

City of Buckley

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Planning Commission Meeting – Agenda

Monday, October 20, 2025, 7 p.m.
Hearing Room at 811 Main Street

Agenda Items

1. Call to order
2. Opening remarks by the Chair
3. Approval of Meeting Minutes
4. Proposed Zoning Map
5. Non-Conforming Use Code
6. Prohibited Use Table
7. Central Mixed-Use Draft Code
8. Parking Draft Code
9. HDR-Low Draft Code
10. HDR-High Draft Code
11. Public Comment Part 2
12. Adjourn

Future Meeting Dates (bold)

October				
		1	2	
	6	7	8	9
	13	14	15	16
	20	21	22	23
	27	28	29	30

November				
	3	4	5	6
	10	11	12	13
	17	18	19	20
	24	25	26	27

December				
	1	2	3	4
	8	9	10	11
	15	16	17	18
	22	23	24	25
	29	30	31	

PC Meeting Materials Link: [PC Meeting Materials](#)

Microsoft Teams Meeting Information: [Join the meeting now](#)

Meeting ID: 253 774 464 317 0

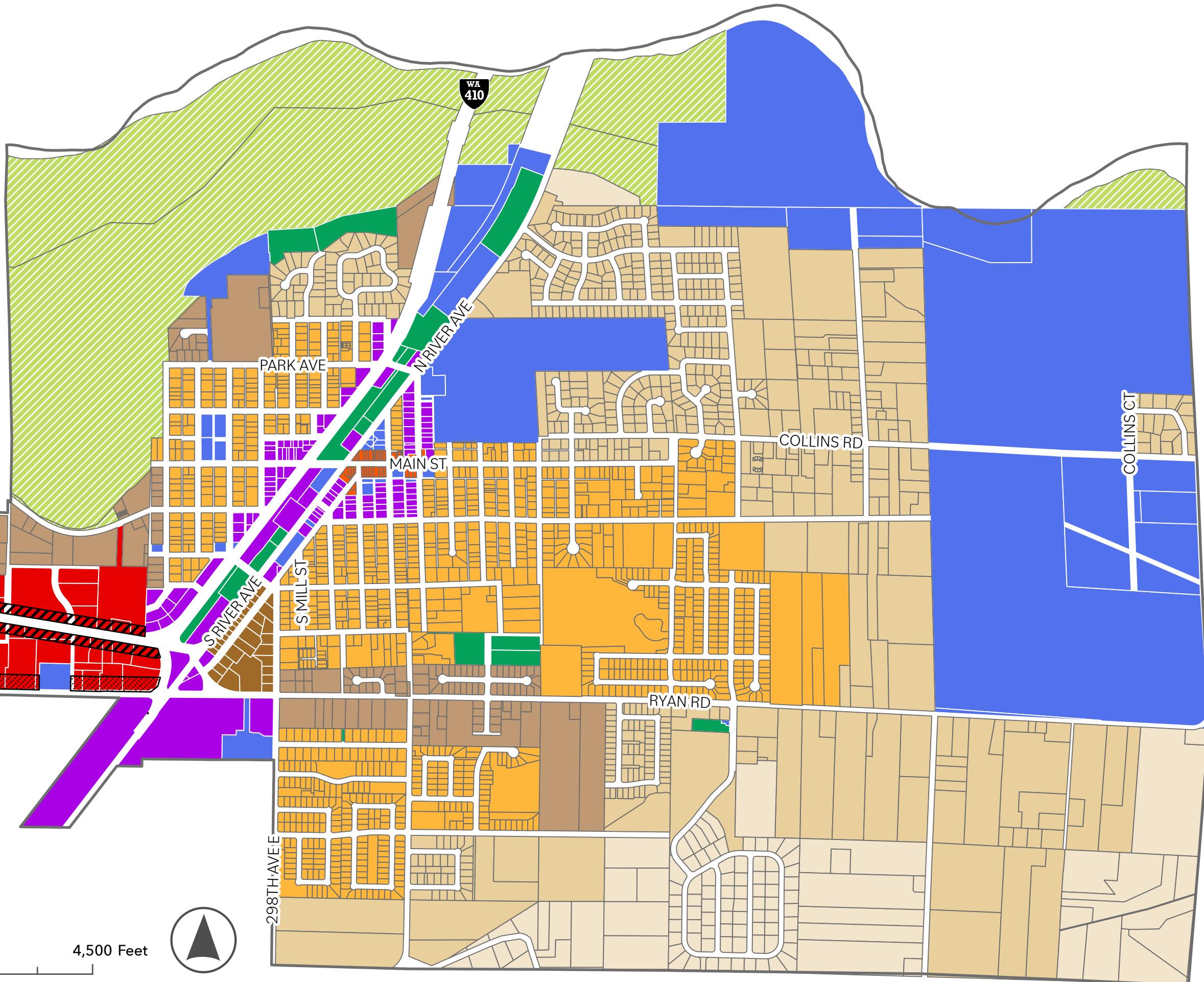
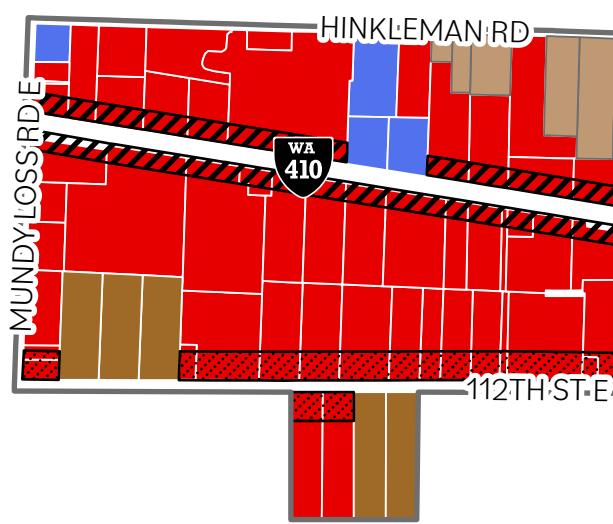
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ZONING DISTRICTS

- Natural
- Park
- Public
- Commercial Flex
- Historic Commercial
- Central Mixed Use
- High Density Residential High
- High Density Residential Low
- R-6,000
- R-8,000
- R-20,000

ZONE OVERLAY

- HWY 410, 100 ft
- 112th, 150 ft



Chapter 19.36 **NONCONFORMING USES**

Sections:

- 19.36.010 Purpose.
- 19.36.020 Legal nonconforming uses may continue.
- 19.36.030 Expansion of uses or structures.
- 19.36.040 Destruction of premises.
- 19.36.050 Abandonment.
- 19.36.060 Change from nonconforming use to any other use.
- 19.36.070 Pre-existing legal lots of record.
- 19.36.080 Building safety.

