

- b. The sign structure or frame members are visibly corroded, bent, broken, torn, or dented;
 - c. The sign content can no longer be read under normal viewing conditions;
 - d. The sign ~~or~~ relates to a business, occupant, product, or service that has not been available on the premises for a period exceeding ~~twenty-four~~ 24 months. **[Modification of content-based regulation, numerals . See November report]**
5. “Mural” means any sign depicting a decorative design or scene intended to provide visual enjoyment that is painted or placed on an exterior building wall and contains no commercial message, logo, symbol, or graphic, provided that, when placed on a residential structure, such depiction is not considered a mural or intended to be regulated under this code. (No Changes)
6. “Off-premises sign” means any sign advertising, identifying, or relating to an establishment, product, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which the sign is located. Examples of off-premises signs include billboards, off-premises directional signs, etc. (No Changes)
7. “Signs placed by a governmental agency” means any sign placed by a federal, state, or local governmental agency that is necessary to promote, protect and/or regulate the public health, safety and welfare. Examples of signs placed by a governmental agency include traffic directional and control signs, public safety warnings or hazards signs, official public notice signs, and those amenity, destination, directional, kiosk and regulatory signs identified in the Stevenson Wayfinding Master Plan, as amended. Such signs do not include destination signage identifying governmental locations not identified in the Stevenson Wayfinding Master Plan. **(Scrivener’s errors corrected, no other changes)**

Section 17.10.762 – Stepback.

“Stepback” means a change in the vertical plane of a building where upper areas of the building wall are setback from the building wall below. **[New, see November report]**

Figure 17.10.762-1—Stepback Example



Section 17.10.810 – Temporary Emergency, Construction or Repair Residence.

“Temporary emergency construction or repair residence” means a residence (which may be a mobile home or trailer) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster; or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. However, no such temporary emergency, construction or repair residence shall be inhabited for more than six months, unless authorized by the planning commission. **[Moved, numerals, added “travel”, no other changes]**

Section 17.10.830 – Travel Trailer.

“Travel trailer” means a trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities. **[Moved, no other changes]**

Section 17.10.840 – Use.

“Use” means an activity or purpose for which land or premises or a building thereon is designed, arranged or intended, or for which it is occupied or maintained, let or leased. Where specific land uses are referenced in this code, those uses are defined as described in SMC 17.13 – Use Categories & Descriptions. **[See January report]**

Section 17.10.848 – Vacation Rental Home.

“Vacation rental home” means a form of overnight lodging (SMC 17.10.615) where an entire dwelling unit is offered for occupancy by visitors and not shared with the owner, manager, or anyone outside the visitor’s party. Vacation rental homes are further regulated under SMC 5.20. **[Moved, no other changes]**

Section 17.10.865 – Wind Power Generation Facility.

“Wind power generation facility” means any location designed or used for the generation of electrical or mechanical power. This term includes, but is not limited to, blades, towers, poles other support structures, utility lines, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate power generation. **[Moved, “wind-based” added, no other changes]**

Section 17.10.866 – Wind Power Generation Facility, Major.

“Major wind power generation facility” means any wind power generation facility one hundred twenty feet in height or less and exceeding seventy feet in height. This definition includes any facility higher than one hundred twenty feet provided that facilities are eligible for a height bonus of up to thirty feet for a total height of up to one hundred fifty feet. The only towers eligible for a height bonus are towers proposed to be located on BPA transmission towers existing at the time an application is submitted. Because of their visual impact, nothing in this title shall be interpreted to include towers larger than one hundred fifty feet in height within this definition. **[Moved, simplified, numerals, no other changes]**

Section 17.10.867 – Wind Power Generation Facility, Minor.

“Minor wind power generation facility” means any wind power generation facility seventy feet in height or less. **[Moved, numerals, no other changes]**

Section 17.10.871 – Wireless Telecommunications Facility.

~~“Wireless telecommunications facility” means any manned or unmanned location designed or used for the transmission and/or reception of radio frequencies, or other wireless telecommunications. The term includes, but is not limited to, antennas, towers, poles, other support structures, cables, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate telecommunications.~~ **[Moved, no other changes]**

Section 17.10.872 – Wireless Telecommunications Facility, Intermediate.

~~“Intermediate wireless telecommunications facility” means any of the following facilities or activities:~~

- ~~1. Buildings containing more than three and less than seven building-mounted panel antennas exceeding six square feet and/or antennas and support structures projecting more than six feet above the surrounding roofline, and which do not exceed the allowable building height in the underlying zoning district.~~
- ~~2. Building-mounted whip antennas exceeding two inches in diameter and/or projecting more than ten feet above the surrounding roofline, and which do not exceed one hundred ten percent of the allowable building height in the underlying zoning district.~~
- ~~3. Self-supported lattice towers or monopoles not exceeding the allowable height in the underlying zoning district.~~
- ~~4. Dish antennas between one and two meters in diameter located in residential areas. For the purposes of this definition, residential areas means any area within three hundred feet of five or more units that are designed or used for residential purposes~~
- ~~5. Carriers-on-wheels placed for a period to exceed thirty days.~~
- ~~6. Collocation of antennas on existing support structures provided no increase in support structure height is proposed.~~
- ~~7. Modification of antennas previously approved by the planning commission or administrator, provided that the modification does not increase support structure height or exceed five percent of the approved antenna area.~~
- ~~8. Support equipment not located within a new building meeting all density, dimensional, and other design requirements of the underlying zoning district or an existing building.~~
- ~~9. Additional facilities not specifically mentioned above provided that the planning commission, by interpretation, determines such facility is in keeping with this definition.~~ **[Moved, numerals, simplified, no other changes. See January report.]**

Section 17.10.873 – Wireless Telecommunications Facility, Major.

~~“Major wireless telecommunications facility” means any of the following facilities or activities:~~

- ~~1. Buildings containing seven or more building-mounted panel antennas and/or antennas exceeding the allowable building height in the underlying zoning district.~~
- ~~2. Building-mounted whip antennas of any kind which exceed one hundred ten percent of the allowable building height in the underlying zoning district.~~
- ~~3. Self-supported lattice towers or monopoles exceeding the allowable height in the underlying zoning district and less than one hundred twenty feet in height.~~
- ~~4. Collocation on, or modification of, facilities which result in increased support structure height or increased antenna areas exceeding five percent of the approved area.~~
- ~~5. Any facilities which are required to have artificial lighting by the FAA.~~
- ~~6. Additional antennas or equipment not specifically mentioned above provided that the planning commission, by interpretation, determines such equipment is in keeping with this definition.~~ **[Moved, numerals, simplified, no other changes. See January report]**

Section 17.10.874 – Wireless Telecommunications Facility, Minor.

“Minor wireless telecommunications facility” means any of the following facilities or activities:

1. Buildings containing three or fewer building-mounted panel antennas and/or antennas not exceeding six square feet nor projecting more than six feet above the surrounding roofline, and which do not exceed the allowable building height in the underlying zoning district.
 2. Building-mounted whip antennas not exceeding two inches in diameter nor projecting more than ten feet above the surrounding roofline, and which do not exceed one hundred ten percent of the allowable building height in the underlying zoning district.
 3. Dish antennas not exceeding one meters when located in residential areas or two meters when located in non-residential areas. For the purposes of this definition, residential areas means any area within three hundred feet of five or more units that are designed or used for residential purposes
 4. Carriers on wheels placed for a period not to exceed thirty days.
 5. Support equipment located entirely within an existing building or a new building meeting all density, dimensional, and other design requirements of the underlying zoning district.
 6. Additional antennas or equipment not specifically mentioned above provided that the planning commission, by interpretation, determines such facility is in keeping with this definition.
- [Moved, numerals, simplified, no other changes. See January report]**

Chapter 17.12 – Administrative Mechanisms

Section 17.12.010 – Intent (No Change)

Section 17.12.020 – Interpretation of Uses—Record of Interpretations

- A. Purpose. It is not possible to contemplate all of the various uses that will be compatible within a zoning district. Therefore, unintentional omissions occur. The purpose of these provisions is to establish a procedure for determining whether certain specific uses would have been permitted in a zoning district had they been contemplated and whether such unlisted uses are compatible with the listed uses.
- B. Process.
 - 1. Any person may initiate an interpretation of the use tables in this code by submitting a written request to the Zoning Administrator. The Administrator may independently initiate an interpretation of the use tables in this code.
 - 2. The Planning Commission shall review and decide on any interpretation initiated within a Residential or Public district.
 - 3. The Zoning Administrator shall review and decide on any interpretation initiated within a Trade district. On a case-by-case basis, the Administrator may consult with the Planning Commission prior to deciding on an interpretation.
- C. Approval Standards. Affirmative findings shall be made on the following criteria before any unlisted use is allowed in a zoning district:
 - 1. The use is consistent with the purpose of the applicable zoning district; and
 - 2. The use is expressly allowed in a less restrictive district; or
 - 3. The use is of the same general character as the principal and conditional uses authorized in such district.
- D. Guidance. To assist in making the above findings, the City may rely on the following documents for guidance: the Comprehensive Plan, any other plan officially adopted by the City, the American Planning Association’s 2001 Land-Based Classification Standards, or other similar documents or national or international classification standards.
- E. Effect of Interpretation.
 - 1. Accessory Use. In limited circumstances, an unlisted use which satisfies the approval standards above may be interpreted as an Accessory Use in the district under consideration. Such circumstances require an additional affirmative finding that the proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.
 - 2. Conditional use. Any unlisted use which satisfies the approval standards above but cannot be considered an Accessory Use shall be interpreted as a Conditional Use in the district under consideration.
 - 3. Principal Use Permitted Outright. No unlisted use shall be interpreted as a Principal Use Permitted Outright in any district.
 - 4. Prohibited Use. An unlisted use which fails to satisfy the approval standards above shall be interpreted as a prohibited use in the district under consideration.
- F. Catalogue of Interpretations. A record shall be kept of such interpretations to facilitate equitable future administration and to permit periodic amendments to this title.

(See November staff report and Commission discussion)

Attachment 2

Section 17.12.030 – Administration Commensurate with Comprehensive Plan (No Change)

Section 17.12.040 – Conflicting Provisions (No Change)

Section 17.12.050 – Restrictive Areas—Interpretation (No Change)

Section 17.12.060 – Public Hearings—Procedures—Fees (No Change)

Title 17 – Zoning

Chapter 17.13 – Use Classifications and Descriptions

Section 17.13.005 - Purpose

The purpose of this chapter is to classify uses into a limited number of use types based on common functions. The sections of this chapter correspond to the top level function codes of the 2001 Land-Based Classification Standards of the American Planning Association, and each section is populated with the various land uses that are relevant to Stevenson. The use of this format is intended to simplify how allowed uses are presented, thereby easing code interpretation, enforcement and amendment. (See [October and January staff report](#))

Section 17.13.010 – Residence or Accommodation Uses

Residence or Accommodation land uses are classified together based on the presence of a dwelling unit, the provision of temporary accommodations, and/or a specific preemption of Stevenson’s local authority. The Residence or Accommodation uses considered by the Stevenson Zoning Code appear in Table 17.13.010-1.

