

**Retired Zoning Designations
Retired October 2005**

19.20.010 RA residential agricultural zone.

(1) Principal uses permitted shall be as follows:

- (a) Single-family dwellings;
- (b) Orchards;
- (c) Commercial gardens;
- (d) Greenhouses;
- (e) Public parks;
- (f) General agricultural and limited livestock on parcels of at least one acre and subject to all city ordinances regarding livestock and lots;
- (g) Tree farms;
- (h) Golf courses;
- (i) Home occupations (Type A).

(2) Conditional uses permitted shall be as follows:

- (a) Schools;
- (b) Churches;
- (c) Public utilities;
- (d) Hospitals;
- (e) Private stables;
- (f) Heavy equipment repair shops;
- (g) Veterinarians;
- (h) Home occupations (Type B);
- (i) Single-family mobile homes.

(3) Accessory uses may include, but are not limited to, barns.

(4) Minimum lot size shall be 20,000 square feet for single-family dwellings.

(5) Minimum lot width shall be 100 feet, to be measured 25 feet from the front lot line; provided, in the case of cul-de-sacs the council may, in its discretion, allow the lot width to be measured at a different point if the council finds the public health, safety and welfare will be protected and proposed lot design is consistent with the standards applicable to subdivisions and is consistent with the general purpose of the zoning code and comprehensive plan.

(6) Minimum yard requirements shall be as follows:

- (a) Front: 25 feet;
- (b) Sides: 25 feet;
- (c) Corner: 25 feet;
- (d) Rear: 25 feet.

(7) Maximum lot coverage shall be 25 percent.

(8) Maximum height shall be 30 feet.

(9) Off-street parking shall be as follows:

- (a) Family dwellings: two spaces per unit;
- (b) Churches: one space per employee, plus one space for each four seats in the chapel, sanctuary or similar principal seating area (one seat shall equal each 20 linear inches of four spaces);

- (c) Heavy equipment repair shops, three parking spaces per full-time employee, with a minimum of four spaces;
 - (d) Veterinarian, one space for each 300 square feet of building gross floor area;
 - (e) All other uses, such number of spaces as is deemed reasonable by the city engineer, based upon the anticipated traffic flow for the particular use.
- If the use is residential then no vehicle or equipment shall be parked in the front setback area unless it is in a driveway.
- (10) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
 - (11) Flag Lots. Flag lots are permitted subject to the bulk modification conditions set forth in the zoning code.
 - (12) Pitch of Roofs and Single-Family and Multiple-Family Dwellings. All roofs of single-family dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs. (Ord. 07-04 § 1, 2004; Ord. 41-97 § 7, 1997; Ord. 40-97 § 5, 1997; Ord. 19-97 §§ 1, 2, 1997; Ord. 7-97 §§ 1, 2, 1997; Ord. 13-92 § 3, 1992; Ord. 1-89 § 1, 1989; Ord. 23-87 § 1, 1987; Ord. 13-85 § 1, 1985; Ord. 1056 § 1, 1983; Ord. 1020 § 4, 1981).

19.20.015 R-3 residential zone.

- (1) Principal uses permitted shall be as follows:
 - (a) Single-family dwellings;
 - (b) Adult day care;
 - (c) Adult family homes;
 - (d) Public parks;
 - (e) Noncommercial gardens;
 - (f) Home occupations (Type A);
 - (g) Accessory dwelling units;
 - (h) Existing agricultural and farming operations.
- (2) Conditional uses permitted shall be as follows:
 - (a) Public utilities;
 - (b) Rooming houses;
 - (c) Golf courses;
 - (d) Rest homes for the elderly;
 - (e) Duplex dwellings;
 - (f) Churches;
 - (g) Schools;
 - (h) Private stables;
 - (i) Home occupations (Type B);
 - (j) General agriculture and limited livestock on parcels of at least one acre and subject to all city ordinances regarding livestock on lots.
- (3) Accessory uses shall be permitted subject to other applicable sections of the Buckley zoning code.
- (4) Basic minimum lot size shall be as follows:
 - (a) Twelve thousand five hundred square feet for a single-family dwelling;
 - (b) Twenty thousand square feet for duplex dwellings.