19.36.010 Purpose.

It is necessary to impose limitations upon nonconforming uses in order to gradually bring such uses into harmony with the intent and purpose of the Buckley comprehensive plan and the zoning code. It is thus intended by this chapter not to allow nonconforming uses to be enlarged or expanded or extended, nor to be used as a basis for adding other structures or uses prohibited elsewhere in the same zone. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 02-01 § 1, 2001; Ord. 1020 § 9, 1981).

19.36.020 Legal nonconforming uses may continue.

Buildings and uses which were legal at time of construction or initiation of use may continue, subject to the limitations of this chapter. If, at the time of construction or initiation of use, a building or use was legal based on the adopted codes of that time, the building or use may continue subject to the limitations of this chapter unless such building or use presents a hazard to the public health, safety, and general welfare in the city's judgment. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 02-01 § 1, 2001. Formerly 19.36.015).

19.36.030 Expansion of uses or structures.

A nonconforming use shall not be expanded or enlarged by addition of other uses or structures; provided, however, it shall be lawful to construct additions or make improvements to an existing nonconforming single-family residence located in the HC, ~~GC-CF, or CMUC or HDR-High~~ zone of the city, so long as any such construction or remodeling does not exceed 50 percent of the appraised value of the existing structure and the construction or remodeling meets all bulk requirements and permitted uses of Chapter 19.20 BMC; and provided further, that nonconforming outbuildings may be relocated and/or reconstructed in accordance with the provisions of BMC 19.22.050(5) as now written or hereinafter amended. It shall be lawful to construct additions to an existing nonconforming storage facility in the CF zone, but not in the 410 overlay, so long as any such construction or remodeling does not exceed 5% of the appraised value of the existing site improvements, and the construction or remodeling meets all dimensional bulk requirements of Chapter 19.20 BMC and it shall also be lawful to make improvements within existing structures of up to 20% of the appraised value of the existing site improvements for nonconforming structure in the CF zone. It is also unlawful to attach additional signs to a building or to add or enlarge signs anywhere on the exterior of the premises. A legal nonconforming use may be extended throughout an existing building, but said building or structure shall not be enlarged, except as permitted in this section, unless it is for a use permitted in the zone in

which it is located. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 17-94 § 2, 1994; Ord. 13-88 § 1, 1988; Ord. 1020 § 9, 1981. Formerly 19.36.020).

19.36.040 Destruction of premises.

Any legal nonconforming building or structure which has been destroyed shall not be used again for nonconforming use, except as provided in this section. "Destruction" is defined as damage which in order to repair would cost more than 80 percent of the structure's value prior to its destruction, or where more than 80 percent of the structure's floor area is seriously damaged or destroyed. An existing, legal nonconforming, single-family residential dwelling unit located in the HC, GC-CF CMU or GC-HDR-High zone shall not be subject to this restriction and the destruction of any such nonconforming, single-family dwelling unit may be reconstructed so long as the reconstructed dwelling meets all bulk requirements and uses as set forth in the then-existing NMU zone as set forth in BMC 19.20.050. An existing, legal nonconforming, storage facility located in the CF zone, but not in the 410 overlay, shall not be subject to this restriction, and the destruction of any such nonconforming storage facility may be reconstructed, so long as the reconstructed facility meets all bulk requirements set forth in the then-existing CF zone as set forth in BMC 19.20.100 (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 13-88 § 2, 1988; Ord. 1020 § 9, 1981. Formerly 19.36.030).

Commented [SL1]: This section specifies storage facilities, but could be applied more generally.

19.36.050 Abandonment.

If any nonconforming use is abandoned or vacant for any reason whatsoever for a period of more than six months, any subsequent use shall be in conformity with the requirements of the zone in which the use was located. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 1020 § 9, 1981. Formerly 19.36.040).

19.36.060 Change from nonconforming use to any other use.

Any nonconforming use of land and/or buildings or structures shall not be changed to any other use unless said proposed use is a use that is permitted in the zone of which said legal nonconforming use is located. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 1020 § 9, 1981. Formerly 19.36.050).

19.36.070 Pre-existing legal lots of record.

(1) Definition. A "nonconforming lot" is one which met applicable zoning ordinance standards as to size, width, depth and other dimensional regulations at the date on which it was created but which, due to the passage of a zoning ordinance, the amendment thereof or the annexation of property to the city, no longer conforms to the current provisions of the zoning ordinance. A lot which was not legally created in accordance with the laws of the local governmental entity in which it was located at the date of the creation is an illegal lot and will not be recognized for development.

(2) Continuation. A nonconforming lot may be developed for any use allowed by the zoning district in which it is located, even though such lot does not meet the size, width, depth and other dimensional requirements of the district, so long as all other applicable site use and development standards are met or a variance from such site use or development standards has been obtained. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 23-89 § 1, 1989; Ord. 19-88 § 1, 1988; Ord. 6-86 § 1, 1986; Ord. 1020 § 9, 1981. Formerly 19.36.060).

19.36.080 Building safety.

Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any nonconforming building or part thereof declared to be unsafe by any city official charged with protecting the public safety, upon order of such official. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 1020 § 9, 1981. Formerly 19.36.070).