Table 17.13.010-1: Residence or Accommodation Uses

Use	Description	Reference
1. Dwelling Unit	An independent living unit within a building, which term shall include mobile/manufactured housing and modular homes, designed and intended for occupancy by not more than one family and having its own housekeeping, kitchen, sleeping and bathroom facilities. [See January report]	RCW 35A.21.312, RCW 35A.63.146, RCW 43.22A, RCW 59.20.030, WAC 296- 150M, SMC 17.40.120
a. Single-Family Detached Dwelling	A single detached building, which term shall include <u>manufactured home and modular home</u> , containing one dwelling unit. [See January report]	
b. Manufactured Home	A single-family detached dwelling <u>built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home: (1) includes plumbing, heating, air conditioning, and electrical systems; (2) is built on a permanent chassis; (3) can be transported in one or more sections with each section at least 8 feet wide and 40 feet long when transported, or when installed on the site is 320 square feet or greater, and (4) intended for permanent occupancy and constructed in accordance with the requirements prescribed under RCW 43.22.340, as amended or Federal Department of Housing and Urban Development Standards promulgated under the National Mobile Home Construction and Safety Standards Act of 1974, as amended and all rules and regulations thereto, which meets the requirements of Section 17.38.120, and which is designed for transportation after fabrication, on public streets and highways on its own chassis and wheels and which, when sited, is designed to be permanently connected to required utilities.</u> [See January report]	

Attachment 3

c. Modular Home	<p>A factory assembled structure designed primarily for use as a dwelling when connected to the required utilities. A Modular Home that (1) includes plumbing, heating and electrical systems contained therein, (2) does not contain its own running gear, and (3) must be mounted on a permanent foundation, and (4) shall conform to the structural design requirements of the local jurisdiction. A modular home does not include a travel trailer, mobile home or manufactured home. A modular home shall conform to the structural design requirements of the local jurisdiction.</p>	RCW 43.22, RCW 46.04.303, WAC 296-150F
d. Mobile Home	<p><u>A factory-built dwelling built prior to June 15, 1976, to standards other than the United States Department of Housing and Urban Development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Act.</u> A structure, transportable in one or more sections, which is 32 body feet or more in length and is 8 body feet or more in width, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, except as hereinafter specifically excluded, and excluding Mobile home does not include recreational vehicles, travel trailers, modular homes, or and mobile/manufactured homes housing. [See January report]</p>	RCW 43.22A, RCW 59.20.030
e. Travel Trailer	<p>A trailer built on a single chassis transportable upon the public streets and highways that is designed to be used as a temporary dwelling without a permanent foundation and may be used without being connected to utilities.</p>	
f. Accessory Dwelling Unit (ADU)	<p>An ancillary (i.e., secondary) dwelling living unit, having its own living, kitchen, sleeping and bathroom facilities, within or attached to the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex unit, it is clearly subordinate to the primary dwelling in terms of size, use and appearance, and has common utility connections and the same address as the primary unit.</p>	RCW 35A.63.230, RCW 43.63A.215, SMC 17.40.040
g. Two-Family Dwelling	<p>A building containing 2 two dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances.</p>	
h. Multi-Family Dwelling	<p>A building containing 3 three or more dwelling units in which the dwelling units share a common wall, floor/ceiling or roof (including without limitation the wall of an attached garage or porch) and which have separate entrances. <u>Multi-family dwelling also includes apartments, cluster-type housing, condominiums, and multiple dwellings or groups of structures on a single lot.</u></p>	

Attachment 3

i. Temporary Emergency, Construction or Repair Residence	A residence (which may be a mobile home or <u>travel trailer</u>) that is: (1) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster; or (2) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (3) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. However, no such temporary emergency, construction or repair residence shall be inhabited for more than <u>6 six</u> months, unless authorized by the Planning Commission. [See January report]	
2. Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.		SMC 17.42
3. Boarding House	A building consisting of at least one dwelling unit together with 3 to 6 rooms inclusive, which rooms are rented or designed or intended to be rented by the month or longer; provided that such rooms, individually or collectively, do not constitute a separate dwelling unit.	
4. Mobile Home Park	A parcel of land on which 2 or more mobile homes are located and used as dwellings.	
5. Residential Care	(See October staff report)	
a. Adult Family Home	<p><u>A land use, licensed by the State under RCW 70.128, for which local zoning authority is largely preempted. This use is described as a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than 6 adults who are not related by blood or marriage to the person or persons providing the services.</u></p> <p>Adult Family Home means the regular dwelling of a person or persons who are providing personal care, and room and board in a protective family like environment to more than one but not more than four adults, with functional disabilities, who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by law (RCW 70.128.010).</p>	RCW 70.128.010, RCW 70.128.140
b. <u>Assisted Living Facility</u>	<p><u>A land use, licensed by the State under RCW 18.20, described as any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care to 7 or more residents.</u></p>	RCW 18.20.020
c. Nursing Home	A land use licensed by the State under RCW 15.81.	RCW 18.51.010

Attachment 3

6.	Overnight Lodging	A classification of land uses where an owner or manager receives or seeks compensation for use or occupancy of visitor accommodations for a period of less than 30 consecutive days per rental period and which are subject to taxation under SMC 3.03 – Excise Tax on Furnishing of Lodging. Overnight lodging includes Bed & Breakfast, Campground, Hostel, Hotel, Vacation Rental Home, and other similar uses.	SMC 3.03
a.	Vacation Rental Home	A form of Overnight Lodging where an entire dwelling unit is offered for occupancy by visitors and not shared with the owner, manager, or anyone outside the visitor's party. Vacation Rental Homes are further regulated under SMC 5.20 - Vacation Rental Homes.	SMC 5.20
b.	Bed & Breakfast	A form of Overnight Lodging where up to 6 guest rooms are offered for occupancy by visitors. Bed & Breakfasts are located in owner- or manager-occupied, preexisting dwelling units.	
c.	Hostel	An affordable form of Overnight Lodging where individual beds are offered for occupancy by visitors. Hostels are supervised by an owner or manager at all times.	
d.	Hotel	A form of Overnight Lodging where more than 6 guest rooms are offered for occupancy by visitors. Hotels include single buildings or a group of buildings on the same lot and a building where 6 or fewer guest rooms are offered when the building is not an owner- or manager-occupied preexisting dwelling unit.	
e.	Campground	A form of Overnight Lodging where sites are offered for occupancy by camping in tents, travel trailers, recreational vehicles, or similar movable or temporary sleeping quarters of any kind.	
7.	Dormitory facility related to a public, private or parochial school		
8.	Miscellaneous Incidental Uses		
a.	Residential Outbuilding	An accessory building that is detached from another residential use on the same lot. Residential outbuildings include carports, garages for the storage of noncommercial vehicles, greenhouses, storage buildings, and the like, but do not include patios or play structures.	
b.	Garage or storage building for the parking of commercial vehicles.		
c.	Swimming pool, spa or hot tub, and associated equipment		
d.	Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area,		

laundry, facility office,
and meeting rooms

Section 17.13.020 – General Sales or Service Uses

General Sales and Service land uses comprise the vast majority of establishments typically associated with commercial land use. The General Sales or Service uses considered by the Stevenson Zoning Code appear in Table 17.13.020-1.

Table 17.13.020-1: General Sales or Service Uses

Use	Description	Reference
1. Automobile Service Station	A retail establishment for the sale on the premises of motor vehicle fuel, including electrical energy, and other petroleum products and automobile accessories, and for the servicing, lubrication and minor repair of automotive vehicles. Service stations include Battery Exchange Stations and Public Access, Rapid Charging EV Stations.	RCW 35A.63.107
a. Battery Exchange Station	A staffed or fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a process which meets or exceeds any standards, codes, and requirements set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.	RCW 19.27.540, RCW 19.28
2. Vehicle Repair		
3. Electric Vehicle (EV) Station	A public or private parking space that is (1) served by equipment designed specifically to transfer electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, and which (2) meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW, and (3) <u>is consistent with rules adopted under RCW 19.27.540.</u> Electric vehicle stations are distinguished by the following types of access and charging levels: (See January staff report)	RCW 19.27.540, RCW 19.28, RCW 35A.63.107
a. EV Station Access	<p>1. "Public Access EV Station" is an electric vehicle station that is available for use by the general public and not located on a public right-of-way. and is (i) public owned and publicly available or (ii) privately owned and publicly available. Examples of the first type include stations at a park & ride lot, and a public library lot. Examples of the second type include stations at or a shopping center lot.</p> <p>2. "Restricted Access EV Station" is an electric vehicle charging station that is restricted to authorized users and not located on a public right-of-way. and is (1) privately owned and restricted or (ii) publicly owned and restricted. Examples of the first type include stations at a single-family home, and designated employee parking areas. Examples of the second type include or fleet parking with no access areas not accessible to the general public.</p> <p>3. "Street-Side Access EV Station" is an electric vehicle station that is available for use by the general public and located on a public right-of-way and is (1) publicly owned and publicly available or (2) privately owned and publicly available and consistent with subject to the rules adopted under SMC 12.02 - Use of City Rights-of-Way.</p>	SMC 12.02

Attachment 3

b. EV Station Charging Level

Charging level categorizes the indicators of electrical force, or voltage, at which an electric vehicle's battery is charged:

1. ~~“Gradual Charging EV Station” is an electric vehicle station operating~~ operates on a circuit no greater than ~~two hundred forty~~ 240 volts of alternating current ~~and intended of fully charge electric vehicles in a matter of two hours or more.~~ This includes what the industry currently refers to as levels 1 and 2 charging stations.
2. ~~“Rapid Charging EV Station” is electric vehicle station operating~~ operates on an industrial grade outlet greater than ~~two hundred forty~~ 240 volts of alternating current ~~and intended of fully charge electric vehicles in a matter of less than two hours.~~ This includes what the industry currently refers to as Level 3 charging stations.

4. Retail Sales

5. Specialty retail shops when associated with a principal use permitted outright in the district

6. Recreational equipment sales and repair for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking

7. Specialty Food Shop

8. Retail and wholesale sales of agricultural and animal products raise or produced on the premises

9. Bank or Financial Institution

10. Rental Operations

11. Recreational equipment rental for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking

12. Recreational services, including lessons and tours for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking

13. Veterinarian

14. Professional Office

15. Office, Clerical or Research Activity

16. Offices that are an integral part of the on-premises principal use

Attachment 3

17. Food Services

- a. Food and Drink Service Facility
- b. Food or Beverage Operation
- c. Food or Beverage Operation with Drive-Through Service
- d. Lounge
- e. Restaurant
- f. Snack Bar

18. Child Day Care Facility

A building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than 24 hours. Child Day Care Facility includes family day care home, mini-day care center, and child day care center.

RCW 35.63.170, RCW 35A.63.210, RCW 35A.63.215

- a. Family Day Care Home
A day care home for the care of 6 or fewer children during part of the 24-hour day, located in the dwelling of the provider under whose direct care the children are placed.
- b. Mini-Day Care Center
A child day care facility providing care during part of the 24-hour day to 12 or fewer children in a facility other than the family dwelling of the person or persons under whose direct care the children are placed, or for the care of 7 through 12 children in the family dwelling of such person or persons.
- c. Child Day Care Center
A day care facility that provides for the care of 13 or more children. If located in a private family residence, the portion where the children have access must be separate from the family living quarters, or that portion of where the children have access must be used exclusively for their care during the hours that the child day care center is operating.

19. Personal and Other Services

<p>20. Home Occupation</p>	<p>A commercial activity that: (a) is conducted by a person on the same residential district lot in the R1, R2, R3, or SR districts where such person resides; (b) does not employ more than 2 persons who are not residents of the dwelling on the lot, (c) provides each outside employee with a legal off-street parking space; and (d) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use (see SMC 17.10.020), but that can be conducted without any significantly adverse impact on the surrounding neighborhood.</p> <p>Without limiting the generality of the foregoing, a use may be regarded as having a significantly adverse impact on the surrounding neighborhood if: (a) goods, stock in trade, or other commodities are displayed; (b) more than 2 nonresidents on the premises are employed in connection with the purported home occupation; (c) it creates objectionable noise, fumes, odor, dust or electrical interference; (d) there is any exterior manifestation of the home occupation, except for an allowed sign no larger than 2 square feet pertaining to the home occupation; or (e) more than 25% of the total gross floor area of residential buildings plus other buildings housing the purported home occupation, or more than 500 square feet of gross floor area (whichever is less), is used for home occupation purposes.</p>	<p>SMC 17.10.020</p>
<p>21. Cottage Industry</p>	<p>A commercial activity that meets the description of home occupation, except that up to 4 employees, who are not residents of the dwelling on the lot, may be employed on the premises.</p>	

Section 17.13.030 – Manufacturing and Wholesale Trade Uses

Manufacturing and Wholesale Trade land uses process raw materials or component parts into new products, store those products and/or arrange for their sale to other businesses or retail establishments. The Manufacturing and Wholesale Trade uses considered by the Stevenson Zoning Code appear in Table 17.13.030-1.

Table 17.13.030-1: Manufacturing and Wholesale Trade Uses

Use	Description	Reference
<p>1. Light Industrial Activities</p>		
<p>2. Enterprises engaged in the manufacturing, processing, wholesaling, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment</p>		
<p>3. Miscellaneous Incidental Uses a. Outdoor Storage</p>		

Section 17.13.040 – Transportation, Communication, Information, and Utility Uses

Transportation, Communication, Information, and Utility land uses are essential to the production, processing, distribution, treatment and/or collection of passengers, cargo, information, wastes or

utilities. The Transportation, Communication, Information, and Utility uses considered by the Stevenson Zoning Code appear in Table 17.13.040-1.

Table 17.13.040-1: Transportation, Communication, and Utility Uses

Use	Description	Reference
1. Railroad Facility		
2. Railroad Facilities including Ticket Office/Waiting Room		
3. Public Transportation Stops and Shelters		
4. Pier or Dock		
5. Commercial/Industrial Watercraft Facility		
6. Marina or Boat Launch Facility		
7. Public and Private Docks and Piers, Motorized Watercraft, Floats, Boathouses		
8. Watercraft		
9. Rowboats, canoes, kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.		
10. Parking Lot or Parking Structure not <u>used</u> in conjunction with a principal use		
11. Private garage or parking area for noncommercial vehicles		
12. Utility or Communication Facility	<p>Any manned or unmanned location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes.</p> <p>This category generally includes substations, <u>transfer stations</u>, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.</p>	
13. Wireless Telecommunications Facility	<p>Any manned or unmanned location designed or used for the transmission and/or reception of radio frequencies or other wireless communications. The term includes, but is not limited to, antennas, towers, poles, other support structures, cables, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate telecommunications.</p>	CFR Title 47, SMC 17.36, SMC 17.39.170, SMC 17.40.170

a.

