

Dayton City Planning Commission
Regular Meeting—Agenda
Tuesday, November 26, 2019 at 6:30 PM
111 South 1st St., Dayton, Washington 99328



1. Call to Order
2. Roll Call and Establish Quorum
3. Review of Minutes
 - a. October 22, 2019
4. Communications from Citizens
5. Public Hearings
 - a. None scheduled
6. Old Business
 - a. DMC Chapter 1-13. – Planning Commission
 - i. Final review; consider scheduling public hearing to take testimony for or against the proposed changes
7. New Business
 - a. DMC Title 11 – Zoning Code
 - i. Initial review, staff suggested changes
 - ii. [Review entire zoning code online](#)
8. Adjournment

Next meeting: Tuesday, December 24, 2019 @ 6:30 pm

DPC Bylaws: “When a regular meeting conflicts with a legal or religious holiday...the chairperson may reschedule or cancel that meeting.”

Dayton City Hall, 111 S. 1st St., Dayton, WA 99328

Dayton City Planning Commission
Regular Meeting—Minutes
Tuesday, October 22, 2019 at 6:30 PM
111 South 1st St., Dayton, Washington 99328



1. Call to Order
 - a. Chair Kari Dingman called to order the regular meeting of the Dayton Planning Commission at 6:30 pm.
2. Roll Call and Establish Quorum
 - a. Members present: Kari Dingman, Byron Kaczmarski, Alicia Walker, and Katheryn Witherington
Members absent: None
Staff present: Meagan Bailey, Director of Planning and Community Development
Public present: Mitch Matthews, 550 Patit Road, Dayton, WA 99328; Bob Yost, 214 West Commercial Street, Dayton, WA 99328
3. Review of Minutes
 - a. September 24, 2019
 - i. A motion was made by Witherington and seconded by Walker to approve the September 24, 2019 meeting minutes with corrections to 3(a)i; none opposed. Motion carries.
4. Communications from Citizens
5. Public Hearings
 - a. 2019 Comprehensive Plan Update – 6:35 pm
 - i. Dingman called to order the duly advertised public hearing at 6:35 pm.
 - ii. Kaczmarski recused himself from the public hearing and decision-making proceedings.
 - iii. Dingman asked the members of the public if there were any objections to other commission members participating in the public hearing; no comment received.
 - iv. Dingman requested that any and all comments received by the commissioner members outside the public hearing be presented now; none presented.

- v. Staff provided a summary of the 2019 Comprehensive Plan update and offered a concise synopsis to the proceedings leading up to the public hearing.
- vi. Dingman requested public comment in support of the proposed Comprehensive Plan Update and associated Development Regulations.
 - 1. Mitch Matthews spoke in support of the updates as presented.
- vii. Dingman requested public comment against the proposed; no comment received.
- viii. Dingman requested any additional public comment; none received.
- ix. Dingman asked if the commission members had any clarifying questions for the public present.
 - 1. Witherington requested more information on what part/element of the update Matthews was supportive of.
 - a. Matthews responded that the draft provisions related to cottage developments were most favorable.
- x. Dingman closed the public hearing at 6:40 pm.
- xi. A motion was made by Witherington and seconded by Walker to recommend to the Dayton City Council adoption of the 2019 Comprehensive Plan Update and associated development regulations, hereby referred to as City of Dayton Ordinance 1955, 1956, and 1957; none opposed. Motion carries.
- xii. Staff will bring the recommendation and final draft ordinances to the Dayton City Council at the regular November meeting.

6. Old Business

- a. None presented

7. New Business

- a. DMC Chapter 1-13. – Planning Commission
 - i. Staff introduced the concept of merging the responsibilities of the Board of Park Commissioners with the responsibilities of the Dayton Planning Commission.
 - ii. Support was provided from the commission members; staff will introduce

the concept to City Council at the November meeting. If supported by council, staff will draft an ordinance amendment documenting this proposal.

8. Adjournment

- a. A motion was made by Witherington and seconded by Walker to adjourn the regular meeting of the Dayton Planning Commission at 6:50 pm; none opposed. Meeting adjourned.