19.20.130 Permitted Prohibited uses for all zones.

	<u>CF</u>	<u>CMU</u>	<u>HC</u>	<u>HDR-High</u>	<u>HDR-Low</u>	<u>R-6,000</u>	<u>R-8,000</u>	<u>R-20,000</u>	<u>Public</u>	<u>Park</u>	<u>Natural</u>
<u>Agricultural Uses</u>	X	X		X	X	X	X		X	X	X
<u>Commercial & Light Industrial</u>				X	X	X	X	X		X	X
<u>Eating & Drinking establishments</u>				X	X	X	X	X		X	X
<u>Essential Public Facilities</u>				X	X	X	X	X		X	X
<u>Government Services</u>				X	X	X	X	X			X
<u>Health & Social Services</u>						X	X	X		X	X
<u>Lodging</u>			X	X	X	X	X	X	X	X	X
<u>Residential</u>									X	X	X
<u>Utilities</u>											X

X = Prohibited use category:

All uses within this category are prohibited in the indicated zone. For empty cells, refer to the appropriate zone section for specific prohibited and conditional uses.

(1) Commercial Flex

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- Marijuana production, processing, cooperatives, and other non-retail uses.
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)

Eating & Drinking establishments:

Essential Public Facilities

Government Services

- Schools, except for post-secondary education

Health & Social Services

Lodging

Residential

- Stand-alone residential (exempting permanent supportive housing, transitional housing, and emergency housing).

Utilities

(ii) Conditional uses

Commented [SL1]: Needs addition of Emergency Housing, PSH, and Transitional housing (allowed in zones w/ hotels and all residential zones + hotels respectively)

(A) Conditional uses are not allowed outright and require a conditional use permit.

Agricultural Uses

Commercial and Light industrial

- Adult entertainment businesses
- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Construction/contractor yards
- Commercial RV parks
- Fuel storage facilities
- Hazardous waste on-site treatment and storage facilities
- Marijuana retail
- Parking including public, public garage and private for fee
- Retail or service activities conducted out of temporary structures and/or trailers
- Warehousing and distribution facilities, to include wholesale trade, not open to general public

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

- Day care, adult

Lodging

Residential

- Assisted living facilities

Utilities

- Electrical distribution substations
- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(2) Commercial Flex: Hwy 410 Overlay

(i) Prohibited uses

Agricultural Uses

- All uses prohibited

Commercial and Light industrial

- Adult Entertainment businesses
- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Construction/contractor yards
- Commercial RV parks
- Fuel storage facilities (not gas stations)
- Hazardous waste on-site treatment and storage facilities
- Marijuana production, processing, cooperatives, and other non-retail uses.
- Motor vehicle recycling and rebuilding
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)
- Warehousing and distribution facilities, to include wholesale trade, not open to general public

Eating & Drinking establishments

Essential Public Facilities

Government Services

- Schools, except for post-secondary education

Health & Social Services

Lodging

Residential

- Stand-alone residential (exempting permanent supportive housing, transitional housing, and emergency housing).

Utilities

- All uses are prohibited

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

- Lumber sales
- Equipment rental services
- Manufactured and modular housing sales
- Marijuana retail
- Parking including public, public garage and private for fee
- Retail or service activities conducted out of temporary structure and/or trailers
- Auto – drive through such as car washes and oil change

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Assisted living facility

Utilities

(3) Commercial Flex: 112th St E Overlay

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- Construction/contractor yards
- Marijuana production, processing, cooperatives, and other non-retail uses.
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)

Eating & Drinking establishments:

Essential Public Facilities

Government Services

- Schools, except for post-secondary education

Health & Social Services

Lodging

Residential

Utilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

- Adult entertainment businesses

- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Commercial RV parks
- Marijuana retail
- Fuel storage facilities
- Hazardous waste on-site treatment and storage facilities
- Parking including public, public garage and private for fee
- Retail or service activities conducted out of temporary structures and/or trailers
- Warehousing and distribution facilities, to include wholesale trade, not open to general public

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

- Day care, adult

Lodging

Residential

- Stand-alone residential (exempting permanent supportive housing, transitional housing, and emergency housing).

Utilities

- Electrical distribution substations
- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(4) Central Mixed Use

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- Adult entertainment businesses
- Construction/contractor yards
- Commercial RV parks
- Equipment rental services (commercial)
- Food processing and packing
- Fuel storage facilities
- Hazardous waste on-site treatment and storage facilities
- Lumber Sales
- Manufactured and modular home sales
- Manufacturing, assembling and packaging of articles, products, or merchandise conducted entirely within a building.
- Marijuana production, processing, cooperatives, and other non-retail uses
- Marijuana retail
- Motor vehicle recycling and rebuilding
- Office Park
- Retail or service activities conducted out of temporary structures and/or trailers
- RV/tent campground or RV park
- Sales, wholesale (wholesaling)
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)
- Warehousing and distribution facilities, to include wholesale trade, not open to general public

• Welding and fabrication

Eating & Drinking establishments:

Essential Public Facilities

Government Services

• All schools (exempting preschools)

Health & Social Services

Lodging

Residential

- Single family
- Townhouses
- Duplex
- Triplex
- Fourplex

Utilities

- Recycling facilities
- (ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Parking including public, public garage and private for fee
- Retail or service activities conducted out of temporary structure and/or trailers

Eating & Drinking establishments:

- Restaurants with drive-in or drive-through service (fast food)

Essential Public Facilities

Government Services

Health & Social Services

- Day care, adult

Lodging

Residential

- Assisted living facility

Utilities

- Electrical distribution substations
- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(5) Historic Commercial

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- Adult entertainment businesses
- Cemeteries
- Construction/contractor yards
- Commercial RV parks
- Equipment rental services (commercial)
- Food processing and packing
- Fuel storage facilities
- Hazardous waste on-site treatment and storage facilities
- Lumber Sales
- Manufactured and modular home sales

- Manufacturing, assembling and packaging of articles, products, or merchandise conducted entirely within a building.
- Marijuana production, processing, cooperatives, and other non-retail uses.
- Marijuana retail
- Motor vehicle recycling and rebuilding
- Office Park
- Retail or service activities conducted out of temporary structures and/or trailers
- RV/tent campground or RV park
- Sales, wholesale (wholesaling)
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)
- Warehousing and distribution facilities, to include wholesale trade, not open to general public
- Welding and fabrication

Eating & Drinking establishments

Essential Public Facilities

Government Services

- All schools (exempting preschools)

Health & Social Services

Lodging

Residential

- Stand-alone residential (exempting permanent supportive housing, transitional housing, and emergency housing).