Minor Wireless
Telecommunications
Facility

Any of the following facilities or activities:

1. ~~Buildings containing three or fewer Building-mounted panel antennas and/or antennas not exceeding six square feet nor projecting more than six feet above the surrounding roofline, and which do not exceed the allowable building height in the underlying zoning district.~~
2. Building-mounted whip antennas not exceeding two 2 inches in diameter ~~nor projecting more than ten 10 feet above the surrounding roofline, and which do not exceed one hundred ten percent 110% of the allowable building height in the underlying zoning district.~~
3. Dish antennas not exceeding one meter in diameter when located in residential areas or ~~two 2~~ meters in diameter when located in non-residential areas. For the purposes of this ~~definition category~~, residential areas means any area within ~~three hundred 300~~ feet or ~~five 5~~ or more ~~dwelling units that are designed or used for residential purposes.~~
4. Carriers-on-wheels placed for a period not to exceed ~~thirty 30~~ days.
5. Support equipment located entirely within an ~~existing building or a new building meeting all density, dimensional, and other design standards of the underlying zoning district.~~
6. Additional ~~antennas or equipment facilities~~ not specifically mentioned above provided; that, the planning commission, by interpretation, determines such equipment is in keeping with this ~~definition category~~.

b.

Intermediate
Wireless
Telecommunications
Facility

Any of the following facilities or activities:

1. ~~Buildings containing more than three~~ Building-mounted panel antennas, ~~antennas exceeding six square feet and/or antennas and support structures projecting more than six feet above the surrounding roofline, and which do not exceeding~~ the allowable building height in the underlying zoning district.
2. Building-mounted whip antennas exceeding ~~two~~ 2 inches in diameter and/or projecting more than ~~ten~~ 10 feet above the surrounding roofline, and which do not exceed ~~one hundred ten percent~~ 110% of the allowable building height in the underlying zoning district.
3. Self-supported lattice towers or monopoles not exceeding the allowable building height in the underlying zoning district.
4. Dish antennas between one and ~~two~~ 2 meters in diameter located in residential areas. For the purposes of this ~~definition category~~, residential areas means any area within ~~three hundred~~ 300 feet of ~~five~~ 5 or more dwelling units that are ~~designed or used for residential purposes~~.
5. Carriers-on-wheels placed for a period to exceed ~~thirty~~ 30 days.
6. Collocation of antennas on existing support structures provided no increase in support structure height is proposed.
7. Modification of antennas previously approved by the planning commission or administrator, provided that the modification does not increase support structure height or exceed ~~five percent~~ 5% of the approved antenna area.
8. Support equipment not located ~~entirely~~ entirely within a ~~new building meeting all density, dimensional, and other design requirements of the underlying zoning district and an existing building~~.
9. Additional facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this ~~definition category~~.

c.	Major Wireless Telecommunications Facility	<p>Any of the following facilities or activities:</p> <ol style="list-style-type: none"> Buildings containing more seven or more Building-mounted panel antennas and/or exceeding the allowable building height in the underlying zoning district. Building-mounted whip antennas of any kind <u>exceeding 2 inches in diameter and which exceeding one hundred ten percent 110%</u> of the allowable building height in the underlying zoning district. Self-supported lattice towers or monopoles exceeding the allowable <u>building</u> height in the underlying zoning district and less than one hundred twenty <u>120</u> feet in height. Collocation on, or modification of, facilities which result in increased support structure height or increased antenna areas exceeding five percent <u>5%</u> of the approved area. Any facilityies which are is required to have artificial lighting by the FAA. Additional antennas or equipment facilities not specifically mentioned above; provided, that the planning commission, by interpretation, determines such equipment is in keeping with this <u>definition category.</u> 	
14.	Wind Power Generation Facility	<p>Any location designed or used for the generation of electrical or mechanical power <u>from movement of natural wind.</u> The term includes, but is not limited to, blades, towers, poles, other support structures, utility lines, equipment cabinets, and associated and appurtenant facilities designed or used to facilitate power generation.</p>	SMC 17.36, SMC17.39.165
a.	Minor Wind Power Generation Facility	Any wind power generation facility seventy <u>70</u> feet in height or less.	
b.	Major Wind Power Generation Facility	<p>Any wind power generation facility one hundred twenty <u>120</u> feet in height or less and exceeding seventy <u>70</u> feet in height. This <u>definition category</u> includes any facility higher than one hundred twenty <u>120</u> feet; provided, that <u>such facilityies are is eligible for a height bonus of up to thirty 30 feet for a total height of up to one hundred fifty 150 feet.</u> The only towers eligible for a height bonus are towers when proposed to be located on BPA transmission towers existing at the time an application is submitted. Because of their visual impact, nothing in this title shall be interpreted to include towers larger than one hundred fifty 150 feet in height within this definition category.</p>	
15.	County, City and or state public works facilityies, support buildings and structures, shops and yards		

Attachment 3

16.	Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%		
17.	Hazardous Waste Storage	The holding of dangerous waste for a temporary period as regulated by State Dangerous Waste Regulations WAC Chapter 173-303.	RCW 70.105, WAC 173-303, SMC 17.10.320.
18.	Hazardous waste storage and/or treatment in accordance with state of Washington regulations	[See January Report]	RCW 70.105, WAC 173-303, SMC 17.10.320.
19.	On-Site Hazardous Waste Treatment and Storage Facility	Those treatment and storage facilities which treat and store hazardous wastes generated on the same geographically contiguous or bordering property.	RCW 70.105, WAC 173-303, SMC 17.10.320.

Section 17.13.050 – Arts, Entertainment, and Recreation Uses

Arts, Entertainment, and Recreation land uses provide for the refreshment of body or mind by providing spaces for live performances, cultural functions, historic exhibits, or other forms of play, amusement or agreeable exercise. Arts, Entertainment, and Recreation Land uses considered by the Stevenson Zoning Code appear in Table 17.13.050-1.

Table 17.13.050-1: Arts, Entertainment, and Recreation Uses

	Use	Description	Reference
1.	Theater		
2.	Public Assembly		
3.	Public Meeting Halls and Support Service Facilities		
4.	Educational, cultural and related facilities; including necessary support facilities such as dormitories, classrooms, study halls, food service, laboratories, storage, workshops, maintenance activities and outdoor exhibits		
5.	Places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters		

Attachment 3

6. New places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters

7. Replacement or expansion of places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters

8. County fairgrounds and related exhibit buildings, structures, stadiums and arenas

9. Seasonal uses incidental to operation of the Skamania County Fair, open air concerts and performances, retail sales, concessions and carnivals

10. Historical and educational exhibits, buildings and structures, information kiosks and displays

11. Park, Playground or Outdoor Recreation Area

12. Golf Course

13. Recreation and fitness facilities, such as swimming pools, tennis courts, game rooms, golf courses and other recreational facilities normally associated with tourist development

14. Public or private recreation and fitness facility, including swimming pools, tennis courts, game rooms, restroom and shower facilities, open space and pathways, and other recreational facilities

Attachment 3

- 15. Use of a school or school support facility for community recreation, education, meeting space, and like uses that do not conflict with the primary educational purpose of the school

- 16. Public and private recreation facilities, restroom and shower facilities, open space and pathways, campgrounds; provided that the overnight camping other than in approved campgrounds or as authorized by Skamania County for seasonal county fairground use is prohibited.

Section 17.13.060 – Education, Public Administration, Health Care, and Other Institution Uses

Education, Public Administration, Health Care, and Other Institution land uses are categorized together based on the services they provide to, or actions they take on behalf of, a broad range of the community. The Education, Public Administration, Health Care, and Other Institution uses considered by the Stevenson Zoning Code appear in Table 17.13.060-1.

Table 17.13.060-1: Education, Public Administration, Health Care, and Other Institutional Uses

Use	Description	Reference
1. Public, Private or Parochial School	Any publicly-, privately-, or parochially-financed school or facility carrying on a program from kindergarten through the twelfth <u>12th</u> grade or any part thereof including vocational education courses otherwise permitted by law. Public, private, or parochial school does not mean a private residence in which instruction is provided to the occupants' own children and three <u>3</u> or fewer nonresident children or a school support facility as defined by this title <u>described below</u> .	
2. School Support Facility	Any facility which is required to maintain efficient operation of a public, private or parochial school but which is not directly related to the academic program of study. Examples of school support facility include garages and storage facilities, administration buildings, libraries, etc.	
3. Nursery School or Similar Facility		
4. Library		
5. Government Administration Building		
6. Community Service Building		
7. Fire, Police or Emergency Services Station		

Attachment 3

8.	Emergency Evacuation and/or Displacement Center	
9.	Hospital	
10.	Clinic	A building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for outpatients only.
11.	Church or Other Religious or Charitable Organization	
12.	Cemetery or Mausoleum	
13.	Miscellaneous Incidental Uses	
a.	Storage buildings, service buildings, parking areas, fencing and security devices and lighting devices	

Section 17.13.070 – Construction-Related Business Uses

Construction-Related Business land uses are involved in the construction or demolition of buildings, the preparation of land for construction, or installation of infrastructure. The Construction-Related Business uses considered by the Stevenson Zoning Code appear in Table 17.13.070-1.

Table 17.13.070-1: Construction-Related Business Uses

Use	Description	Reference
Reserved.		

Section 17.13.080 – Mining and Extraction Uses

Mining and Extraction land uses extract solids, liquids, or gases from the earth. The Mining and Extraction uses considered by the Stevenson Zoning Code appear in Table 17.13.080-1.

Table 17.13.080-1: Mining and Extraction Uses

Use	Description	Reference
Reserved.		

Section 17.13.090 – Agriculture, Forestry, Fishing and Hunting Uses

Agriculture, Forestry, Fishing, and Hunting land uses grow crops, provide habitat for animals, harvest timber, or harvest fish or other animals from a farm, ranch, or their natural habitats. The Agriculture, Forestry, Fishing, and Hunting uses considered by the Stevenson Zoning Code appear in Table 17.13.090-1.

Table 17.13.090-1: Agriculture, Forestry, Fishing, and Hunting Uses

Use	Description	Reference
1.	Subsistence or Hobby-Type Gardening	
2.	Indoor or Outdoor Horticultural Activity	[See January report]
3.	Nursery	

Attachment 3

4. Farm Animals	The keeping of any large animal commonly raised or bred on a farm. This category includes alpacas, cattle, donkeys, emus, goats, horses, llamas, mules, ostriches, pigs, ponies, roosters, sheep, and similar animals. This category excludes the keeping of pets or urban farm animals.	SMC 6.08, SMC 6.10, SMC 6.12, SMC 17.40.095
5. Urban Farm Animals	The keeping of any small animal commonly raised or bred on a farm but which have minimal impact when kept in residential areas. This category includes bees, chickens, ducks, geese, pigeons, pheasants, turkeys, rabbits and other fur-bearing animals, and similar small animals. The category excludes roosters, pets and farm animals.	SMC 6.08, SMC 6.12, SMC 17.40.095
6. Pets	The keeping of any animal commonly considered to be household pets, such as a cat, a dog as regulated under SMC 6.04 - Dog Control, a fish kept in a tank or landscape pond, a gerbil, hamster, guinea pig, parakeet, parrot, or similar bird or rodent-like creature kept in a cage.	SMC 6.04, SMC 6.08, SMC 6.12
7. Kennel	Any premises or building in which four 4 or more dogs or cats at least four 4 months of age are kept commercially for board, propagation or sale.	
8. Provisions for Wildlife Habitat		

Section 17.13.099 – Miscellaneous Land Uses

Miscellaneous uses not classifiable elsewhere but allowed by the Stevenson Zoning Code appear in Table 17.13.099-1: Miscellaneous Uses.

Table 17.13.099-1: Miscellaneous Uses

Use	Description	Reference
1. Signs listed with a "C" in tables 17.15.145-1, 17.25.145-1, and 17.35.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.		
2. Signs identifying and/or related to any principal or accessory use allowed in this chapter.		
3. Canopy, Marquee or Awning Extending into a Public Right-of-Way		

Chapter 17.14 –Zoning Districts and Boundaries

Section 17.14.010 –Districts Enumerated (Amend).