Approved on November 26, 2019

Kari Dingman, Planning Commission Chair

Date

Attest:

Meagan Bailey, Planning Director

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, AMENDING CERTAIN SECTIONS WITHIN TITLE 1-13 AND REPEALING CHAPTER 1-6 IN ITS ENTIRETY OF THE DAYTON MUNICIPAL CODE.

WHEREAS,

NOW, THEREFORE, THE CITY COUNCIL OF CITY OF DAYTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1

CHAPTER 1-13 IS HEREBY AMENDED:

Chapter 1-13.

PLANNING COMMISSION

Sections:

- 1-14.04 Creation of city planning commission – objective.
- 1-14.08 Membership.
- 1-14.12 Instruction of members.
- 1-14.16 Meetings and rules.
- 1-14.20 Duties and responsibilities.
- 1-14.24 Staff support.
- 1-14.28 Severability.

1-14.04 Creation of city planning commission – objective.

The objective of the city planning commission is to provide guidance and direction for Dayton's future growth through continued review, improvement and implementation of the city's comprehensive land use plan and related land use documents.

1-14.08 Membership.

- A. *Qualifications.* The selection of city planning commission members shall be made from individuals who have an interest in environmental affairs, planning, land use, urban recreation, and/or residential and commercial development as evidenced by training, experience or actions. ~~City residency is required~~Residency inside the established City Limits or the established City Urban Growth Area is required. An intent of the selection process shall be to evenly represent the areas of interest as stated above.
- B. *Ex officio.* The Dayton Planning Commission may include ex officio membership by virtue of office held in any municipality. Not more than one-third of the commissioners may be an ex

officio member. The term of office for an ex officio member shall correspond to the respective tenure of the member.

- C. *Number of members/terms.* The city planning commission shall consist of five appointed members, each of whom shall be appointed for a term of four years. Original terms shall be: one member for a term of one year, two members for terms of two years, two members for terms of three years, and one for a term of four years. Subsequent terms shall be for four years. Terms shall expire the first day of March of each year.
- D. *Appointment.* Members of the city planning commission shall be appointed by the mayor, subject to confirmation by the city council. Commissioners shall be selected without respect to political affiliations and shall serve without compensation.
- E. *Removal.* Members of the commission may be removed by the mayor, with the concurrence of the city council, for neglect of duty, conflict of interest, misfeasance or malfeasance in office, or other just cause, or for unexcused absence from more than three consecutive regular meetings. Work-shops shall be excluded from the definitions of meetings, for the purpose of this section. The decision of the city council shall be final and there shall be no appeal therefrom. Members finding themselves unable to attend regular meetings are expected to tender their resignations. The commission may recommend to the mayor removal of an appointed member upon the above said grounds.
- F. *Vacancies.* Vacancies occurring other than through the expiration of terms shall be filled for the unexpired term in the same manner as appointments above.

1-14.12 Instruction of members.

Each new member, as soon as practicable after his or her appointment, shall take a short course of instruction consisting of lectures, seminars or other presentations designed to afford an understanding of:

- A. The general principles of land use planning as applied to the city, its environs and the region;
- B. The nature and elements of the comprehensive plan for the city;
- C. The duties, responsibilities, scope of authority and limitations on discretion of the planning commission, with emphasis on constitutional and other legal aspects thereof;
- D. The appropriate standards to be applied in arriving at findings of fact and formulating recommendations.

The course of instruction shall be developed by the planning staff of the city and instruction may be given by staff members of the city administration, outside speakers having practical expertise or academic standing in the planning or governmental field, or by the use of pictorial presentations.

1-14.16 Meetings and rules.

- A. The city planning commission shall organize and elect from its members a chair and a vice-chair. A majority of the commission members shall constitute a quorum for the transaction of business, and a majority vote of the quorum shall be necessary to carry any proposition.

- B. The commission shall determine a regular meeting schedule (time, place and frequency), as necessary, but no less frequent as one regular meeting in each month for not less than nine months in each year. All meetings shall be open to the public.
- C. The commission shall adopt such rules and regulations as are necessary for the conduct of its business and shall keep a written record of its proceedings which shall be a public record.

1-14.20 Duties and responsibilities.