Utilities

- Recycling facilities
(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Animal Kennels

Eating & Drinking establishments:

- Restaurants with drive-in or drive-through service (fast food)

Essential Public Facilities

Government Services

Health & Social Services

- Day care, adult

Lodging

Residential

- Assisted living facility

Utilities

- Electrical distribution substations
- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(6) High Density Residential-Low

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments:

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All schools (exempting preschools) are prohibited

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- Live-Work
- Low-rise mixed use apartment
- Residential Cluster
- Emergency housing
- Emergency shelter

Utilities

- Recycling facilities, minor
- Electrical distribution substations
- Personal wireless service facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Home occupations

Utilities

- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(7) High Density Residential (High)

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments:

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All schools (exempting preschools) are prohibited

- All other government

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- Single family
- Live-Work
- Residential Cluster
- Townhouses
- Duplex
- Triplex
- Fourplex

Utilities

- Recycling facilities, minor
- Electrical distribution substations
- Personal wireless service facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Home occupations

Utilities

- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(8) R-6,000

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments:

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All schools (exempting preschools) are prohibited

- All other government

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- Emergency housing
- Emergency shelter
- Co-living
- Fourplex
- Manufactured home park (MPH)

- Multiplex
- Courtyard Apartment
- Live-work
- Nursing home or rehabilitation center
- Low-rise Apartment
- Low-rise mixed use

Utilities

- Recycling facilities, minor
- Electrical distribution substations
- Personal wireless service facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Home occupations

Utilities

- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(9) R-8,000

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments:

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All schools (exempting preschools) are prohibited

- All other government

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- Assisted living facility
- Emergency housing
- Emergency shelter
- Co-living
- Fourplex
- Manufactured home park (MPH)
- Multiplex
- Courtyard Apartment
- Live-work

- Nursing home or rehabilitation center
- Low-rise Apartment
- Low-rise mixed use

Utilities

- Recycling facilities, minor
- Electrical distribution substations
- Personal wireless service facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Home occupations

Utilities

- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(10) R-20,000

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments:

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All schools (exempting preschools) are prohibited
- All other government

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- Emergency housing
- Emergency shelter
- Co-living
- Fourplex
- Manufactured home park (MPH)
- Multiplex
- Courtyard Apartment
- Live-work
- Nursing home or rehabilitation center
- Low-rise Apartment
- Low-rise mixed use

Utilities

- Recycling facilities, minor
- Electrical distribution substations
- Personal wireless service facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

- Home occupations

Utilities

- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(11) Public

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- Adult entertainment businesses
- Cemeteries
- Construction/contractor yards
- Commercial RV parks
- Equipment rental services (commercial)
- Food processing and packing
- Fuel storage facilities
- Hazardous waste on-site treatment and storage facilities
- Lumber Sales
- Manufactured and modular home sales
- Manufacturing, assembling and packaging of articles, products, or merchandise conducted entirely within a building.
- Marijuana production, processing, cooperatives, and other non-retail uses.
- Marijuana retail
- Motor vehicle recycling and rebuilding
- Office Park
- Retail or service activities conducted out of temporary structures and/or trailers
- RV/tent campground or RV park
- Sales, wholesale (wholesaling)
- Self-storage facilities including mini-storage and mini-warehouses
- Storage yard (outdoor storage)
- Warehousing and distribution facilities, to include wholesale trade, not open to general public
- Welding and fabrication

Eating & Drinking establishments

Essential Public Facilities

Government Services

Health & Social Services

Lodging

- All uses are prohibited

Residential

- All uses are prohibited

Utilities

- Recycling facilities

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Animal Kennels

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

Utilities

- Electrical distribution substations
- Radio and television towers
- Personal ham radio antennas
- Satellite dishes, noncommercial, and antennas

(12) Natural

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All uses are prohibited

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- All uses are prohibited

Utilities

- All uses are prohibited

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential
Utilities

(13) Park

(i) Prohibited uses

Agricultural Uses

- All uses are prohibited

Commercial and Light industrial

- All uses are prohibited

Eating & Drinking establishments

- All uses are prohibited

Essential Public Facilities

- All uses are prohibited

Government Services

- All uses are prohibited

Health & Social Services

- All uses are prohibited

Lodging

- All uses are prohibited

Residential

- All uses are prohibited

Utilities

- All uses are prohibited

(ii) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

Utilities

(14) Specific uses by use category

Property owners whose desired use is not captured within the table below should seek clarification from [X](#).