To effectuate the comprehensive plan adopted by the City Council and amended from time to time, lands within the incorporated territory of the city are classified into the following land use designations and zoning districts which are further described in this title and so indicated on the future land use and zoning maps:

- A. Residential Districts (SMC 17.15)
 - 1. Single-family Residential District (R1 is the map symbol);
 - 2. Two-family Residential District (R2 is the map symbol);
 - 3. Multi-family Residential District (R3 is the map symbol);
 - 4. Mobile Home Residential District (MHR is the map symbol);
 - 5. Suburban Residential District (SR is the map symbol);
- B. Trade Districts (SMC 17.25)
 - 1. Commercial Recreation District (CR is the map symbol);
 - 2. Commercial District (C1 is the map symbol);
 - 3. Light Industrial District (M1 is the map symbol);
- C. Public Districts (SMC 17.35)
 - 1. Public Use and Recreation District (PR is the map symbol).
 - 2. Education District (ED is the map symbol);
- D. Overlay Districts
 - 1. R3 Design Standards Overlay District—Design Standards Overlay for Rock Cove Corridor (SMC 17.23)
 - 2. Wind/Wireless Overlay District (SMC 17.36) **[See June report]**

Section 17.14.020 – Boundaries—Demarcation on Map. (No Change)

Section 17.14.030 – Boundaries—Divided Ownership. (Numerals, No Other Change)

Where a district boundary line, as shown on the zoning map, divides a lot or other unit of property in single ownership at the time of passage of the ordinance codified in this title and any amendment thereto, the use permitted on the least restrictive portion of such lot may extend to the portion lying in the more restrictive district a distance of not more than 50 feet beyond the district boundary line.

Chapter 17.15 – Residential Districts

Section 17.15.010 – Purpose (New)

Residential districts encourage a range of residential land uses, housing sizes, types, and price ranges for the diverse array of residents’ personal preferences and financial capabilities. The standards in this chapter are intended to encourage mixtures of land uses and intensities while minimizing negative impacts from conflicting land uses. (Text is based on Comprehensive Plan Objectives 2.12, 2.15, and 3.2 and descriptive text of Comprehensive Plan Goal 3)

Section 17.15.020 – List of Zoning Districts (Moved, No Changes)

- A. R1 Single-Family Residential District. The Single-Family Residential District (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas. **(Moved from SMC 17.18.005, and District name reformatted, No Other Changes)**
- B. R2 Two-Family Residential District. The Two-Family Residential District (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and more rural areas. **(Moved from SMC 17.20.005, and District name reformatted, No Other Changes)**
- C. R3 Multi-Family Residential District. The Multi-Family Residential District (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas. **(Moved from SMC 17.22.005, and District name reformatted, No Other Changes)**
- D. Mobile Home Residential District. The Mobile Home Residential District (MHR) is intended to provide minimum development standards for affordable residential uses within the city. **(Moved from SMC 17.24.005, and District name reformatted, No Other Changes)**
- E. SR Suburban Residential District. The Suburban Residential District (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density residential uses coexist with uses otherwise characteristic of more rural areas. **(Moved from SMC 17.16.005, and District name reformatted, No Other Changes)**

Section 17.15.030 – Residential District Location Criteria (New)

- A. Residential districts can be appropriately applied and maintained within any LDR Low Density Residential or HDR High Density Residential area on the Future Land Use Map.
- B. Areas designated as LDR Low Density Residential and HDR High Density Residential shall not be rezoned for Trade districts. Under limited circumstances HDR areas may be rezoned for Public districts. (Implements Comprehensive Plan, Based on similar but more robust provisions from City of Vancouver)

Section 17.15.040 – Uses

- A. **Types of Uses:** For the purposes of this chapter, there are four kinds of use:
 - 1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
 - 2. An accessory (A) use is permitted on properties containing permitted uses, provided that:

Attachment 5

- a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and **(Moved, No Other Changes)**
 - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot. **(Moved, No Other Changes)**
 - 3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 – Conditional Uses.
 - 4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
 - 5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.
- B. Use Table. A list of permitted, accessory, conditional and prohibited uses in Residential Districts is presented in Table 17.15.040-1: Residential District Use Table.

Table 17.15.040-1 Residential Districts Use Table

Use	R1	R2	R3	MHR	SR
Residence or Accommodation Uses					
Dwelling Unit					
Single-Family Detached Dwelling	P	P	P	P	P
Manufactured Home	P	P	P	P	P
Modular Home	P	P	P	P	P
Mobile Home	-	-	-	P	P
Travel Trailer	-	-	-	-	X
Accessory Dwelling Unit (SMC 17.40.040)	A	-	-	-	A
Two-Family Dwelling	-	P	P	-	-
Multi-Family Dwelling	-	-	P	-	-
Temporary Emergency, Construction or Repair Residence	C	C	C	-	C
Renting of no more than 2 rooms, rented by the month or longer, provided the parking requirements of SMC 17.42 are met.	A	A	A	A	A
Boarding House	C	C	C	-	C
Residential Care					
Adult Family Home	P	P	P	P	P
Assisted Living Facility	-	-	C	-	C
Nursing Home	-	-	C	-	-
Overnight Lodging					
Vacation Rental Home	P	P	P	P	P
Bed & Breakfast	C	C	P	C	C
Hostel	C	C	P	C	C
Hotel	X	X	C	X	C
Campground	X	X	X	C	C
Dormitory facility related to a public, private or parochial school	C	C	C	-	C
Miscellaneous Incidental Uses					
Residential Outbuilding	A/C _{1,2}	A/C ^{1,2}	A/C ^{1,2}	A/C ^{1,2}	A/C ¹
Swimming pool, spa or hot tub, and associated equipment	A	A	A	A	A

Attachment 5

Buildings and uses related to, and commonly associated with a mobile home park such as a recreation area, laundry, facility office, and meeting rooms	-	-	-	A	-
General Sales or Service Uses					
Electric Vehicle Station					
Restricted Access, Gradual Charging EV Station	A	A	A	A	A
Restricted Access, Rapid charging EV Station	C	C	C	C	C
Public Access, Gradual Charging EV Station	C	-	C	-	-
Street-Side Access, Gradual Charging EV Station	-	-	C	-	-
Retail and wholesale sales of agricultural and animal products raise or produced on the premises	-	-	-	-	A
Veterinarian	-	-	-	-	C
Professional Office	-	C	C	-	-
Child Day Care Facility					
Family Day Care Home	P	P	P	P	P
Mini-Day Care Center	C	C	C	C	C
Child Day Care Center	-	C	C	C	C
Home Occupation	A	A	A	A	A
Cottage Industry	-	-	-	-	C
Transportation, Communication, Information, and Utilities Uses					
Public Transportation Stop or Shelter	-	-	-	-	C
Garage or storage building for the parking of commercial vehicles.	-	-	-	-	C
Utility or Communication Facility	C	C	C	C ³	C
Wireless Telecommunications Facility⁴					
Minor Wireless Telecommunications Facility	P	P	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C	C	C
Major Wireless Telecommunications Facilities (SMC 17.39.170)	C	-	-	-	C
Wind Power Generation Facility⁴					
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C	C	C
Hazardous Waste Storage	C	C	C	C	C
Hazardous waste storage and/or treatment in accordance with state of Washington regulations [See January report]	-	-	-	C	-
Arts, Entertainment, and Recreation Uses					
Park, Playground or Outdoor Recreation Area	C	C	C	C	C
Golf Course	-	-	-	-	C
Education, Public Administration, Health Care, and Other Institutions Uses					
Public, Private or Parochial School	C	C	C	-	C
Nursery School or Similar Facility	-	-	-	C	-
Library	C	C	C	-	-

Attachment 5

Government Administration Building	-	-	C	-	-
Fire, Police, or Emergency Services Station	C	C	C	-	C
Hospital	-	-	C	-	-
Church or Other Religious or Charitable Organization	C	C	C	-	C
Cemetery or Mausoleum	-	-	-	-	C
Agriculture, Forestry, Fishing and Hunting Uses					
Subsistence or hobby type gardening	P	P	-	P	P
Indoor and outdoor horticulture [See January Report]	-	-	-	-	P
Nursery	-	-	-	-	P
Horticultural activity [See January Report]	P	P	-	P	-
Farm Animals (SMC 17.40.095)	C ⁵	X	X	X	P
Urban Farm Animals (SMC 17.40.095)	A	A	A	A	P
Pets	A	A	A	A	A
Kennel	C	X	X	X	C
Miscellaneous/Other Uses					
Signs listed with a "C" in Table 17.15.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A	A	A

1-Up to 4 Residential Outbuildings on a property is considered an Accessory Use. When at least 4 Residential Outbuildings already exist on a lot then an additional Residential Outbuilding is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

2- A Residential Outbuilding that is subordinate to the main use on the lot is considered an Accessory Use. A Residential Outbuilding which is not subordinate to the main use on the lot is considered a Conditional Use. During the conditional use review process, the Planning Commission may establish size, serial proliferation and other limitations on such buildings.

3- Despite the general exclusion of overhead elements from this use category, any Utility or Communication Facility in the MHR District with an overhead element greater than 35 feet is considered a Conditional Use.

4- See also SMC 17.36-WW Wind/Wireless Overlay District.

5- In granting a conditional use request for Farm Animals in the R1 District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

Section 17.15.050 – Residential Density

- A. Density & Lot Size. The maximum density and minimum lot dimensions for Residential Use Districts are contained in Table 17.15.050-1: Residential District Density Standards.

Table 17.15.050-1: Residential District Density Standards

District	Utility Availability	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Dwelling Units	Maximum Lot Coverage
R1	Water, Sewer	6,000 sf	60 ft	100 ft	1 Unit ²	35%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	1 Unit ²	25%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%
R2	Water, Sewer	7,500 sf/6,000 sf	60 ft	100 ft	2 Units/ 1 Unit	40%
	Water, Septic	15,000 sf ¹	90 ft	120 ft	2 Units	30%
	Well, Septic	-	-	-	-	-
R3	Water, Sewer	7,500 sf +2,500 sf per unit over 3	75 ft ³	100 ft	-	50%
	Water, Septic	15,000 sf ¹ +5,000 sf per unit over 2	90 ft	120 ft	-	40%
	Well, Septic	-	-	-	-	-
MHR	Water, Sewer	5 ac + 5,000 sf per unit over 40	200 ft	200 ft	-	40%
	Water, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Sewer	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
	Well, Septic	5 ac + 2 acres per unit over 2	200 ft	200 ft	-	40%
SR	Water, Sewer	15,000 sf	100 ft	100 ft	1 Unit ²	25%
	Water, Septic	20,000 sf ¹	100 ft	100 ft	1 Unit ²	20%
	Well, Septic	1 acre ¹	200 ft	200 ft	1 Unit ²	10%

1 - When sewer is unavailable, minimum lot area may be increased based on current health district regulations.

2 - Unless an Accessory Dwelling Unit (SMC 17.13.010) is allowed under SMC 17.40.040.

3 - Except 60 ft for single-family and two-family residential construction.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.050-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.15.060 – Residential Dimensional Standards (New)

A. Compliance Required. All structures in residential districts must comply with:

1. The applicable dimensional standards contained Table 17.15.060-1: Residential District Dimensional Standards.
2. All other applicable standards and requirements contained in this title.

Table 17.15.060-1: Residential District Dimensional Standards

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R3	35 ft	15 ft	5 ft ²	15 ft	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

- 1 - 5 ft for residential outbuildings that are both 12 ft in height or less and 200 sf in size or less
- 2 - A 10 ft setback is required when adjacent to an R1 or R2 District.

- B. Exceptions. The following exceptions are permitted to the standards of Table 17.15.060-1:
1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
 2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.15.130 – Residential District Parking

- A. Off-Street Parking Required. Off-street parking ~~must~~ **shall** be provided in all residential districts in accordance with the requirements of SMC 17.42: Parking and Loading Standards.
- B. Parking Location Requirements:
1. Required parking shall be located on the same lot as the dwelling it serves.
 2. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not, shall be parked, stored or otherwise located in **an Interior Side Setback** required by Table 17.15.060-1: Residential Districts Dimensional Standards. **(Clarified added based on Corner/Street side setback areas, see also July report)**

Section 17.15.145 – Residential District Signs

- A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Residential Districts is presented in Table 17.15.145-1: Residential Districts Allowed Signs.

Table 17.15.145-1: Allowed Signage

	R1	R2	R3	MHR	SR
Animated Sign	X	X	X ¹	X	X
Sign Structure					
Temporary	P	P	P	P	P
Awning/Marquee	X	X	X	X	X
Portable	-	-	-	-	-
Sign Type					
Community Information Sign	C	C	C	C	C
Dilapidated Sign	X ²				
Mural	C	C	C	C	C
Off-Premises Sign	X	X	X	X	X
Sign Placed by a Governmental Agency	P	P	P	P	P
Sign of Outstanding Design	-	-	C	-	-
Sign Illumination					
Back-lit Cabinet	X	X	X	X	X
Back-lit Channel Letter	X	X	X ¹	X	X
Dark-Sky Friendly	C	C	P	C	C
Directly -Illuminated	X	X	A ³	X	X
Externally-Illuminated	X	X	X ¹	X	X

Attachment 5

Halo-Lighted	X	X	X ¹	X	X
Pedestrian-Oriented Video Display	X	X	-	X	X

1 - Unless a bonus allowance is granted for a Sign of Outstanding Design under SMC 17.39.145.