The city planning commission shall be an advisory body responsible for providing guidance and direction for Dayton's future growth and shall act as a research and fact-finding agency of the city in the areas of land use. The planning commission shall:

- A. Review the comprehensive plan for the city and make recommendations concerning it to the city council;
- B. Review land use management ordinances and regulations of the city and make recommendations regarding them to the city council;
- C. Review potential annexations to the city, as requested by the city council, and make recommendations concerning them;
- ~~D. Prepare a work program of the city planning commission activities for the next fiscal year and submit the same to the city council for its approval;~~
- ~~E. Submit an annual report to the city council for the past fiscal year's activities;~~
- ~~F.D.~~ Review and make recommendations to the city council concerning the city's capital improvements program, Six-Year Transportation Needs Plan and other planning studies and analyses, as they relate to land use or the comprehensive plan;
- ~~E.~~ Have jurisdiction to review any decision of the city planner relating to any provision of the Dayton Zoning Code. Appeals from the city planning commission decision to the city council shall be as set forth in the Dayton Zoning Ordinance;
- ~~F.~~ Utilize the Cooperative Parks Master Plan and the Blue Mountain Regional Trails Plan and other recreation plans for the area to aid in planning efforts regarding the management, supervision, and control of existing parks and recreational facilities and programs as well the development of new facilities and programs;
- G. Hold public hearings in the exercise of its duties and responsibilities;
- H. Be encouraged to maintain liaison with the county and other area planning agencies.

The city planning commission shall have such other duties and powers as heretofore have been or hereafter may be conferred upon the commission by state law, city ordinances or as directed by council resolution, the performance of such duties and exercise of such authority to be subject to the limitations expressed in such legislative enactments.

1-14.24 Staff support.

Administrative and secretarial staff support shall be provided by the city planner or other city employee as needed.

1-14.28 Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter shall not be affected.

SECTION 2

Chapter 1-6. – BOARD OF PARK COMMISSIONERS of the Dayton Municipal Code is hereby repealed in its entirety.

SECTION 3

Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the other remaining parts which shall remain in full force and effect.

SECTION 4

Effective Date. A summary thereof of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF DAYTON,
WASHINGTON, AT A REGULAR MEETING THIS _____ DAY OF _____, 2019.**

APPROVED:

Zac Weatherford, Mayor

ATTEST:

Trina D. Cole, City Clerk

APPROVED AS TO FORM:

Quinn Plant, City Attorney

ORDINANCE SUMMARY BY TITLE ONLY FOR PUBLICATION PURPOSES
ORDINANCE NO. XXXX
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, AMENDING CERTAIN
SECTIONS WITHIN TITLE 1-13 AND REPEALING CHAPTER 1-6 IN ITS ENTIRETY OF THE DAYTON
MUNICIPAL CODE.

The full text of the Ordinance No. XXXX adopted the _____th day of _____, 2020, is available for examination at the Dayton City Hall, 111 South 1st Street, Dayton, WA during normal business hours, 7:00 a.m. to 4:00 p.m., Monday – Thursday.

By: /s/ Zac Weatherford, Mayor

Attest: /s/ Trina Cole, City Clerk-Treasurer

Approved as to from: /s/ Quinn Plant, City Attorney

Published: _____

The Dayton Chronicle

Title 11 - ZONING CODE

CHAPTER 11-02. - DESIGNATION AND ESTABLISHMENT OF ZONING DISTRICTS

11-02.010. - Zoning districts.

The following zoning districts are hereby established in conformance with the goals of the Dayton Comprehensive Plan:

District Name:	Symbol
Residential Districts:	
Urban Residential	UR
Agricultural Residential	AR
Commercial Districts:	
Central Commercial	CC
Fringe Commercial	FC
Industrial District:	
Industrial	IN
Public Purpose Districts:	
Open Space and Recreation	OR
Public and Quasi-Public Zone	PU

11-02.020. - Overlay zones/districts.

Overlay zones are established to recognize and respond to special conditions such as historic districts, floodplains and slide-prone areas with special standards for development. The adopted overlay districts within the City of Dayton include:

Overlay Zone Name:	Symbol
Downtown Commercial Historic District	DCHD
<u>Clay Street Transitional District</u>	<u>CSTD</u>
<u>South Side Historic District</u>	<u>SSHHD</u>
<u>Washington Street Historic District</u>	<u>WSHD</u>

CHAPTER 11-03. - RESIDENTIAL ZONES

11-03.010. - Intent and purpose of residential zones.