- (5) Minimum lot width shall be 70 feet, to be measured 25 feet from the front lot line, and in no event shall the lot width be less than 40 feet at the front lot line; provided, in the case of cul-de-sacs the council may, in its discretion, allow the lot width to be measured at a different point if the council finds the public health, safety and welfare will be protected and the proposed lot design is consistent with the standards applicable to the zoning code and comprehensive plan.
- (6) Minimum yard requirements shall be as follows:
 - (a) Front: 25 feet; setback averaging shall be permitted as provided under Chapter 19.24 BMC, Bulk Modifications.
 - (b) Sides: 12 feet/eight feet. (Note: the applicant shall have the ability to choose the preferred side for each setback; in all instances, there shall be an area 12 feet in width, extending from the front lot line to the rear lot line, which shall not be encumbered with structures. Within the rear setback area (yard), an accessory structure may be placed in accordance with BMC 19.24.130, subject to provisions of a minimum 10-foot clearance between such structure and the principal dwelling. This requirement shall apply to dwelling units constructed as of the effective date of the ordinance codified in this section; previously constructed dwellings shall maintain a minimum eight-foot setback area on both sides, or as provided under Chapter 19.24 BMC, Bulk Modifications.)
 - (c) Corner: 25 feet; setback averaging shall be permitted as provided under Chapter 19.24 BMC, Bulk Modifications.
 - (d) Rear: 25 feet.
- (7) Maximum lot coverage shall be 40 percent.
- (8) Maximum building height shall be 30 feet.
- (9) Off-street parking shall be as follows:
 - (a) Family dwellings: two spaces per unit;
 - (b) Churches shall require one parking space per employee and one parking space for each four seats in the chapel or nave (one seat per 20 inches of pew);
 - (c) Accessory dwelling unit: one space per unit;
 - (d) All other uses: such number of spaces as is deemed reasonable by the city engineer based upon the anticipated traffic flow for the particular use. If the use is residential then no vehicle or equipment shall be parked in the front setback area unless it is a driveway.
- (10) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
- (11) Flag Lots. Flag lots are permitted subject to the bulk modification provisions in Chapter 19.24 BMC.
- (12) Pitch of Roofs of Single-Family, Multiple-Family and Duplex Dwellings. All roofs of single-family dwellings, multiple-family dwellings and duplex dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs.
- (13) Each duplex dwelling shall have an attached or detached two-car enclosed garage per unit and not more than one duplex dwelling may be constructed upon any lot, regardless of the size of that lot. (Ord. 07-04 § 2, 2004; Ord. 41-97 § 8, 1997; Ord. 19-97 §§ 3, 4, 1997; Ord. 21-95 § 1, 1995).

19.20.018 R-4 residential zone.

- (1) Principal uses permitted shall be as follows:
 - (a) Single-family dwellings;
 - (b) Adult day care;
 - (c) Adult family home;
 - (d) Public parks;
 - (e) Noncommercial gardens;
 - (f) Home occupations (Type A);
 - (g) Accessory dwellings;
 - (h) Existing agricultural and farming operations.
- (2) Conditional uses permitted shall be as follows:
 - (a) Public utilities;
 - (b) Roominghouses;
 - (c) Golf courses;
 - (d) Rest home for the elderly;
 - (e) Duplex dwellings;
 - (f) Churches;
 - (g) Schools;
 - (h) Home occupations (Type B);
 - (i) General agriculture and limited livestock on parcels of at least one acre and subject to all city ordinances regarding livestock on lots.
- (3) Accessory uses shall be permitted subject to other applicable sections of the Buckley zoning code.
- (4) Basic minimum lot size shall be as follows:
 - (a) Ten thousand square feet for a single-family dwelling.
 - (b) Twenty thousand square feet for duplex dwellings.
- (5) Minimum lot width shall be 70 feet, to be measured 25 feet from the front lot line, and in no event shall the lot width be less than 40 feet at the front lot line; provided, in the case of cul-de-sacs the council may, in its discretion, allow the lot width to be measured at a different point if the council finds the public health, safety and welfare will be protected and the proposed lot design is consistent with the standards applicable to subdivisions and is consistent with the general purpose of the zoning code and comprehensive plan.
- (6) Minimum yard requirements shall be as follows:
 - (a) Front: 25 feet; setback averaging shall be permitted as provided under Chapter 19.24 BMC, Bulk Modifications.
 - (b) Sides: 12 feet/eight feet. (Note: the applicant shall have the ability to choose the preferred side for each setback; in all instances, there shall be an area, 12 feet in width, extending from the front lot line to the rear lot line, which shall not be encumbered with structures. Within the rear setback area (yard), an accessory structure may be placed in accordance with BMC 19.24.130, subject to provision of a minimum 10-foot clearance between such structure and the principal dwelling. This requirement shall apply to dwelling units constructed as of the effective date of this section; previously constructed dwellings shall maintain a minimum eight-foot setback area on both sides, or as provided under Chapter 19.24 BMC, Bulk Modifications.)
 - (c) Corner: 25 feet; setback averaging shall be permitted as provided under Chapter 19.24 BMC, Bulk Modifications.