2 - An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3 - Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Residential Districts are subject to the dimensional and duration standards in Table 17.15.145-2: Sign Standards

Table 17.15.145-2: Sign Standards

	R1	R2	R3	MHR	SR
Number of Signs	Any	Any	Any	Any	Any
Maximum Sign Area					
Individual Sign	5 sf ¹	5 sf ¹	12 sf ^{2,3}	5 sf ¹	5 sf ¹
Total Cumulative Signage Allowed	32 sf	32 sf	40 sf	32 sf	32 sf
Maximum Sign Height					
Building Sign	16 ft ⁴	16 ft ⁴	26 ft ^{3,4}	16 ft ⁴	16 ft ⁴
Freestanding Sign	6 ft	6 ft	12 ft ³	6 ft	6 ft
Temporary Sign	6 ft	6 ft	6 ft ³	6 ft	6 ft
Minimum Sign Clearance					
Building Sign Projecting More than 12" from a Building	8 ft				
Sign Placement^{5,6}					
Setback from any property line	5 ft				
Allowed Sign Duration					
Temporary Sign	45 days ⁷				
Political Sign ⁸	Until 5 days after election				
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market

1 - When allowed as conditional uses, the Planning Commission may permit individual signs no larger than 16 sq ft.

2 - When allowed as conditional uses, the Planning Commission may permit individual signs no larger than 24 sq ft.

3- Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

4- No part of a building sign shall be higher than the highest point of the building to which it is attached.

5- No sign may be placed in a Vision Clearance Area (SMC 17.10.862).

6- Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.

7- Signs related to a specific event, sale, etc. must be removed within 5 days after such event.

8- Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

Chapter 17.25 – Trade Districts

Section 17.25.010 – Purpose (New)

Trade districts support development of a healthy, diversified economy and facilitate Stevenson to become the year-round recreation and tourist destination of the County and Central Gorge. The standards in this chapter are intended to enhance the vitality of the downtown core, improve our status as a tourist destination, and ensure that the local business community remains a healthy component of Stevenson’s economy. (Text is based on descriptive text for Comprehensive Plan Goals 4, 5, and 6).

Section 17.25.020 – List of Zoning Districts (No Changes)

- A. CR Commercial Recreation District. The Commercial Recreation District (CR) provides for the siting of facilities within Stevenson for the express purpose of expanding the tourism industry while adding to local citizens’ opportunities for economic development. The establishment of the CR Commercial Recreation District is intended to enhance and diversify the business and tourism opportunities in Stevenson through development of commercial and other facilities that complement the natural and cultural attractions of the area without significant adverse effect to environmental features or to natural, cultural and historic resources and their settings. **(Moved from SMC 17.30.010, and District name reformatted, No Other Changes)**
- B. C1 Commercial District. The Commercial District (C1) is intended to provide minimum development standards for the broad range of residential, commercial, and community uses necessary for a vibrant and functioning downtown area serving large areas of the county. **(Moved from SMC 17.28.005, and District name reformatted, No Other Changes)**
- C. M1 Light Industrial District. The Light Industrial District (M1) is intended to provide minimum development standards for the broad range of manufacturing, warehousing, and sales uses that contribute to the economic base of the city. **(Moved from SMC 17.32.005, and District name reformatted, No Other Changes)**

Section 17.25.030 – Trade District Location Criteria (New)

- A. Trade districts can be appropriately applied and maintained in areas designated as LIT Low Intensity Trade and HIT High Intensity Trade on the Future Land Use Map
- B. Areas designated as LIT Low Intensity Trade and HIT High Intensity Trade shall not be rezoned for residential districts. Under limited circumstances LIT areas may be rezoned for Public districts.

Section 17.25.040 – Uses

- A. **Types of Uses:** For the purposes of this chapter, there are four kinds of use:
 - 1. A permitted (P) use is one that is permitted outright, subject to all applicable provisions of this title.
 - 2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and **(Moved, No other Changes, New for CR District)**
 - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot. **(Moved, No Other Changes, New for CR District)**
 - 3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 – Conditional Uses.
 - 4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.

5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.

B. Use Table. A list of permitted, accessory, conditional and prohibited uses in Trade Districts is presented in Table 17.25.040-1: Trade Districts Use Table.

Table 17.25.040-1 Trade Districts Use Table

Use	CR	C1	M1
Residence or Accommodation Uses			
Dwelling Units			
Single-Family Detached Dwelling	-	P	-
Manufactured Home [See January report]	-	P	-
Modular Home [See January report]	-	P	-
Multi-Family Dwelling	C ¹	P	-
Temporary Emergency, Construction or Repair Residence	-	C	-
Boarding House	-	P	-
Residential Care			
Adult Family Home [See January report]	-	P	-
Assisted Living Facility	-	P	-
Nursing Home	-	C	-
Overnight Lodging			
Vacation Rental Home	C	P	X
Bed & Breakfast	P	P	X
Hostel	P	P	X
Hotel	P	P	C
Campground	P	C	C
General Sales or Service Uses			
Automobile Service Station	-	C	-
Vehicle Repair	-	C ²	-
Electric Vehicle Station			
Restricted Access, Gradual Charging EV Station	A	A	A
Restricted Access, Rapid charging EV Station	A	A	A
Public Access, Gradual Charging EV Station	A	A	A
Street-Side Access, Gradual Charging EV Station	C	C	C
Retail sales	-	P	-
Specialty retail shops when associated with a principal use permitted outright in the district	C	-	-
Recreational equipment sales and repair for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking	P	-	-
Specialty Food Shop	P	-	-
Bank or Financial Institution	-	P	-
Rental Operations	-	P ³	-
Recreational equipment rental for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking	P	-	-

Attachment 6

Recreational services, including lessons and tours for such activities as water sports, bicycling, skiing, fishing, photography, camping and hiking	P	-	-
Professional Office	-	-	C
Office, Clerical or Research Activity	-	P	-
Offices that are an integral part of the on-premises principal use	-	-	P
Food Services			
Food and Drink Service Facility	P	-	-
Food or Beverage Operation	-	P	-
Food or Beverage Operation with Drive-Through Service	-	C	-
Lounge	P	-	-
Restaurant	P	-	-
Snack Bar	P	-	-
Child Day Care Facility			
Family Day Care Home [See January report]	-	P	-
Child Day Care Center	-	C	-
Personal and other services	-	P	-
Manufacturing and Wholesale Trade Uses			
Light Industrial Activities	-	C ⁴	-
Enterprises engaged in the manufacturing, processing, wholesaling, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment	-	-	P ⁵
Miscellaneous Incidental Uses			
Outdoor Storage	-	-	C ⁶
Transportation, Communication, Information, and Utilities Uses			
Railroad Facility	-	-	P
Railroad Facilities including Ticket Office/Waiting Room	-	C	-
Pier or Dock	-	C	P
Commercial/Industrial Watercraft Facility	-	-	P
Watercraft	-	C	-
Parking Lot or Parking Structure not used in conjunction with a principal use	-	C	C
Private garage or parking area for noncommercial vehicles	-	A	-
Utility or Communication Facility	C	C ⁷	P/C ⁸
Wireless Telecommunications Facility⁹			
Minor Wireless Telecommunications Facility	P	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	-	-
Wind Power Generation Facility⁹			
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C	C
Hazardous Waste Storage [See January report]	-	C	-

On-Site Hazardous Waste Treatment and Storage Facility	A	-	A
Arts, Entertainment, and Recreation Uses			
Theater	-	P	-
Public Assembly	-	P	-
Educational, cultural and related facilities; including necessary support facilities such as dormitories, classrooms, study halls, food service, laboratories, storage, workshops, maintenance activities and outdoor exhibits	P	-	-
Places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters	P	-	-
Recreation and fitness facilities, such as swimming pools, tennis courts, game rooms, golf courses and other recreational facilities normally associated with tourist development	P	-	-
Park, Playground or Outdoor Recreation Area	C	C	C
Golf Course	P	-	-
Education, Public Administration, Health Care, and Other Institutions Uses			
Library	-	C	-
Government Administration Building	-	C	-
Fire, Police, or Emergency Services Station	C	C	C
Hospital	-	C	-
Church or Other Religious or Charitable Organization	-	C	-
Agriculture, Forestry, Fishing and Hunting Uses			
Farm Animals	C ¹⁰	X	X
Urban Farm Animals	A	X	X
Pets	A	P	A
Kennel	X	P	P
Miscellaneous/Other Uses			
Signs listed with a "C" in Table 17.25.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A	A

- 1- Multi-Family Dwellings in the CR District are subject to review according to the density and parking requirements of the R3 Multi-Family Residential District.
- 2- Vehicle Repair is subject to the following performance standards: 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.
- 3-Truck, Trailer or equipment rental operations in the C1 District shall be conducted only inside a fully enclosed building.
- 4- The activity shall be an integral part of an on-premises principal use.

5- All activities except for conditionally approved outdoor storage, and except for the short term parking of vehicles, (less than 24 hours), shall be conducted wholly within an enclosed building.

6- Materials or vehicles being stored shall be screened from view from public roads and from nearby residential uses ~~districts or residences~~.

7- Despite the general exclusion of overhead elements from this use category, any Utility or Communication Facility in the C1 District with an overhead element greater than 50 feet is considered a Conditional Use.

8- Despite the general exclusion of overhead elements from this use category, any Utility or Communication Facility in the M1 District with an overhead element greater than 35 feet is considered a Conditional Use.

9- See also SMC 17.36-WW Wind/Wireless Overlay District.

10-The only Farm Animals intended to be allowed in the CR District are animals kept for the sole purpose of providing recreational horse, pony, mule and donkey rides.

Section 17.25.050 – Trade District Density

- A. Compliance Required. All structures in Trade Districts must comply with:
 - 1. The applicable dimensional standards contained Table 17.25.060-1: Trade District Dimensional Standards, except where the applicant has obtained a variance in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.
 - 2. All other applicable standards and requirements contained in this title.

Table 17.25.050-1: Trade District Density Standards

District	Use	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage
CR	All	10,000 sf	-	-	35%
C1	General	0 sf ¹	0 ft	0 ft	100% ²
	Single-Family Detached Dwelling	6,000 sf	60 ft	100 ft	50%
M1	All	0 sf	-	-	60%

1- Except for multi-family dwellings which require 1,200 sf per unit.

2- Except for residential uses on the first floor above grade, which are limited to 50% of lot area.

- B. Exceptions. The following exceptions are permitted to the standards of Table 17.25.050-1:
 - 1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
 - 2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.25.060 – Trade District Dimensional Standards

- A. Compliance Required. All structures in residential districts must comply with:
 - 1. The applicable dimensional standards contained Table 17.15.060-1: Residential District Dimensional Standards.

2. [All other applicable standards and requirements contained in this title.](#)

Table 17.25.060-1: Trade District Dimensional Standards

District	Maximum Height of Building	Minimum Setbacks					Maximum Setbacks	
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot	Front	Side, Street
CR	35 ft ¹	25 ft	0 ft ^{2,3}	20 ft	0 ft ^{2,3}	20 ft	-	-
C1	50 ft ⁴	0 ft ⁵	0 ft ^{2,6}	-	0 ft ²	-	10 ft ^{7,8}	10 ft ⁹
M1	35 ft	15 ft	5 ft	-	0 ft ²	-	-	-

1 - A greater height may be allowed by the Planning Commission; provided it does not interfere with the views of a substantial number of upland properties which are presently residential or have a potential for residential development and there is an overriding public interest in allowing a greater height. For each 10 ft increase in height that is allowed, there shall be an additional setback or stepback of 15 ft from any property line.

2 - Except in Zone Transition Areas where the minimum setback shall be the same as any adjoining more restrictive district.

3 - Except for multiple residential dwelling units adjoining a nonresidential use where the minimum setback shall be 20 ft.

4 - 35 ft for single family and multi-family dwellings.

5 - 15 ft for single family dwellings.

6 - 5 ft for single family dwellings.

7 - 20 ft for single family dwellings.

8 - Automobile service stations are exempt from the maximum front yard requirement.

9 - Single Family residential construction may have a greater setback.

B. Exceptions. The following exceptions are permitted to the standards of Table 17.25.060-1:

1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.25.070 – Trade District Design

A. CR Design.

1. Buildings shall be appropriately scaled and compatible with their locations and surrounding environment, including adjacent buildings, landscaping, water bodies and other natural features.
2. Exterior building materials and finishes shall be compatible with the unique setting of the Columbia River Gorge. Preference should be given to nonglossy finishes and earthtone colors.
3. Outdoor storage shall be visually screened by landscaping, fences, walls or enclosures.
4. Refuse containers shall be fully enclosed and covered. Enclosures shall be constructed of materials compatible with the main structure.
5. Screening and buffering shall be provided between dissimilar uses to minimize negative impacts, such as those from noise, traffic, lighting and glare.