Agricultural Uses

- Agriculture production: livestock, fruits and vegetables, not including marijuana
- Commercial produce stand (selling of agricultural products)
- Stables and riding academies

Commercial & Light Industrial

- Adult entertainment businesses
- Auto - related retail including sales and service
- Auto – vehicle towing services
- Auto – vehicle rental agencies including truck, trailer, recreational vehicle and other auto rental
- Cemeteries
- Construction/contractors yards
- Contractor/construction offices
- Convenience stores

- Construction/contractor yards
- Commercial RV parks
- Equipment rental
- Food processing and packing
- Fuel storage facilities
- Grocery
- Kennels
- Pharmacy
- Private gyms, fitness, and sports and recreation facilities
- Hazardous waste on-site treatment and storage facilities
- Large-scale retail
- Manufactured and modular housing sales
- Marijuana production, processing, cooperatives, and other non-retail uses.
- Marijuana retail
- Mini-storages and mini-warehouses (warehousing storage)
- Hazardous waste on-site treatment and storage facilities
- Parking including public, public garage and private for fee
- Personal care services (beauty salons, barbershops)
- Plant nurseries
- Service stations, car washes, and quick service lubrication facilities
- Small-scale manufacturing, assembling, and packaging, conducted entirely within a building
- Specialty and small-scale retail
- Small repair shops
- Storage yard, outdoor storage
- Supply stores (garden, farm, feed, construction, lumber)
- Temporary sales (farmer's markets, crafts, flea, rummage sales, and sales conducted our of temporary structures and trailers)
- Warehousing and distribution facilities, to include wholesale trade, not open to general public

Eating & Drinking establishments

- Bars, pubs, and nightclubs
- Casual dining and drinking (ice cream, coffee, bakeries, delis, other pay at the register establishments)
- Catering
- Drive-throughs (Food, coffee)
- Microbreweries
- Sit-down restaurants

Essential Public Facilities

- Airports
- Any facility on the state 10-year capital plan maintained by the Office of Financial Management
- In-patient facilities, including substance abuse facilities
- Mental health facilities
- Solid waste handling facilities
- State and local correctional facilities
- State education facilities
- State or regional transportation facilities
- Regional transit authority facilities as defined under RCW 81.112.020
- Transportation facilities of statewide significance as defined in RCW 47.06.14
- Community event facilities
- Education, public (preschool, and childcare, primary, secondary, post-secondary)
- Job training, and vocational rehabilitation

Health & Social Services

- [Places of worship](#)
- [Hospitals](#)
- [Health care clinics \(primary care, dental\)](#)
- [Specialized health care \(acupuncture, massage, vision, and other medical specialties\)](#)
- [Veterinary clinic/hospitals](#)

Lodging

- [Hotels, motels](#)
- [Bed and breakfast inns](#)

Residential

- [Accessory dwelling unit](#)
- [Adult family home](#)
- [Assisted living facility](#)
- [Co-living](#)
- [Cottage housing](#)
- [Duplex](#)
- [Emergency housing](#)
- [Group homes](#)
- [Home occupations](#)
- [Permanent supportive housing](#)
- [Triplex](#)
- [Fourplex](#)
- [Multiplex](#)
- [Courtyard Apartment](#)
- [Single-family housing](#)
- [Townhomes](#)
- [Live-work](#)
- [Manufactured home park \(MPH\)](#)
- [Residential cluster](#)
- [Nursing home or rehabilitation center](#)
- [Low-rise mixed use](#)
- [Low-rise apartment complex](#)

Utilities

- [Electrical distribution substations](#)
- [Recycling facilities, minor](#)
- [Personal wireless service facilities](#)
- [Radio and television towers](#)
- [Personal ham radio antennas](#)
- [Satellite dishes, noncommercial, and antennas](#)