- (d) Rear: 25 feet.
 - (7) Maximum lot coverage shall be 40 percent.
 - (8) Maximum building height shall be 30 feet.
 - (9) Off-street parking shall be as follows:
 - (a) Family dwellings: two spaces per unit;
 - (b) Churches shall require one parking space per employee and one parking space for each four seats in the chapel or nave (one seat per 20 inches of pew);
 - (c) Accessory dwelling unit: one space per unit;
 - (d) All other uses: such number of spaces as is deemed reasonable by the city engineer based upon the anticipated traffic flow for the particular use.
- If the use is residential then no vehicle or equipment shall be parked in the front setback area unless it is a driveway.
- (10) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
 - (11) Flag Lots. Flag lots are permitted subject to the bulk modification provisions in Chapter 19.24 BMC.
 - (12) Pitch of Roofs of Single-Family, Multiple-Family and Duplex Dwellings. All roofs of single-family dwellings, multiple-family dwellings and duplex dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs.
 - (13) Each duplex dwelling shall have an attached or detached two-car enclosed garage per unit and not more than one duplex dwelling may be constructed upon any lot, regardless of the size of that lot. (Ord. 07-04 § 3, 2004; Ord. 41-97 § 9, 1997; Ord. 19-97 §§ 5, 6, 1997; Ord. 21-95 § 2, 1995).

19.20.040 RB residential buffer.

- (1) Principal uses permitted shall be as follows:
 - (a) Single-family dwellings;
 - (b) Adult day care;
 - (c) Adult family home;
 - (d) Multiple family home or duplex dwellings;
 - (e) Churches;
 - (f) Home occupations (Type A);
 - (g) Professional offices;
 - (h) Agricultural and farming operations in existence as of November 14, 1995.
- (2) Conditional uses permitted shall be as follows:
 - (a) Assisted living facility;
 - (b) Nursing home or rehabilitation center;
 - (c) Clubs and fraternal organizations;
 - (d) Convenience stores;
 - (e) Nursery schools;
 - (f) Public utilities;
 - (g) Home occupations (Type B).
- (3) Accessory uses shall be permitted subject to other applicable sections of the Buckley zoning code.
- (4) Minimum lot sizes shall be as follows:

- (a) Seven thousand two hundred square feet for single-family dwellings;
- (b) Four thousand five hundred square feet per unit for multiple-family or two-family dwellings;
- (c) Two thousand square feet per unit for senior citizen housing;
- (d) Six thousand square feet for all other uses.
- (5) Minimum lot width shall be 60 feet, to be measured 20 feet from the front lot line; provided, in the case of cul-de-sacs the council may, in its discretion, allow the lot width to be measured at a different point if the council finds the public health, safety and welfare will be protected and the proposed lot design is consistent with the standards applicable to subdivisions and is consistent with the general purpose of the zoning code and comprehensive plan.
- (6) Minimum yard requirements shall be as follows:
 - (a) Front: 20 feet;
 - (b) Sides: eight feet;
 - (c) Corner: 15 feet;
 - (d) Rear: 20 feet.
- (7) Maximum lot coverage shall be 40 percent.
- (8) Maximum height shall be 30 feet; provided, said height limitation may be increased for steeples, clock towers and other similar noncommercial unoccupied structures upon application to and approval by the board of adjustment. The board may grant, deny or modify the application as it deems appropriate. The proposed structure should be in size proportional to the structure to which it is associated and should be so constructed as to minimize blockage of panoramic views from public properties and rights-of-way, preserve the scenic view from adjacent properties, be harmonious with surrounding land uses and be of an aesthetically pleasing design. The applicant shall pay the same application fee as is charged for a code variance.
- (9) Off-street parking requirements shall be as follows:
 - (a) Residential use: two spaces per family dwelling unit. No vehicle or equipment shall be parked on the front setback area unless it is a driveway;
 - (b) Professional offices and convenience store: one space per 300 square feet of gross floor area;
 - (c) Churches: one space per employee, plus one space for each four seats in the chapel, sanctuary or similar principal seating area (one seat shall equal each 20 linear inches of pew space);
 - (d) Clubs and fraternal organizations: one parking space for each 50 square feet of gross floor area, with a minimum of 10 parking spaces;
 - (e) All other uses: such number of spaces as is deemed reasonable by the city engineer, based upon the anticipated traffic flow for the particular use.
- (10) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
- (11) Flag Lots. Flag lots are permitted subject to the bulk modification conditions set forth in the zoning code.
- (12) Pitch of Roofs of Single-Family, Multiple-Family or Duplex Dwellings. All roofs of single-family dwellings, multiple-family dwellings and duplex dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs. (Ord. 07-04 § 6,