The intent and purpose of the residential zone is to provide for residential uses and such other uses as may be compatible to the following zones:

- A. *Agricultural residential (AR)*. The intent of the agricultural residential zone is to retain a ~~single-family~~, low-density residential character. The base density for the agricultural residential zone is three to four dwelling units per acre. Varied housing types may be allowed through approved planned residential development, manufactured home parks, and manufactured home subdivisions.
- B. *Urban residential (UR)*. The intent of the urban residential zone is to provide for a mixture of housing unit types including single-family, duplex, manufactured, and multifamily dwellings. The base density is four to six dwelling units per acre. This zone also includes provisions for the manufactured home subdivisions.

11-03.020. - Uses.

All uses in residential zones shall either be permitted as a principal use, as an accessory use or as a conditional use, or prohibited as indicated in the Use Chart of this section. If a use is not listed, it is prohibited unless the planning director determines that a proposed use is similar in aspects such as size, density, effect and impact on surrounding users as a listed use. All restrictions that apply to a listed use shall apply to any use which is permitted as a similar use.

Use Chart	Residential Zones	
	AR	UR
A. Residential Uses.		
Accessory dwelling unit (ADU) > ¹ Accessory only to one primary single-family dwelling, also see DMC 11-01.020 G.	A ¹	A ¹
Adult family home	P	P
Boardinghouse	A	P
<u>Cottage housing development (see DMC 11-01)</u>	<u>P</u>	<u>P</u>
Duplexes (two attached dwellings units with a minimum of 3,600 square feet of lot area for each unit)	X	P
Group home	P	P
Manufactured and mobile home parks	C	C
Multifamily (three or more attached dwelling units with a minimum of 3,600 square feet of lot area for each unit)	X	P
Pets, household	A ²	A ²
Private garages and storage buildings, including carports	A	A
Private recreational facilities (pools, patios, and similar)	A	A
<u>Single manufactured home on one lot</u>	<u>P</u>	<u>P</u>
Single-family dwelling	P	P
Tent structure, residential—See DMC 11-03.040 for limitations	A	A
Vacation rental	P	P

B. Agricultural Uses.		
Feedlots	X	X
General farming	P ²	A ²
Large sized livestock	P ²	X
Moderate sized livestock	P ²	X
Small production animals	P ²	A ²
Marijuana producers and production including medical marijuana	X	X
Medical marijuana cooperative	X	X
C. Community Facilities.		
Community centers and similar facilities	C	C
Fire and police stations	C	C
Hospitals	X	C
Medical clinics	X	C
Parks	P	P
Religious facilities, faith centers and churches	C	C
Schools	C	C
Utility transformers, pump station, etc.	C	C
D. Commercial Uses. (Limitations on Commercial Uses—See 11-03.060)		
Bed and breakfast guest house	A	A
Inn	X	C

Communication towers including phone, radio, TV and similar	A	A
Community residential facilities (CRF)	X	C
Day care facilities		
Day care center	C	C
Mini Day Care Center	C	C
Family day care home	A	A
Home business or occupation	A	A
Kennels	A	X
Marijuana processor and processing	X	X
Marijuana retailers and retail stores with or without a medical marijuana endorsement	X	X
Nursing homes	C	C
Professional, administrative and service offices	A	A
Retail nurseries and greenhouses	A	A
Veterinary clinic	X	C
¹ Accessory only to one primary single-family dwelling, also see DMC 11-01.020(G) ² See DMC 11-03.100 for limitations to pets, livestock and production animals		

P—Permitted use; C—Conditional use; A—Accessory use; X—Not allowed

11-03.030. - Standards—Lot area, height, setback, lot coverage requirements and exceptions.