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT ⁴	Frontage zone ⁵	L1	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Agricultural uses and animals (also see BMC Title 9):												
Agricultural production	X	P	X	X	X	P	C	X	X	P	P	X
Agricultural support-goods and services	X	P	P	P	X	P	P	X	X	X	X	X
Agriculture, not-including marijuana	X	P	X	X	X	P	C	X	X	P	P	X
Commercial produce-stand (selling of agricultural products)	P	P	P	P	P	P	P	X	X	X	P	X
Keeping of livestock, poultry, rabbits, or bees	X	P	X	X	X	P	C	X	C	P	P	X
Kennels	P	P	P	P	C	P	C	X	X	X	X	X
Selling of agricultural-products raised or-grown on-premises	X	P	P	P	P	P	P	P	P	P	P	X
Stables and riding-academies	X	P	X	X	X	P	X	X	X	X	P	X
Commercial, retail uses:												
Adult entertainment-businesses	X	C	X	X	X	X	X	X	X	X	X	X
Antique and secondhand-sales-	P	X	P	P	P	X	P	X	X	X	X	X
Apparel and accessory-stores	P	X	P	P	P	X	P	X	X	X	X	X
Art galleries	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Bakeries, retail	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Bars, pubs, and-nightclubs	P	X	P	P	P	X	X	X	X	X	X	X
Beauty salons and-	X	X	P	P	P	X	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT ¹	Frontage zone ³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
barber shops												
Bicycle sales and repair shops	P	X	P	P	P	X	P	X	X	X	X	X
Book stores	P	X	P	P	P	X	P	X	X	X	X	X
Bowling alleys	P	P	P	X	X	X	X	X	X	X	X	X
Building materials, garden and farm supply stores	P	P	P	P	P	X	P	X	X	X	X	X
Confectioneries	P	C	P	P	P	P ⁴	P	X	X	X	X	X
Convenience stores	P	P	P	P	P	X	P	X	X	X	X	X
Drug stores	P	X	P	P	P	X	P	X	X	X	X	X
Fabric stores	P	X	P	P	P	X	P	X	X	X	X	X
Farmer's markets	P	X	P	P	P	P	P	X	X	X	X	X
Flea markets, periodic, or seasonal sales	P	X	P	P	X	P	P	X	X	X	X	X
Flower stores	P	X	P	P	P	X	P	X	X	X	X	X
Food stores and grocery stores	P	X	P	P	P	X	P	X	X	X	X	X
Food services including coffeehouses, delicatessens, ice cream parlors, juice bars, etc.	P	P	P	P	P	P ⁴	P	X	X	X	X	C
Furniture, home furnishings, and appliance stores	P	X	P	P	P	X	P	X	X	X	X	X
General merchandise stores	P	X	P	P	P	X	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Grooming parlors and pet supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Hardware stores	P	X	P	P	P	X	P	X	X	X	X	X
Hobby, toy and game stores	P	X	P	P	P	X	P	X	X	X	X	X
Jewelry stores	P	X	P	P	P	X	P	X	X	X	X	X
Lumber sales	P	P	P	X	X	X	X	X	X	X	X	X
Manufactured and modular housing sales	X	P	P	X	X	X	X	X	X	X	X	X
Microbreweries	P	C	P	P	P	P	X	X	X	X	X	X
Motor vehicle supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Multi-use retail center	P	X	P	P	P	X	P	X	X	X	X	X
Office supplies and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Outdoor art and craft sales	P	X	P	P	P	P	P	P	P	P	P	X
Parking lot/sidewalk sales	P	X	P	P	P	P	P	P	P	P	P	X
Periodic sales: Rummage sales	X	P	P	P	P	P ⁴	P	P	P	P	P	X
Periodic sales: Swap-meets	P	P	P	P	X	P ⁴	X	X	X	X	X	X
Plant nurseries, landscaping materials, greenhouses (commercial)	P	X	P	P	P	P	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Printing, commercial	X	X	P	P	P	X	X	X	X	X	X	X
Recreation, commercial	P	C	P	P	X	P	X	C	X	X	X	C
Restaurants	P	X	P	P	P	X	P	X	X	X	X	X
Restaurants with drive-in or drive-through-service (fast food)	P	X	P	P	X	X	C	X	X	X	X	X
Retail or service-activities conducted out-of temporary structures and/or trailers	P	C	C	C	C	P	C	X	X	X	X	P
RV/tent campground	X	X	X	X	X	C	X	A	X	A	A	X
Sales, retail	P	X	P	P	P	P ⁴	P	X	X	X	X	P
Small-appliance repair-shops	P	X	P	P	P	X	P	X	X	X	X	X
Specialty stores	P	X	P	P	P	X	P	X	X	X	X	P
Sporting-goods stores	P	X	P	P	P	X	P	X	X	X	X	P
Stationery and gift-stores	P	X	P	P	P	X	P	X	X	X	X	X
Theaters, auditoriums	P	X	P	P	P	X	P	X	X	X	X	X
Commercial service uses:												
Arcade, amusement	P	X	P	P	X	P ⁴	C	X	X	X	X	X
Banks and financial-services	P	X	P	P	P	X	P	X	X	X	X	X
Business services	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Catering establishments	X	X	P	P	A	X	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Cemeteries	X	X	P	P	X	P	X	X	X	X	X	X
Conference centers	P	X	P	P	X	P ⁴	X	X	X	X	X	X
Equipment-rental services, commercial	X	P	P	X	X	X	X	X	X	X	X	X
Funeral parlors and mortuaries	P	X	P	P	X	X	X	X	X	X	X	X
Laundromats and laundry services	P	X	P	P	P	X	P	X	X	X	X	X
Offices, general	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Office park	P	P	P	X	X	X	X	X	X	X	X	X
Offices, government	P	X	P	P	P	P	P	X	X	C	C	X
Parking, private for fee	X	C	P	P	X	X	P	P	X	X	X	X
Parking, public	X	C	P	P	P	P	A	A	A	A	A	A
Parking, public garage	P	C	P	P	C	P	C	C	X	X	X	X
Printing, publishing, and allied industries including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, and film processing	X	P	X	X	X	X	X	X	X	X	X	X
Public transportation stations and park and ride lots (not including bus stops, which are allowed along all rights-of-way)	P	P	P	P	X	P	X	X	X	C	X	X
Radio and television studios (including)	X	P	P	P	P	X	X	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
recording studios)												
RV park, commercial	X	P	X	X	X	C	X	X	X	X	X	X
Servicing of personal apparel and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Sports, health, spa, or karate clubs	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Community enhancement uses:												
Accessory parks and recreation facilities for use by on-site employees or residents	X	P	P	P	P	X	P	P	P	P	P	X
Carnivals/circuses	P	X	P	P	C	P ⁴	C	X	X	X	X	X
Civic and community events	P	P	P	P	P	P	P	P	P	P	P	C
Club	P	X	P	P	P	P ⁴	C	X	X	X	X	X
Day care, adult	X	C	C	P	X	P ⁴	P	C	C	X	X	X
Day care, child center and preschools	X	X	X	P	X	P ⁴	P	C	C	C	C	X
Day care, child day care center	X	P	P	P	P	P ⁴	P	C	C	X	X	X
Day care, family home	X	X	P	P	P	X	P	P	P	P	P	X
Electrical distribution substations	P	P	P	P	X	P	X	X	X	X	X	X
Libraries	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Museums	X	X	P	P	P	P	P	X	X	X	X	X
Multi-use community	P	X	X	P	X	P	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
center												
Parks and recreation, public	X	C	P	P	P	P	P	P	P	P	P	P
Places of worship	X	X	P	P	X	P ⁴	P	P	P	P	P	X
Stadiums, arenas and assembly halls	P	P	P	P	P	P ⁴	P	X	X	X	X	X
Educational uses:												
Job training and vocational rehabilitation	P	P	P	P	P	P ⁴	P	X	X	X	X	X
School, public or private elementary	X	X	X	X	X	P	P	X	P	P	P	X
School, public or private middle	X	X	X	X	X	P	P	X	P	P	P	X
School, public or private high	X	X	X	X	X	P	P	X	P	P	P	X
School, except for post-secondary education	X	X	X	X	X	P	P	X	P	P	P	X
School, public or private post-secondary education	X	P	P	X	X	P	P	X	P	P	P	X
Health care uses:												
Hospitals	P	X	P	P	X	X	X	X	X	X	X	X
Massage clinics or center	P	X	P	P	P	P ⁴	P	X	X	X	X	X
Office/clinic health care providers	P	X	P	P	P	X	P	X	X	X	X	X
Pharmacies and medical	P	X	P	P	P	X	P	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
supply stores		X				X						X
Veterinary-clinic/hospitals	P	X	P	P	X	X	P	X	X	X	X	X
Light industrial, manufacturing uses:												
Auto—Automobile-towing services	X	P	A	A	X	X	X	X	X	X	X	X
Auto—Car washes or quick-service lubrication facilities	P	P	P	P	X	X	X	X	X	X	X	X
Auto—Truck, trailer and recreational vehicle rental	P	P	P	X	X	X	X	X	X	X	X	X
Contractor/construction-offices	X	P	P	P	P	X	P	P	P	P	P	X
Construction/contractors yards	X	P	X	X	X	X	X	X	X	X	X	X
Custom art and craft-work	P	P	A	A	A	X	A	X	X	X	X	X
Electrical and electronic goods manufacture and assembly	X	P	X	X	X	X	X	X	X	X	X	X
Food processing and packing	X	P	X	X	X	X	X	X	X	X	X	X
Fuel storage facilities	X	C	X	X	X	X	X	X	X	X	X	X
Hazardous waste on-site treatment and storage facilities	X	C	X	X	X	P ¹	X	X	X	X	X	X
Manufacturing, assembling and packaging of articles, products, or	X	P	X	X	X	P ¹	A	X	X	X	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
merchandise conducted entirely within a building												
Mini storages and mini-warehouses (warehousing/storage)	X	P	X	X	X	X	X	X	X	X	X	X
Motor vehicle recycling and rebuilding	P	P	X	X	X	X	X	X	X	X	X	X
Motor vehicle rental-agencies	P	X	P	P	X	X	X	X	X	X	X	X
Motor vehicle repair-establishments	P	P	P	P	X	X	X	X	X	X	X	X
Motor vehicle sales and-service establishments	P	P	P	X	X	X	X	X	X	X	X	X
Recycling facilities, minor	X	P	X	X	X	P	X	X	X	X	X	X
Sales, wholesale-(wholesaling)	X	P	X	X	X	X	X	X	X	X	X	X
Service station, motor-vehicle (gas station)	P	P	P	P	X	X	X	X	X	X	X	X
Storage yard, outdoor-storage	X	P	C	X	X	P	X	X	X	X	X	X
Warehousing and-distribution facilities, to-include wholesale trade-not open to general-public	X	P	X	X	X	X	X	X	X	X	X	X
Welding and fabrication	X	P	X	X	X	P	X	X	X	X	X	X
Marijuana uses:												
Marijuana producing	X	P	P	X	X	X	X	X	X	C	X	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Marijuana processing	X	P	P	X	X	X	X	X	X	X	C	X
Marijuana retailer	P	P	P	P	P	X	C	X	X	X	X	X
Medical marijuana cooperatives	X	X	X	X	X	X	P	P	P	P	P	X
Miscellaneous uses:												
Accessory buildings and structures	X	P	P	P	X	P	P	P	P	P	P	X
Personal ham radio-antennas	X	C	C	C	C	X	C	C	C	C	C	X
Personal wireless-service facilities	X	P	P	P	P	P	P	X	X	X	X	X
Radio and television-towers	X	C	C	C	C	X	C	C	C	C	C	X
Satellite dishes, noncommercial, and antennas	X	C	C	C	C	X	C	C	C	C	C	X
Residential uses and places where people stay:												
Accessory dwelling unit	X	X	X	X	A	X	A	A	A	A	A	X
Adult family home	X	X	X	P	X	P ¹	P	P	P	P	P	X
Apartment hotels (see "motel/hotel" definition)	X	X	P	P	P	X	P	X	X	X	X	X
Assisted living facility	X	X	P	P	X	X	P	P	P	X	X	X
Bed and breakfast inns	X	X	P	P	P	X	P	P	P	P	P	X
Boarding, lodging and rooming houses	X	X	X	X	X	X	P	P	P	P	P	X