6. Screening and buffering shall be located along the perimeter of a lot or parcel.
 7. The location and number of access points to the site, their relationship to existing streets and traffic, the interior circulation patterns, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience.
 8. Pedestrian sidewalks, pathways and access ways shall be located and constructed to minimize conflicts with vehicular traffic and natural hazards.
 9. Safety crossings and adequate sight lines shall be provided at pathway intersections with roads.
 10. Roads, buildings and other structural improvements shall be located and designed to minimize grading and modification of existing landforms and natural characteristics.
 11. Developments shall not contribute to the instability of a parcel or to adjoining lands.
 12. Surface drainage systems shall be designed so as not to adversely affect neighboring properties, roads or water bodies.
 13. Developments within the designated shoreline areas of the CR District shall provide ample public visual and physical access to the water.
- B. C1 Design.
1. Except for ground floor residential dwellings, building walls which front on a public sidewalk and are located within 15 feet of the sidewalk must meet the following blank wall standards:
 - a. Windows and doors must occupy at least 50% of the length of a building wall.
 - b. Windows and doors must occupy 25% of the ground level wall area (up to 9 feet above grade).
 - c. If the Planning Commission is convinced that strict adherence to the blank wall standards would create an unworkable situation due to the functional requirements of the specific use proposed, partial relief of these blank wall standards may be granted by allowing substitutions as follows:
 1. The Planning Commission may allow display cases, provided the property owner agrees to rotate or change displays at least every 60 days.
 2. The Planning Commission may allow original art or craftsmanship, if commissioned specifically for this location.
 3. In determining the adequacy of the proposed substitution, the Planning Commission may seek opinions from knowledgeable individuals. The Planning Commission may also establish conditions of approval related to size, location, cost, maintenance and other factors as appropriate.
 2. Rooftop mechanical equipment ~~shall~~ must be set back a minimum of 15 feet from the edge of a roof ~~or and~~ screened and/or painted to reduce visual prominence. **(Changes)**
 3. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be adequately screened from the street and nearby residential uses.
 4. Mobile homes and trailers, whether used for residential or nonresidential purposes, may not be located in the C1 Commercial District except as a temporary emergency, construction or repair residence as a conditional use. [See January staff report]
- C. M1 Design.
1. Garbage collection areas and ground-mounted electrical and mechanical equipment shall be fenced and/or screened from the street and nearby residential uses.

2. All electrical, telephone, or other cable services shall be brought underground from a public street to the connected building.
3. Lighting fixtures shall be oriented to avoid direct glare onto adjacent properties.

Section 17.25.100 – Trade District Landscaping

- A. CR Landscaping.
 1. Minimum landscaping shall include 100% of the area between the building line and the street right-of-way line excluding drives, parking areas and pathways.
 2. New trees, shrubs, groundcover and other materials shall be compatible with other nearby landscaping.
 3. New plantings shall be of such size, condition and density that they are initially effective.
 4. Wherever practical, natural vegetation and existing grade should be retained.
 5. In areas where vegetation plays an important role in erosion control, aesthetic considerations or slope stabilization, any vegetation removed during construction, excavation or grading shall be promptly replaced.
 6. Trees and shrubs which are intended to be retained on a site shall be protected during construction.
 - ~~7. New trees, shrubs, groundcover and other materials shall be compatible with other nearby landscaping.~~
 - ~~8. New plantings shall be of such size and density that they are initially effective.~~
- B. Reserved.
- C. M1 Landscaping.
 1. The area between a public street and a building, wall or fenced area shall be landscaped.
 2. Portions of the site which are not covered with a building or pavement shall be landscaped.

Section 17.25.110 – Trade District Performance Standards

- A. CR Performance Standards.
 1. Outdoor storage shall be maintained in a safe and orderly manner.
- B. C1 Performance Standards.
 1. Exterior storage is not allowed, except for storage and display of plant materials, building materials or rental equipment on a temporary or seasonal basis.
 2. Exterior display of goods available in the adjacent building is acceptable; provided that such goods are only displayed during business hours.
 3. Sidewalk food service and other vending activities may be allowed, subject to meeting state and local health requirements, and subject to the Zoning Administrator finding that all of the following are, or will be, met:
 - a. The sidewalk is of adequate width to ensure safe and convenient pedestrian movement when the vending activity is in place;
 - b. The vending operation will be managed or controlled by the owner or lessee of the adjoining property;
 - c. The owner or lessee of the adjoining property agrees to be responsible for litter removal and maintenance of a safe and convenient pedestrian environment; and
 - d. All evidence of the activity will be removed at the end of each business day.
- C. M1 Performance Standards.
 1. The following air and water pollution standards must be met:

- a. Discharge of smoke, particulate matter and other pollutants into the air shall conform to standards of the Southwest Washington Clean Air Agency Pollution Control Authority;
 - b. The emission of offensive odors in such quantities as to be readily detectible at any point beyond the property line is prohibited;
 - c. No open burning shall be permitted;
 - d. The discharge of any effluent, including normal storm runoff, into the Columbia River or other water body is prohibited unless prior permission has been received from the Washington State Department of Ecology or other permitting authority.
2. The following noise standards must be met:
 - a. The building occupant must conform to the current version of the 1972 Federal Health and Safety Act. Noise-making devices which are maintained and utilized solely to serve as warning devices and noise created by highway vehicles or trains are exempted.
 3. Other noxious effect restrictions apply as follows:
 - a. No discernable vibration, other than that caused by highway vehicles or trains, shall be permitted at the property line of the use concerned.
 - b. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents, or create a hazard.
 - c. No noxious or offensive trade, business or activity shall be conducted nor shall anything be done therein which may be or become a nuisance.

Section 17.25.130 – Trade District Parking and Loading

- A. CR Parking and Loading.
 1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards. ~~Parking facilities shall be provided as required by SMC 17.42 Parking and Loading Standards.~~
 2. Parking areas, aisles, loading aprons and access ways shall be paved with an all-weather surface of a strength adequate for the traffic expected and shall be well drained.
- B. C1 Parking and Loading.
 1. Except for the circumstances set forth in SMC 17.25.130(B)(2), below, off-street parking ~~must~~ shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
 2. Off-street parking is not required in the following circumstances:
 - a. When the use of an existing building is changed, provided:
 1. The floor area of the building is not increased by more than 10%, and
 2. Existing off-street parking is maintained.
 3. Parking areas shall be adequately fenced and/or screened from the street and nearby residential uses.
- C. M1 Parking and Loading.
 1. Off-street parking ~~must~~ shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
 2. Parking areas shall be fenced and/or screened from the street and nearby residential uses.
 3. All loading must be accomplished on the site; no on-street loading is permitted.

Section 17.25.145 – Trade District Signs

A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Trade Districts is presented in Table 17.25.145-1: Allowed Signage.

Table 17.25.145-1: Allowed Signage

	CR	C1	M1
Animated Sign	X ¹	X ¹	X
Sign Structure			
Temporary	P	P	P
Awning/Marquee	-	A	-
Portable	A	A	A
Sign Type			
Community Information Sign	P	P	P
Dilapidated Sign	X ²	X ²	X ²
Mural	C	C	C
Off-Premises Sign	X	X	X
Sign Placed by a Governmental Agency	P	P	P
Sign of Outstanding Design	C	C	X
Sign Illumination			
Back-lit Cabinet	X	X ¹	X
Back-lit Channel Letter	X ¹	P	X
Dark-Sky Friendly	P ³	P ³	P
Directly -Illuminated	A ^{1,4}	P	X ¹
Externally-Illuminated	P	P	P
Halo-Lighted	X ¹	P	X ¹
Pedestrian-Oriented Video Display	X ¹	P	X ¹

1 - Unless a bonus allowance is granted for a Sign of Outstanding Design under SMC 17.39.145.

2 - An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3 - The City strongly encourages the installation of dark-sky friendly signs when utilizing illuminated signs in this district.

4 - Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Trade Districts are subject to the dimensional and duration standards in Table 17.25.145-2: Sign Standards.

Table 17.25.145-2: Sign Standards

	CR	C1	M1
Number of Signs	Any	Any	Any
Maximum Sign Area			

Attachment 6

Individual Sign	40 sf ¹	50 sf ^{1,2}	32 sf
Pedestrian-Oriented Video Display	-	4 sf	-
Portable Sign	2 ft wide by 4 ft tall	2 ft wide by 4 ft tall	2 ft wide by 4 ft tall
Total Cumulative Signage Allowed^{3,4,5}			
Primary Building Wall	10% of wall area	15% of wall area	5% of wall area
Secondary Building Wall	3% of wall area	5% of wall area	2% of wall area
Windows	25% of window area ⁶	25% of window area ⁶	25% of window area ⁶
Vacant Land	80 sf	160 sf	80 sf
Maximum Sign Height			
Building Sign	26 ft ^{1,7}	35 ft ^{1,7}	26 ft ⁷
Freestanding Sign	12 ft ¹	20 ft ¹	6 ft
Temporary Sign	6 ft ¹	6 ft ¹	-
Pedestrian-Oriented Video Display	-	6 ft ¹	-
Minimum Sign Clearance			
Building Sign Projecting More than 12" from a Building	8 ft	8 ft	8 ft
Sign Placement^{8,9}			
Setback from any property line	5 ft	5 ft ¹⁰	5 ft
Freestanding Sign	1 per 250 ft property frontage	1 per 250 ft property frontage	1 per 300 ft property frontage
Portable Sign	1 per 75 ft property frontage ¹¹	1 per 75 ft property frontage ¹¹	1 per 100 ft property frontage ¹¹
Allowed Sign Duration			
Temporary Sign	45 days ¹²	45 days ¹²	5 days ¹²
Political Sign ¹³	Until 5 days after election	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market
Portable Sign	During Business Hours	During Business Hours	During Business Hours

1 - Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

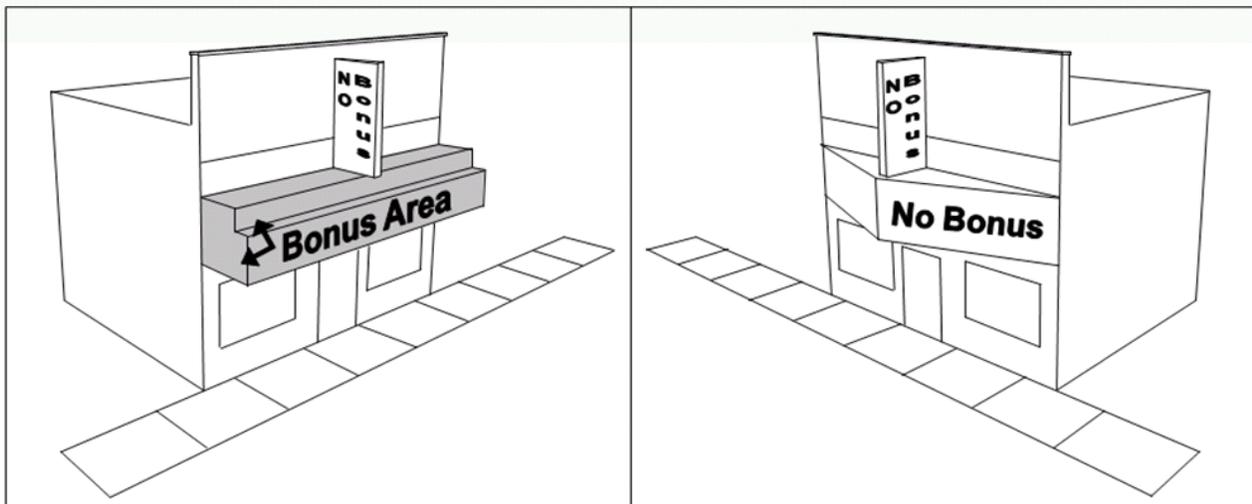
2 - When a building wall exceeds 150 ft in length, maximum individual sign area increases to 5% of the building wall area or 150 sq ft, whichever is smaller.

Attachment 6

- 3- Maximum cumulative sign area applies to single-business- and multiple-business lots.
- 4- The area for freestanding signs directed to a single street frontage is included in the cumulative area calculation for the closest primary building wall.
- 5- The area for signs that face more than one street is included in the cumulative area calculation for the closest primary or secondary building wall, as assigned by the applicant.
- 6- Also subject to overall maximum cumulative signage of building wall.
- 7- No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 8- No sign may be placed in a Vision Clearance Area (SMC 17.10.862).
- 9- Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.
- 10- Building signs have no setback requirement.
- 11- Portable signs shall not hinder the safe and convenient travel of pedestrians and vehicles but are exempt from permitting under SMC 12.02 - Use of City Rights-of-Way.
- 12- Signs related to a specific event, sale, etc. must be removed within 5 days after such event.
- 13- Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

- C. Exceptions. The following exceptions are permitted to the standards of Table 17.25.145-2:
- 1. Because of their benefits to pedestrians, a bonus shall be allotted to awning/marquee signs in the C1 District by including only one-half of the sign area in the cumulative sign area calculation, provided that this bonus only applies to the sign area on the face of, or suspended from the awning, canopy, or marquee and not to signs attached to a building above an awning, canopy, or marquee.

Figure 17.25.145-1: Bonus Area Illustration.