2004; Ord. 41-97 § 12, 1997; Ord. 19-97 §§ 11, 12, 1997; Ord. 31-95 § 1, 1995; Ord. 1-89 § 4, 1989; Ord. 22-88 § 1, 1988; Ord. 23-87 § 4, 1987; Ord. 13-85 § 4, 1985; Ord. 3-85 §§ 3, 4, 5, 1985; Ord. 1056 § 4, 1983; Ord. 1020 § 4, 1981).

19.20.050 B-1 business zone.

(1) Principal uses permitted shall be as follows:

- (a) Food markets, drugstores, variety stores, retail bakeries, hardware stores, barber and beauty shops and other similar retail or wholesale stores and business offices;
- (b) Banks, medical and dental clinics, and other professional businesses;
- (c) Restaurants and cocktail lounges, taverns, bars or cabarets;
- (d) Clubs and fraternal organizations;
- (e) Self-service laundry, cleaning and pressing shops;
- (f) Government offices;
- (g) Adult family home.

(2) Conditional uses permitted shall be as follows:

- (a) Motels;
- (b) New and/or used motor vehicle sales lots;
- (c) Churches;
- (d) Public utilities;
- (e) Bowling alleys;
- (f) Theaters;
- (g) Mortuaries;
- (h) Newspaper and print shops;
- (i) Bicycle and small engine repair shops;
- (j) Automobile service stations;
- (k) Dwelling units upon the second story and above of any structure. The dwelling units may be of any size not otherwise prohibited by law; however, there shall be only one dwelling unit for each 1,000 square feet of total floor area on the story upon which the dwelling unit(s) is/are constructed. Fire extinguishers with a rating of no less than 2A/10BC shall be placed at all locations as required by the fire marshal;
- (l) Secondhand stores and swap meets;
- (m) Indoor archery ranges;
- (n) Assisted living facility;
- (o) Nursing home or rehabilitation center.

(3) Accessory uses shall be permitted subject to other applicable sections of the Buckley zoning code.

(4) Minimum lot sizes shall be as follows:

- (a) Two thousand square feet per unit for senior citizen housing;
- (b) Three thousand square feet for all other uses.

(5) Minimum lot width shall be 40 feet.

(6) Minimum yard requirements shall be as follows:

- (a) Front: zero feet;
- (b) Sides: zero feet;
- (c) Corner: zero feet;
- (d) Rear: zero feet.

(7) Maximum lot coverage shall be 100 percent.