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements in Chapter 19.22 BMC; X = Prohibited; N/A = Not applicable

DISTRICT ¹	Frontage zone ³	LH	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Cottage housing-development	X	X	X	X	X	X	X	P	P	P	X	X
Dwelling, caretaker's	X	C	C	C	C	X	X	X	X	X	X	X
Dwelling, carriage unit	X	X	X	X	X	X	X	P	P	P	X	X
Dwelling, duplex or two-family	X	X	X	X	X	X	X	P	P	P	X	X
Dwelling, multiple-family	X	X	X	P ⁴	P ⁵	X	P	P	P	X	X	X
Dwelling, single-family	X	X	X	X	X	X	P	P	P	P	P	X
Dwelling, townhomes	X	X	X	X	X	X	P	P	P	P	X	X
Group homes	X	X	X	X	X	X	P	P	P	P	P	X
Home occupations	X	A	A	A	A	X	A	A	A	A	A	X
Manufactured home-park or MPH	X	X	X	X	X	X	X	P	X	X	X	X
Motels/hotels	P	X	P	P	X	X	X	X	X	X	X	X
Nursing home or rehabilitation center	P	X	P	P	X	X	P	X	X	X	X	X
Owner/operator-residenees	X	P	X	P	P	X	P	X	X	X	X	X
Residential cluster	X	X	X	X	X	X	X	X	P	P	X	X
Senior citizen low-income housing	X	X	X	P	X	C	P	P	P	X	X	X

¹ Uses are allowed within existing public buildings.

²—Uses are to be as described in the city's shoreline master program.

³—This frontage overlay zone is defined as west of the SR-410 and SR-165 intersection and 150 feet north and south of SR-410 from Mundy Loss Road to the SR-410 and SR-165 intersection on the south and the eastern property line of Tax No. 0619044016 (Mr. Bill's Plaza) on the north. Properties directly accessing from SR-410 and within 150 feet of the right-of-way shall contain only uses in accordance with the use table in this section.

⁴—Multifamily is allowed in this zone above commercial uses, beside commercial uses, or on the same parcel as commercial uses; density is to be based on the HDR zone for multifamily units.

⁵—Multifamily is allowed in this zone above commercial uses; for more than one unit, density is to be based on the HDR zone for multifamily units.

(Ord. 02-22 § 7, 2022; Ord. 34-19 § 19, 2019).