Chapter 17.35 – Public Districts

Section 17.35.010 – Purpose (New)

Public districts ensure the City and its service partners can establish the facilities necessary to provide the parks, recreational, educational, and utility programs and services demanded by the community. The standards in this chapter are intended to coordinate the plans and actions of Stevenson’s service partners, while maintaining and enhancing community livability. (Text based on Stevenson Comprehensive Plan Objectives 1.5, 1.7, and descriptive text for Goals 1, 8, and 9).

Section 17.35.020 – List of Zoning Districts (Moved)

- A. PR Public Use & Recreation District. The Public Use & Recreation District (PR) is intended to designate a central city area to accommodate existing uses, to minimize possible conflicts of use and to maintain and conserve the environmental qualities of the Rock Creek Pond area. **(Moved from SMC 17.34.010, and District name reformatted, No Other Changes)**
- B. ED Education District. The Education District (ED) is intended to provide minimum development standards that 1) coordinate activities such as school site selection and school building use to complement surrounding neighborhood and recreational uses; 2) that facilitate school efforts to provide quality educational programs; and 3) that ensure the ability of schools to enhance facilities. **(Moved from SMC 17.33.005, and District name reformatted, and clause numbers added, No Other Changes)**

Section 17.35.030 – Public District Location Criteria (New)

- A. While intended to be fairly limited in number and coverage, Public districts can be appropriately applied and maintained within any High Density Residential or Low Intensity Trade area on the Future Land Use Map.

Section 17.35.040 – Uses

- A. **Types of Uses:** For the purposes of this chapter, there are four kinds of use:
 - 1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
 - 2. An accessory (A) use is permitted on properties containing permitted uses, provided that:
 - a. The accessory use or activity may be regarded as incidental or insubstantial in and of itself or in relation to the principal use on the lot; and **(New for PR District, Moved for ED District, No Other Changes)**
 - b. The accessory use or activity is commonly or frequently associated with the principal use on the lot. **(New for PR District, Moved for ED District, No Other Changes)**
 - 3. A conditional (C) use is a discretionary use reviewed by the Planning Commission according to the process and criteria in SMC 17.39 – Conditional Uses.
 - 4. A prohibited (X) use is one that is not permitted in a zoning district under any circumstances.
 - 5. When a letter or use category is not listed in this table, an interpretation may be initiated under SMC 17.12.020.
- B. **Use Table.** A list of permitted, accessory, conditional and prohibited uses in Public Districts is presented in Table 17.35.040-1: Public District Use Table.

Table 17.35.040-1 Public Districts Use Table

Use	PR	ED
Residence or Accommodation Uses		
Overnight Lodging		
Vacation Rental Home	C	C
Bed & Breakfast	C	C
Hostel	C	X
Hotel	C	C
Campground	-	X
Dormitory facility related to a public, private or parochial school	-	C
General Sales or Service Uses		
Vehicle Repair	-	A ¹
Electric Vehicle Station		
Restricted Access, Gradual Charging EV Station	A	A
Restricted Access, Rapid charging EV Station	A	A
Public Access, Gradual Charging EV Station	A	A
Street-Side Access, Gradual Charging EV Station	C	C
Child Day Care Facility		
Family Day Care Home	-	P
Mini-Day Care Center	-	P
Child Day Care Center	-	P
Transportation, Communication, Information, and Utilities Uses		
Public Transportation Stops or Shelter	-	A
Marina or Boatlaunch Facility	P	-
Public and private docks and piers, motorized watercraft, floats, boathouses	C	-
Rowboats, canoes, kayaks, sailboards, paddleboats and other nonmotorized watercraft, but not including houseboats.	P	-
Wireless Telecommunications Facility ²		
Minor Wireless Telecommunications Facility	P	P
Intermediate Wireless Telecommunications Facility (SMC 17.39.170)	C	C
Major Wireless Telecommunications Facility (SMC 17.39.170)	C	-
Wind Power Generation Facility ²		
Minor Wind Power Generation Facility (SMC 17.39.165)	C	C
County, City, or state public works facilities, support buildings and structures, shops and yards	P	-
Building additions to county or city public works facilities that would increase gross floor area by more than 500 square feet or lot coverage by more than 20%	C	-
Hazardous Waste Storage	-	C
Arts, Entertainment, and Recreation Uses		
Public Meeting Hall and Support Service Facility	P	-

New places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters	-	C
Replacement or expansion of places of public assembly for events relating to culture, education, amusement and entertainment, including theaters, performing arts auditoriums and outdoor amphitheaters	-	A
County fairgrounds and related exhibit buildings, structures, stadiums and arenas	P	-
Seasonal uses incidental to operation of the Skamania County Fair, open air concerts and performances, retail sales, concessions and carnivals	A	-
Historical and educational exhibits, buildings and structures, information kiosks and displays	P	-
Public or private recreation and fitness facility, including swimming pools, tennis courts, game rooms, restroom and shower facilities, open space and pathways, and other recreational facilities	-	P
Use of a school or school support facility for community recreation, education, meeting space, and like uses that do not conflict with the primary educational purpose of the school	-	A
Public and private recreation facilities, restroom and shower facilities, open space and pathways, campgrounds; provided that the overnight camping other than in approved campgrounds or as authorized by Skamania County for seasonal county fairground use is prohibited.	P	-
Education, Public Administration, Health Care, and Other Institutions Uses		
Public, Private or Parochial School	-	P
School Support Facility	-	A
Library	C	C
Government Administration Building	P	C
Community Service Building	P	-
Fire, Police, or Emergency Services Station	C	C
Emergency Evacuation and/or Displacement Center	-	A
Clinic	P	-
Church or Other Religious or Charitable Organization	-	A
Miscellaneous Incidental Uses		
Storage buildings, service buildings, parking areas, fencing and security devices and lighting devices	A	1
Agriculture, Forestry, Fishing and Hunting Uses		
Farm Animals (SMC 17.40.095)	A ³	C ⁴
Urban Farm Animals (SMC 17.40.095)	A ³	A
Pets	A	A

Kennel	C	X
Provisions for Wildlife Habitat	P	-
Miscellaneous/Other Uses		
Signs listed with a "C" in Table 17.35.145-1 and any other sign identifying and/or related to any conditional use or existing nonconforming use.	C	C
Signs identifying and/or related to any principal or accessory use allowed in this chapter.	A	A

- 1- Vehicle Repair is subject to the following performance standards: 1) No repair work shall be conducted outside a fully enclosed building; and 2) vehicles shall not be parked or stored overnight unless inside a fully enclosed building.
- 2- See also SMC 17.36-WW Wind/Wireless Overlay District.
- 3- Animals uses in the PR District are not subject to the performance standards of SMC 17.40.095.
- 4- In granting a conditional use request for Farm Animals in the ED District, the Planning Commission shall find, at a minimum, that the proposal is compliant with the performance standards in SMC 17.40.095.

Section 17.35.050 – Public District Density

- A. Density & Lot Size. The maximum density and minimum lot dimensions for Public Districts are contained in Table 17.35.050-1: Public District Density Standards.

Table 17.35.050-1: Public District Density Standards

District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage
PR	10,000 sf	-	-	35%
ED	1 ac	100 ft	100 ft	50%

- B. Exceptions. The following exceptions are permitted to the standards of Table 17.35.050-1:
 - 1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
 - 2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.35.060 – Public Dimensional Standards (New)

- A. Compliance Required. All structures in Public Districts must comply with:
 - 1. The applicable dimensional standards contained Table 17.35.060-1: Public District Dimensional Standards, except where the applicant has obtained a variance in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.
 - 2. All other applicable standards and requirements contained in this title.

Table 17.35.060-1: Public District Dimensional Standards

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
PR	35 ft	25 ft	10 ft	10 ft	10 ft	-
ED	50 ft ¹	25 ft ²	10 ft ²	10 ft ²	10 ft ²	-

1 - A greater height may be allowed by the Planning Commission; provided it does not interfere with the views of a substantial number of upland properties which are presently residential or have a potential for residential development and there is an overriding public interest in allowing a greater height. For each 10 foot increase in height that is allowed, there shall be an additional setback or stepback of fifteen feet from any property line.

2 - Except in Zone Transition Areas where the minimum setback shall be the same as the requirement of any adjoining, more restrictive district.

(Rear Setback change, see July staff report. Height Allowance change, see November staff report)

- B. Exceptions. The following exceptions are permitted to the standards of Table 17.35.060-1:
 1. Properties receiving approval to deviate from standards according to SMC 17.38 – Supplementary Provisions.
 2. Properties obtaining variance approval in accordance with SMC 17.46 – Adjustments, Variances, and Appeals.

Section 17.35.070 – Public District Design Provisions

- A. PR Design Provisions.
 1. Storage shall be visually screened by landscaping barriers, fencing, walls or covering.
- B. ED Design Provisions.
 1. Rooftop mechanical equipment shall be set back a minimum of 15 feet from the edge of a roof or screened to reduce visual prominence.
 2. Garbage collection areas, ground-mounted electrical and mechanical equipment, and outdoor storage areas shall be adequately screened from the street and nearby residential uses.
 3. All new electrical, telephone, or other cable services shall be brought underground from a public street to the connected building.
 4. All existing electrical, telephone, or other cable services is encouraged to be brought underground.
 5. Reasonable effort shall be made to provide screening and buffering between dissimilar uses to minimize negative impacts, such as those from noise, traffic, lighting, glare, and playing fields.
 6. The location and number of access points to the site, their relationship to existing streets and traffic, the interior circulation patterns, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience.
 7. Pedestrian sidewalks, pathways and access ways shall be located and constructed to minimize conflicts with vehicular and natural hazards.
 8. Developments shall not contribute to the instability of a parcel or to adjoining lands.

9. Surface drainage systems shall be designed so as not to adversely affect neighboring properties, roads or water bodies. **(Moved, No Other Changes)**

Section 17.35.100 – Public District Landscaping

A. PR Landscaping.

1. Minimum landscaping shall include the area between the building line and the street right-of-way line excluding drives, parking areas and pathways. **(Removed reference to designated shoreline areas, No Other Changes)**
2. New trees, shrubs, groundcover and other materials shall be compatible with other nearby landscaping. **(Clauses Separated, No Other Changes)**
3. New plantings shall be of such size and density that they are initially effective. **(Clauses Separated, No Other Changes)**

B. ED Landscaping.

1. Landscaping shall be provided in the area between the building line and the street right-of-way line excluding drives, parking areas and pathways.
2. In areas where vegetation plays an important role in erosion control, aesthetic consideration or slope stabilization, any vegetation removed during construction, excavation or grading shall be promptly replaced.
3. Trees and shrubs which are intended to be retained on a site shall be protected during construction. **(Moved, No Other Changes)**

Section 17.35.110 – Public District Maintenance & Performance Standards

A. PR Performance Standards.

1. Outdoor storage shall be maintained in a safe and orderly manner all times.

B. ED Performance Standards.

1. Garbage collection areas, ground-mounted electrical and mechanical equipment, and outdoor storage areas shall be maintained in a safe and orderly manner.

Section 17.35.130 – Public District Parking

A. PR Parking and Loading.

1. Off-street parking shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards. Required parking spaces for particular uses are set forth in SMC 17.42.090, Table of Minimum Standards.
2. Required parking shall be located on the same lot as the use it serves. All vehicles must be parked off street, on the site.
3. Parking areas, aisles and access drives shall be constructed with a dust-free, all weather surface of a strength adequate for the traffic expected.
4. Parking areas shall have adequate slope and drainage.
5. Each parking space shall have a net area of at least 160 square feet exclusive of access drives and aisles.
 - a. If determined on a gross area basis, 300 square feet shall be allowed per vehicle.

B. ED Parking and Loading.

1. Off-street parking ~~must~~ shall be provided in accordance with the requirements of SMC 17.42 Parking and Loading Standards.
2. Required parking shall be located on the same lot as the use it serves.

3. Parking areas, aisles, loading aprons and access ways shall be paved, be of adequate strength for the traffic expected, and shall be well drained.
4. Larger parking areas shall be broken into segments of twelve or fewer stalls and separated by landscaping.
5. Parking may be located under a building provided it is screened from direct view from public streets and adjacent properties.
6. No motor vehicle, recreational vehicle or equipment, or other equipment, whether operational or not shall be parked, stored or otherwise located in [an Interior Side Setback](#) required by Table 17.35.060-1: Public Districts Dimensional Standards.
7. Parking areas shall be adequately fenced and/or screened from the street and nearby residential uses and maintained in a safe and orderly manner.

Section 17.35.145 – Public District Signs

A. Allowed Sign Types and Characteristics. A list of permitted, accessory, conditional and prohibited sign types and characteristics in Public Districts is presented in Table 17.35.145-1: Allowed Signage.