- (8) Off-street parking shall be as follows:
- (a) Automobile sales and repairs shall require three parking spaces for each employee, with a minimum of four spaces;
 - (b) Churches and mortuaries shall require one parking space per employee and one parking space for each four seats in the chapel or nave (one seat per 20 inches of pew);
 - (c) Retail commercial enterprises, business or professional offices shall provide one space for each 300 square feet of gross floor area of the building;
 - (d) Bowling alleys shall provide four parking spaces per alley;
 - (e) Clubs and fraternal organizations shall provide one parking space for each 50 square feet of gross floor area, with a minimum of 10 parking spaces;
 - (f) Restaurants, taverns and eating establishments providing for the sale and consumption within a building of food, alcoholic beverages or refreshments shall provide one space for each 100 square feet of gross floor area;
 - (g) Other unspecified establishments shall provide one space for each 400 square feet of gross floor area of the building; provided, that each commercial establishment must have a minimum of four spaces plus one space per full-time employee;
 - (h) In lieu of providing the parking spaces as set forth above, the sum of \$750.00 may be paid to the public parking expansion fund for each parking space as required.
- (9) Maximum building height shall be 35 feet; provided, said height limitation may be increased for steeples, clock towers and other similar noncommercial unoccupied structures upon application to and approval by the board of adjustment. The board may grant, deny or modify the application as it deems appropriate. The proposed structure should be in size proportional to the structure to which it is associated and should be so constructed as to minimize blockage of panoramic views from public properties and rights-of-way, preserve the scenic view from adjacent properties, be harmonious with surrounding land uses and be of an aesthetically pleasing design. The applicant shall pay the same application fee as is charged for a code variance.
- (10) All swap meets shall be conducted under one business license and the holder of the business license shall be responsible for the collection of all sales tax on merchandise sold by persons to whom they have leased, rented or otherwise provided space for the sale or trade of used personal property. At the time that the license holder rents, leases or otherwise allows a person to utilize space at said swap meet, he shall require said person to first fill out an information form that will be provided by the city administrator. The license holder shall then be responsible for the collection of all sales tax on the merchandise sold by said person.
- (11) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
- (12) Pitch of Roofs of Single-Family Dwellings. All roofs of single-family dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs. (Ord. 41-97 § 13, 1997; Ord. 19-97 §§ 13, 14, 1997; Ord. 16-91 § 2, 1991; Ord. 1-89 § 5, 1989; Ord. 22-88 § 2, 1988; Ord. 11-88 § 1, 1988; Ord. 3-85 §§ 6, 7, 8, 1985; Ord. 17-84 § 4, 1984; Ord. 1020 § 4, 1981).

19.20.060 B-2 business zone.

- (1) Principal uses permitted shall be as follows:

- (a) Business and professional offices;
 - (b) Clubs and fraternal organizations;
 - (c) Government facilities;
 - (d) Medical and dental clinics;
 - (e) Mortuaries;
 - (f) Museums;
 - (g) Parks and public recreational uses;
 - (h) Professional services;
 - (i) Restaurants (excluding lounge, bar, tavern and drive-in restaurants);
 - (j) Retail and wholesale sales;
 - (k) Adult family home.
 - (2) Conditional uses permitted shall be as follows:
 - (a) Auto recycling and rebuilding;
 - (b) Cocktail lounge, bar, tavern or cabaret;
 - (c) Drive-in restaurants;
 - (d) Festival facilities, swap meets, and similar facilities;
 - (e) Hotels and motels;
 - (f) Lumberyard;
 - (g) Caretaker's dwelling;
 - (h) Multiple-family dwellings;
 - (i) Retail motor vehicle and boat sales;
 - (j) Secondhand stores and swap meets;
 - (k) Vehicle and boat refinishing and repair;
 - (l) Veterinarian;
 - (m) Assisted living facility;
 - (n) Nursing home or rehabilitation center.
 - (3) Accessory uses shall be permitted subject to other applicable sections of the Buckley zoning code, and shall include the repair of goods of the type as sold in stores as a permitted use; provided, that such repair shall not be carried on as a separate business.
 - (4) Minimum lot sizes shall be as follows:
 - (a) Two thousand square feet per unit for senior citizen housing;
 - (b) Four thousand five hundred square feet per unit for multiple-family dwellings;
 - (c) Three thousand square feet for all other uses.
 - (5) Basic minimum lot width shall be 40 feet.
 - (6) Minimum yard requirement shall be as follows:
 - (a) Front: 40 feet;
 - (b) Sides: zero feet;
 - (c) Rear: 10 feet.
- Provided, however, where a lot borders on two or more streets, the setback requirement from each street shall be 25 feet. In addition, the setback requirement from State Highway 410 shall be 40 feet.
- (7) Maximum lot coverage shall be 80 percent.
 - (8) Maximum height requirement shall be 35 feet.
 - (9) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. Full street frontage improvements shall be required.
 - (10) The off-street parking requirements of B-1 zone shall apply in the B-2 zone.

(12) Pitch of Roofs of Multiple-Family Dwellings. All roofs of multiple-family dwellings within this classification must have a minimum pitch of 3:12; provided, however, that there shall be no minimum pitch required on deck and patio covers and carport roofs. (Ord. 41-97 § 14, 1997; Ord. 20-97 § 1, 1997; Ord. 19-97 §§ 15, 16, 1997; Ord. 6-97 § 1, 1997; Ord. 21-96 § 1, 1996; Ord. 21-89 § 1, 1989; Ord. 1-89 § 6, 1989; Ord. 3-85 §§ 9, 10, 1985; Ord. 17-84 § 5, 1984; Ord. 1020 § 4, 1981).