The lot areas, setbacks, structure heights and lot coverage required or permitted in residential zones, and additional specific standards are listed below:

Lot Areas, Setbacks, Structure Heights and Lot Coverage Required or Permitted	Zones	
	AR	UR

Lot area minimum	10,800 s.f.	7,200 s.f. NO MIN.
Lot width minimum	80'	50'
Lot depth minimum	120'	100'
Principal building setbacks		
Minimum front and rear yard setbacks for principal buildings including setbacks for front yards of a through lot	25'	20'
Minimum primary front (P), flank front (F) and rear (R) yard setbacks for principal buildings on a corner lot: P/F/R	25'/15'/25'	20'/10'/20'
Minimum garage setback for garage entry. P and/or F	25'/20'	20'/20'
Minimum side yard setback	10'	5'
Accessory building setbacks		
Minimum front yard setbacks including setbacks for front yards of a lot and through lot	25'	20'
Minimum primary front (P), and flank front (F) yard setbacks for an accessory buildings on a corner lot: P/F	25'/20'	20'/15'
Minimum garage front setback for garage entry. P/F	25'/20'	20'/20'
Minimum rear yard setback	10'	5'
Minimum side yard setback	10'	5'
Maximum Height for structures and buildings (exceptions listed below):		
Fence height: (refer to section 11-03.065 for vision clearance area requirements)		
On back property or side property line or within the rear or side yard setback	6'	6'

Fences on the front property line(s) or in the <u>primary</u> front yard setback(s) area	4'	4'
Buildings, portions of buildings or structures within 10 feet of a property line, shall have a maximum height from the finished grade to the top of the wall plate:	10' hgt.	10' hgt.
Buildings, portions of buildings or structures more than 10 feet but less than 20 feet from a property line shall have a max. height from the finished grade to the top of the wall plate:	20' hgt.	20' hgt.
Buildings, portions of buildings or structures shall have a max. height from the finished grade to the top of the roof:	35' hgt.	35' hgt.
Lot coverage—Maximum	40%	50%
Impervious surface—Maximum	65%	65%

11-03.050. - Building construction—All buildings in residential zones.

A. All buildings built or installed must:

1. Be built to the International Building and Residential Building Code requirements, or must be a designated manufactured house;
2. Meet the State Energy Code requirements;
3. Be installed on and attached to a permanent foundation; and the permanent foundation of a building must meet the requirements for footings and foundations contained in the International and Residential Building Codes or, for a designated manufactured house the footings and foundations must:
 - a. Be installed below the frost line to the ground level as required in the Uniform-International Building Code;
 - b. Be installed from the ground level to the house as required in the Washington Administrative Code and in the specifications provided by the manufacturer;
 - c. The area between the lowest inhabitable floor and the ground level at the perimeter of a designated manufactured house must be enclosed with solid material that provides an appearance similar to crawl space enclosures on permanent site-built single-family residences. The crawl space enclosure material and installation must meet the International and Residential Building Code requirements; and
 - d. Be permanently attached to all required utilities.

11-03.100. - Animal densities—Livestock and production animals and household pets restrictions.

- A. *Livestock and production animal restrictions.* Livestock and production animals such as horses, cows, goats, sheep and fowl are allowed subject to DMC 11-03.020 and as follows:

1. In the AR zone, large sized livestock animals such as a horse, cow or similar-sized animals require a minimum of 40,000 square feet of usable pasture area for the first large animal with an additional minimum usable pasture area of 20,000 square feet per each additional large animal.
2. In the AR zone, moderate sized livestock animals such as a sheep, goat or similar-sized animals totaling 200 pounds or less require a minimum of 10,000 square feet of usable pasture for the first moderate sized animal with an additional minimum usable pasture area of 5,000 square feet per each additional animal.
3. In the UR zone, moderate sized livestock animals such as sheep, goats or similar-sized animals totaling 200 pounds or less will only be allowed where the lot, or combination of lots owned by the same person and where the livestock will be kept, has at least 10,000 square feet of usable pasture (open space) for the first moderate sized animal with an additional minimum usable pasture area of 5,000 square feet per each additional animal, to a maximum of three moderate sized livestock.
 - a) Fencing shall be of a non-penetrable type so as to reduce nuisance impact on adjacent land uses.
 - b) Male moderate size livestock must be de-scented and/or neutered using humane standards.
 - c) All confinement areas shall be kept in a manner as not to cause a noise, odor, or visual nuisance with respect to neighboring property. All enclosure areas shall be kept clean.
 - d) Food and animal waste must be removed to keep the areas free from insect infestations, rodents or disease, as well as to prevent obnoxious or foul odors, and must not constitute a nuisance. Manure shall not be allowed in any place where it can affect any source of drinking water.
 - e) Offspring of animals legally permitted under this chapter may be kept for a period not to exceed four months. Beyond this period, offspring must meet the per-animal limitations of this chapter.
4. Small sized production animals such as chickens, rabbits or similar sized animals:
 - a) In the UR zone, a maximum of six small production animals are allowed on a lot 7,200 square feet or larger. A ~~variance-variation~~ may be requested to allow small production animals on a substandard sized lot in the UR zone (see 11-03.100 (6)).
 - b) In the AR zone, a minimum of 100 square feet of useable fenced or enclosed area is required for the first small production animal with an additional minimum area of 50 square feet per each additional animal.
5. The calculation of the number of livestock and production animals allowed shall be cumulative and the aggregate of the total number of animals shall not exceed the densities allowed in this section. For example, a 10,000 square foot lot in the UR zone may allow for six chickens or one goat, but not both.
6. To offer slight variation to the code, the director may authorize the presence of small production animals in the UR zone that coincides with a ratio of 1 animal: 1,200 square feet of lot space. An administrative permit shall be applied for and received prior to bringing animals on site.
76. Swine are prohibited.
87. No feedlots or similar dense animal-raising facilities or operations are permitted.
98. Shelters, fenced areas or corrals for animals ~~may-shall~~ be built 25-30 feet or more from any property line ~~or 50 feet or more from an existing residential building on adjacent properties.~~ Except that, a shelter, fenced area or corral for six or fewer small production animals ~~may-shall~~ be built 20 feet or more from any property line located 15 feet from a side or rear property line and 20 feet from a front property line.

CHAPTER 11-04. - COMMERCIAL ZONES

11-04.020. - Uses.

All uses in commercial zones shall either be permitted as a principal use, as an accessory use or as a conditional use, or prohibited as indicated in use chart below. If a use is not listed, it is prohibited unless the planning director determines that a proposed use is similar in aspects such as size, density, effect and impact on surrounding users as a listed use. All restrictions that apply to a listed use shall apply to any use that is permitted as a similar use.

Uses in Commercial Zones	Zones	
	CC	FC
A. Commercial uses.		
1. General retail sales and services:		
Grocery stores and general merchandise stores	P	P
Lumber, building supplies, nurseries and greenhouses	A	P
Marijuana retailers and retail stores with or without a medical marijuana endorsement	X <u>P</u>	X <u>P</u>
Pedestrian oriented specialty retail stores or lower volume in and out customer service such as books, music, stationary, jewelry, pet shops not including kennels, printing, second hand shops, and similar shops with related services	P	A <u>P</u>
Specialty retail shops primarily providing in and out service that do not need major warehouse space such as cleaners, copying, laundries, convenience stores and similar	A <u>P</u>	P
Specialty retail that needs customer and delivery access such as household appliances, heating, plumbing, hardware, locksmiths, retail nursery, paint and glass and similar	A	P
Specialty food shops such as bakeries, confectionery, ice cream and similar specialty foods	P	P
2. Hospitality businesses:		
Bowling alley, skating rinks, billiard halls and similar recreational uses	A	P
Drive in and take out restaurants	A	P

	<u>P</u>	
Eating and drinking establishments for service and consumption on site	P	P
Hotels, inns and hostels	P	P
Motels and recreational vehicle parks	X	P
Theaters and similar places of public assembly not including drive-ins	P	A
3. Professional and personal services:		
Banks	P	P
Community Residential Facilities (CRF)	C	P
Day care center	P	P
Insurance, accountants, attorneys, real estate and other professional service offices	P	P
Kennels	X	P
Medical offices and clinics	P	P
Nursing homes	C	P
Veterinary clinic	C	P
4. Vehicle sales, repair and other services:		
Automobile, truck and farm equipment sales, repair, fuel, service and commercial garages	X <u>P</u>	P
Bicycles and motorcycles sales, parts, repair and service	P	P
Boats, snowmobiles, recreational vehicles and similar sales, repair, parts, fuel and service	X <u>P</u>	P
Dismantling and/or salvaging of vehicles, equipment or parts	X	C
Vehicle parts <u>sales</u> only	P	P