Table 17.35.145-1: Allowed Signage

	PR	ED
Animated Sign	X	X
Sign Structure		
Temporary	P	P
Awning/Marquee	-	-
Portable	A	A
Sign Type		
Community Information Sign	P	P
Dilapidated Sign	X ²	X ²
Mural	C	C
Off-Premises Sign	X	X
Sign Placed by a Governmental Agency	P	P
Sign of Outstanding Design	C	C
Sign Illumination		
Back-lit Cabinet	X	X
Back-lit Channel Letter	X ¹	X ¹
Dark-Sky Friendly	P ³	P
Directly -Illuminated	A ^{1,4}	A ^{1,4}
Externally-Illuminated	X ¹	X ¹
Halo-Lighted	X ¹	X ¹
Pedestrian-Oriented Video Display	X ¹	X ¹

1 - Unless a bonus allowance is granted for a Sign of Outstanding Design under SMC 17.39.145.

2 - An existing sign, together with its sign structure, which becomes dilapidated shall be removed after notice to the property owner, unless upon appeal under SMC 17.46, the property owner establishes facts sufficient to rebut the presumption of dilapidation.

3 - The City strongly encourages the installation of dark-sky friendly signs when utilizing illuminated signs in this district.

4 - Allowed as an accessory sign only when placed in windows and limited to 4 sq ft in area.

B. Sign Standards. Signs allowed in Public Districts are subject to the dimensional and duration standards in Table 17.35.145-2: Sign Standards.

Table 17.35.145-2: Sign Standards

	PR	ED
Number of Signs	Any	Any
Maximum Sign Area		
Individual Sign	40 sq ft ¹	40 sq ft ¹
Portable Sign	2 ft wide by 4 ft tall	2 ft wide by 4 ft tall
Total Cumulative Signage Allowed ^{2,3,4}		
Primary Building Wall	10% of wall area	10% of wall area
Secondary Building Wall	3% of wall area	3% of wall area
Windows	25% of window area ⁵	25% of window area ⁵
Vacant Land	80 sq ft	80 sq ft
Maximum Sign Height		
Building Sign	26 ft ^{1,6}	26 ft ^{1,6}
Freestanding Sign	12 ft ¹	15 ft ¹
Temporary Sign	6ft ¹	6 ft ¹
Minimum Sign Clearance		
Building Sign Projecting More than 12" from a Building	8 ft	8 ft
Sign Placement ^{7,8}		
Setback from any property line	5 ft	5 ft
Freestanding Sign	1 per 250 ft street frontage	-
Portable Sign	1 per 75 ft street frontage ⁹	-
Allowed Sign Duration		
Temporary Sign	45 days ¹⁰	45 days ¹⁰
Political Sign ¹¹	Until 5 days after election	Until 5 days after election
Real Estate Sign	Until 5 days after the property is taken off the market	Until 5 days after the property is taken off the market
Portable Sign	During Business Hours	-

1 - Subject to bonus allowance when approved as a Sign of Outstanding Design under SMC 17.39.145.

2- Maximum cumulative sign area applicable to single-business- and multiple-business lots.

3- The area for freestanding signs directed to a single street frontage is included in the cumulative area calculation for the closest primary building wall.

4- The area for signs that face more than one street is included in the cumulative area calculation for the closest primary or secondary building wall, as assigned by the applicant.

Attachment 7

- 5- Also subject to overall maximum cumulative signage of building wall.
- 6- No part of a building sign shall be higher than the highest point of the building to which it is attached.
- 7- No sign shall be placed in a Vision Clearance Area (SMC 17.10.862).
- 8- Signs within a public right-of-way may be permitted according to SMC 12.02-Use of City Rights-of-Way.
- 9- Portable signs shall not hinder the safe and convenient travel of pedestrians and vehicles and are exempt from permitting under SMC 12.02 - Use of City Rights-of-Way.
- 10- Signs related to a specific event, sale, etc. must be removed within 5 days after such event.
- 11- Political signs not related to an upcoming election in the voting district where the sign is placed are subject to the temporary sign duration standards.

Chapter 17.38 – Supplementary Provisions

Section 17.38.010 – Purpose (No Change)

Section 17.38.015 – Combination of Lots Authorized (No Change)

Section 17.38.020 – Lot Area Reduction Restricted (No Change)

Section 17.38.030 – Minimum Lot Area and Dimension Exception (No Change)

Section 17.38.040 – Irregular-Shaped Lots—Building Proximity Restricted (No Change)

Section 17.38.050 – Front Setback—Building Proximity Restricted (No Change)

Section 17.38.060 – Front Setback—Projections Restricted (No Change)

Section 17.38.070 – Side Setback—Building Proximity Restricted (No Change)

Section 17.38.080 – Side Setback—Projections Restricted (No Change)

Section 17.38.090 – Rear Setback—Projections Restricted (No Change)

~~Section 17.38.120 – Manufactured Housing Requirements~~

~~Minimum requirements for manufactured housing include, but shall not be limited to the following:~~

- ~~A. The structure must be designed for use as a permanent residence;~~
- ~~B. The structure must have been manufactured after June 15, 1976;~~
- ~~C. It shall have an insignia of approval from the State of Washington Department of Labor and Industries or the United States Department of Housing and Urban Development;~~
- ~~D. The structure shall be at least twenty-four 24 feet in width (double-wide), shall have horizontal siding or other siding materials similar to those presently used on site-built houses constructed in compliance with the Uniform Building Code, shall have a composition or wood shingle or shake roof at a minimum slope of two 2 inches in twelve 12 inches (sixteen percent 16%), and a permanent concrete or masonry foundation which appears to be an integral part of the adjacent exterior wall of the structure;~~
- ~~E. All wheels and towing assemblies shall be removed; and~~
- ~~F. The structure shall not be covered in whole or in part by a roof which is not an integral part of the structure. (Moved, numerals, no other changes)~~

Chapter 17.39 – Conditional Use Standards

Section 17.39.010 – Purpose (No Change)

Section 17.39.020 – Conditional Use Permit Review

- A. The Planning Commission shall review all applications for conditional use permits. (No Changes)
- B. In granting a conditional use request, the Planning Commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:
 - 1. Will not endanger the public health or safety;
 - 2. Will not substantially reduce the value of adjoining or abutting property;
 - 3. Will be in harmony with the area in which it is located; and
 - 4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the Council. (Moved, No Other Changes)
- C. At least one public hearing shall be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held. No hearing will be held before twenty days after a complete application is received. (Language Clarified & Renumbered, No Other Changes)
- D. The Planning Commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the Planning Commission for the relevant application. **(Numerals & Renumbered, No Other Changes)**
- E. The Planning Commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met. **(Renumbered, No Other Changes)**

Section 17.39.030 – Submittal Requirements (No Change)

Section 17.39.040 – Reserved (No Change)

Section 17.39.145 – Signs

- A. Purpose and Intent. The purpose and intent of this section are to allow flexibility within the sign regulations of this title and to provide review criteria to facilitate clear and nondiscriminatory review of signs proposed as conditional uses. (No Changes)
- B. Submittal Requirements. An application for a conditional use sign shall not be deemed complete until the following submittal requirements have been received:
 - 1. A completed application form as provided by the city;
 - 2. One electronic and ~~two~~ 2 hard copy sets of plans, drawn to scale, including a vicinity map, a site map, architectural design elevations, and method of attachment;
 - 3. A lighting plan demonstrating lighting impacts in candlepower per square foot as measured at ~~ten~~ 10 feet from the sign;
 - 4. A ~~three-dimensional~~ 3D, SketchUp-compatible, model of the proposed sign, if proposed on a building for which the city ~~has~~ can provide a three-dimensional 3D model; **(Numerals, language clarified, no other changes)**
- C. Signs of Outstanding Design—Approval Criteria. While not intended to limit the planning commission's ability to condition or deny specific sign proposals, an individual sign area bonus, a sign height bonus, an animated sign allowance, and/or an illuminated sign allowance may be granted for a signs utilizing an outstanding design that enhances the overall character of the area. Such proposals may be granted only if the following criteria are met:

Attachment 9

1. The sign is proposed within an ~~R3-Multi-Family Residential, C1-Commercial, CR-Commercial Recreation, or PR-Public Use and Recreation district~~ a district allowing a sign of outstanding design;
2. The adjustment for the proposed sign will not significantly increase or lead to street-level sign clutter, to signs adversely dominating the visual image of the area, or to a sign that will be inconsistent with the signage objectives of the Zoning Code and Comprehensive Plan;
3. The sign will not create a traffic or safety hazard;
4. The sign will not be an off-premises sign; and
5. The adjustment will allow the installation of a unique sign of outstanding design or style that will:
 - a. Achieve a positive and tasteful image;
 - b. Have good legibility;
 - c. Exhibit technical competence and quality in design, construction, durability, and have standard details uncluttered by wires, angles, or other elements that detract from the appearance;
 - d. Relate to architectural features rather than obscure or disregard building planes;
 - e. Present a harmonious relationship to other signs or street furniture in the vicinity;
 - f. Be of a size that is in scale with the setting, building, and/or structure where the sign will be located. **(Districts generalized, language clarified, no other changes)**

Section 17.39.165 – Wind Power Generation Facilities (No Change)

Section 17.39.170 – Wireless Telecommunication Facilities (No Change)

Chapter 17.40 – Performance Standards

Section 17.40.010 – Purpose (No Change)

Section 17.40.040 – Accessory Dwelling Units (No Change)

Section 17.40.095 – Farm Animals and Urban Farm Animals (No Change)

Section 17.40.120 – Manufactured ~~Home Housing~~ Requirements

Minimum requirements for manufactured ~~homes~~ housing include, but shall not be limited to the following:

- A. The structure must be designed for use as a permanent residence;
- B. The structure must have been manufactured after June 15, 1976;
- C. It shall have an insignia of approval from the State of Washington Department of Labor and Industries or the United States Department of Housing and Urban Development;
- D. The structure shall be at least ~~twenty-four~~ 24 feet in width (double-wide), shall have horizontal siding or other siding materials similar to those presently used on site-built houses constructed in compliance with the Uniform Building Code, shall have a composition or wood shingle or shake roof at a minimum slope of ~~two~~ 2 inches in ~~twelve~~ 12 inches (~~sixteen percent~~ 16%), and a permanent concrete or masonry foundation which appears to be an integral part of the adjacent exterior wall of the structure;
- E. All wheels and towing assemblies shall be removed; and
- F. The structure shall not be covered in whole or in part by a roof which is not an integral part of the structure. **(Moved, numerals, no other changes)**

Section 17.40.170 – Wireless Telecommunications Facilities. (No Change)

Chapter 17.44 – Nonconforming Uses

Section 17.44.010 – Policy (No Change)

Section 17.44.020 – Continuance of Uses--Generally (No Change)

Section 17.44.030 – Criteria for Provisional Protection (No Change)

Section 17.44.040 – Open Nonconforming Use—Continuation Schedule (No Change)

Section 17.44.050 – Change of Nonconforming Use Prohibited—Enlargement and Extensions (No Change)

Section 17.44.060 – Effect of Nonconforming Use Abandonment (No Change)

Section 17.44.070 – Enlargement and Moving Restrictions

Section 17.44.080 – Change to More Restrictive Use Permitted (No Change)

Section 17.44.090 – Normal Repairs and Alterations Permitted When—Restoration of Unsafe Structure (No Change)

Section 17.44.100 – Restoration of Damaged Structure Prohibited When—Damage Determination (No Change)

Section 17.44.110 – Unlawful Uses Not Authorized—Special Exceptions Deemed Nonconforming Uses (No Change)

Section 17.44.120 – Effect on Approved Construction in Progress (No Change)

Section 17.44.145 – Nonconforming Existing Signage

- A.** Legally Nonconforming Sign Status. Any sign not conforming to the regulations of this title shall be deemed a legally nonconforming sign and allowed to continue provided that the sign is legally in existence by virtue of being installed and maintained pursuant to a City or County permit, pursuant to an exemption of permit requirements, or prior to the existence of sign regulation within the city or county. (No Changes)
- B.** Loss of Legally Nonconforming Status. A legally nonconforming sign shall immediately lose its nonconforming status if at any time:
1. The sign is altered in any way in structure or height which is not in compliance with the standards of the Zoning Code;
 2. The sign is relocated to a position which is not in compliance with the standards of the Zoning Code or relocated after a period exceeding ~~ninety~~ 90 days from the date relocation begins;
 3. The sign is replaced, provided that this replacement refers to structural replacement, not change of sign face, lettering, or copy;
 4. The property associated with a legally nonconforming ~~but abandoned~~ sign changes ownership ~~or~~ and use;
 5. A legally nonconforming sign becomes a dilapidated sign; or
 6. A nonconforming sign is damaged, destroyed or modified by more than ~~fifty percent~~ 50% of its value at the time of damage, destruction, or modification. **(Numerals, Remove Reference to Abandonment, No Other Changes)**
- C.** Deemed a Nuisance. Any ~~abandoned or dilapidated sign or~~ any sign losing its nonconforming status shall be deemed a nuisance and abated according to the city's nuisance code. **(Removed Reference to Abandonment, No Other Changes)**

Section 17.44.165 – Nonconforming Wind power Generation Facilities (No Change)

Section 17.44.170 – Nonconforming Wireless Telecommunications Facilities (No Change)