5. Other commercial operations:		
Bus station, and other public transportation facilities	C	P
Communication towers including phone, radio and TV	C	C
General warehouse	A	P
Light manufacturing and production such as cabinet shops, production bakeries and meat processing	A	P
Marijuana processors and processing including medical marijuana	X	X
Marijuana producers and production including medical marijuana	X	X
Medical marijuana cooperative	X	X
Mini-storage	A	P
Parking and general outdoor sales lots	A	P
B. Community facilities.		
Community centers, lodge halls and museums	P	P
Fire and police stations	P	P
Governmental equipment repair and maintenance shops	A	C
Governmental offices	C	P
Hospital	C	P
Parks and playgrounds	C	P
Recycling collection center	C	P
Religious facility, faith centers and churches	P	P
Schools	C	P

Utility transformers, pump station, etc.	C	P
<p>C. Residential. The first floor street front of a building and 60% of the building area on the first floor cannot be used for residential uses <u>At least 45% of the main floor area, adjacent to the street front of the building, shall be used for commercial. The remaining 55% of the main floor and other floors may be used as residential.</u></p>		
Adult family homes	P	P
Boardinghouse	P	X
Caretaker or business owner/manager's unit	A	A
Group home	P	P
Mobile home parks	X	P X
Multi-family (three or more units)	P	P
D. Agricultural uses.	X	X

P—Permitted use; X—Not allowed; A—Accessory use; C—Conditional use

CHAPTER 11-07. - OVERLAY ZONES, SPECIAL DISTRICTS AND DEVELOPMENT AGREEMENTS

11-07.010. - Downtown Commercial Historic District (DCHD) Overlay Zone.

The intent of the DCHD is to maintain the historic and pedestrian nature of the downtown commercial core. The following restrictions are in addition to the limits included in the underlying zone:

- A. Exterior building material must be similar in appearance to the materials in the historic buildings within this zone;
- B. The front of the principal building must be within ten feet of the front property line;
- C. Outdoor sales, display and parking areas may not take up more than 40 percent of the street front area;
- D. The front 50 feet of the lot shall not be used for outdoor storage;
- E. Lot coverage 100 percent maximum is allowed;
- F. No off street parking is required; and
- G. No temporary structures shall be installed and used in this zone for more than 90 days of a calendar year.

11-07.040. - Clay Street Transitional District (CSTD) Overlay Zone.

The intent of the CSTD overlay zone is to allow flexibility of the type of uses along the north side of E. Clay St between S. 1st St. and lots on the east side of S. 4th St. as shown on the CSTD overlay map adopted under Ord. No. 1886. The CSTD allows existing single-family homes to be recognized as permitted by zoning. The following uses are allowed as "permitted principal uses" in addition to the uses listed for the underlining zones (central commercial or fringe commercial):

- A. Single-family residence.
- B. Duplex ~~based on 3,600 square feet of lot area per dwelling unit.~~
- C. Governmental offices.
- D. Schools.

11-08.020. - Off-street parking—Required spaces.

The minimum number of off-street parking spaces required for specific uses are set forth in this section. Any use not specifically listed shall meet the requirements of the most similar identified use as determined by the planning director. In the case of a mixture of uses on a single lot, the total requirement for off-street parking shall be the sum of the number of parking spaces required for each use subject to the conditions stated in DMC 11-08.050.

Required Off-Street Parking

Use Description	Required Off-Street Parking and Loading Spaces
A. Residential.	
1. Boarding houses, group homes and similar	1 <u>stall</u> for each two sleeping rooms
2. Duplex and multi-unit except housing for seniors	1 <u>1 stall</u> for each dwelling unit
3. Nursing homes, and congregate care facilities	1 <u>stall</u> for each 5 beds
4. Multi-unit housing for seniors	1 <u>stall for</u> each dwelling unit
5. Single-family houses and mobile homes	2 <u>stalls</u> for each dwelling unit
<u>6. Accessory Dwelling Units</u>	<u>1 stall</u>
<u>7. Cottage Development</u>	<u>1 stall per cottage house</u>