¹ Prior legislation: Ords. 07-04, 28-99, 22-98, 41-97, 40-97, 20-97, 19-97, 7-97, 6-97, 21-96, 12-96, 31-95, 21-95, 5-93, 14-92, 13-92, 16-91, 21-89, 1-89, 22-88, 16-88, 11-88, 23-87, 13-85, 3-85, 17-84, 1056 and 1020.

19.20.080 CC-central commercial zone CMU Central Mixed Use.

(1) Intent and Purpose. The CMUC zone is intended to implement the policies of the Buckley comprehensive plan for areas designated for commercial development and privileging pedestrian traffic first for mixed use development that prioritizes walkability centered around the Interurban Trail, and motorized transportation second, after the date of implementation. The primary purpose is to develop commercial-mixed use parcels for neighborhood-oriented businesses and pedestrian connectivity per the Buckley comprehensive plan supported by residential development (Urban Design Element Goals 4.3, 4.4, and 4.5, Policy 4.4.3). Lots approved under old zoning provisions shall be subject to the code in effect at the time of approval.

(2) The following minimum standards must be implemented for all new or modified developments within the Central Mixed Use Zone

(i)The following minimum standards must be implemented for all new or modified developments within the mixed use zoning district.

(iii) A minimum of twenty percent (20%) of the project's floor area must be developed and maintained for commercial uses.

(iv) Only commercial uses are permitted on the ground floor of buildings fronting an arterial street. Residential units and commercial uses are permitted on the ground floor of buildings fronting nonarterial and internal streets and driveways, or in cases where the lot fronts on two arterial streets, residential is permitted on the ground floor fronting the arterial with lower traffic volume.

(2) Residential type specifications.

The following building forms are permitted in the CMU zone. Other forms may be permitted as a conditional use, so long as they meet the general intent of the zone to produce affordable, multifamily housing.

(i) Multiplex as defined in Chapter 19.12

(ii) Courtyard apartment, as defined in Chapter 19.12

(A) At least one common open space is required.

(B) Common open space shall be bordered by dwelling units on at least two sides.

(C) Common open space shall be a minimum of 15 feet on any side.

(D) Parking areas and vehicular areas do not qualify as a common open space.

(E) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(iii) Low-rise apartment complex, as defined Chapter 19.12

(A) A minimum of 15% of units must be ground-access, with stoops or porches oriented towards the street or the common open space, so that some feeling of human presence is created in the public and semi-private spaces surrounding the development.

(B) At least one common open space is required.

(C) Common open space shall be bordered by dwelling units on at least one side.

(D) Common open space shall be a minimum of 20 feet on any side.

(E) Parking areas and vehicular areas do not qualify as a common open space.

(F) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(iv) Live-work, as defined in Chapter 19.12

(v) Low-rise mixed use, as defined in Chapter 19.12

(4) Pedestrian and vehicle access.

(i) A paved pedestrian connection at least three feet wide is required between each residential building and the sidewalk (or the street if there is no sidewalk). Driveways cannot be used to meet this requirement.

(ii) For all lots abutting an improved alley that meets the Public Works design standards for width, the vehicular access shall be taken from the alley.

(iv) Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards:

(E) Off-street parking will be located at the back or on the side of the lot. The driveway approach from the street is required to be 16 feet wide at the street but can taper to 12 feet wide for the full length.

(v) Required parking spots may occupy required setbacks.

(2) Performance Standards – Dimensional Requirements.

(a) Lot Area and Coverage.

(i) Lot Area. The minimum lot area shall be 3,000 square feet per unit.

(ii) Lot Coverage.

(A) For commercial mixed-use units, the maximum lot coverage of the primary unit shall be 70 percent, not including outbuildings or accessory units. The maximum lot coverage of all structures shall be 75 percent. The maximum of all impervious coverage, including driveways and sidewalks, shall be 85 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface.

(B) For commercial units, the maximum lot coverage of the primary unit shall be 90 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations.

(b) Lot Dimensions. The minimum dimensions shall be:

(i) Lot width: 40 feet.

(ii) Lot width at street on a radius: 30 feet.

(c) Setback Requirements.

(i) Commercial. Unless the landscape code requires different setbacks, the following minimum setbacks shall be used:

(A) Front: 10 feet.

(B) Side: five feet.

(C) Rear: five feet.

(ii) Mixed-Use Commercial.

(A) Front: 10 feet.

(B) Side: 10 feet.

(C) Corner: 10 feet.

(D) Rear: 10 feet.

(E) Between structures: 10 feet.

(d) Off-street parking requirements shall be per Chapter 19.28 BMC.

(e) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC. (Ord. 15-17 § 3, 2017; Ord. 27-16 § 7, 2016; Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005).

19.28.040 Standards.

(1) The minimum number of off-street parking spaces for the listed uses shall be shown in Table 19.28-1, Off-Street Parking Standards. The planning director or city engineer shall have the authority to request a parking study when deemed necessary.

Table 19.28-1 Off-Street Parking Spaces

Use	Required Number of Off-Street Parking Spaces
Residential	
Single-family dwelling, duplex, townhouse, cottage/carriage unit	2 per unit
Studio apartment, <u>1 bedroom apartment</u> , accessory dwelling unit	1 per unit
<u>2 bedroom apartment, multiplex, triplex, fourplex</u>	<u>1.5 per unit</u>
Housing for elderly (apartment/unassisted)	.33 per unit
Retirement dwelling	<u>12</u> per unit
Residential care facility/assisted living	1 per 2 beds + 1 per day shift employee
Home occupation	None
Lodging	
Hotel or motel	1 space per unit plus additional for bars, restaurants, assembly rooms
Bed and breakfast	1 space per room
Recreation	
Marina	1 space per 2 slips
Miniature golf	1 space per hole
Golf course	6 spaces per hole and 1 per employee
Golf driving range	1 space per 15 feet of driving line

Use	Required Number of Off-Street Parking Spaces
Theater, auditorium	1 space per 4 seats maximum occupancy
Stadium, sports arena	1 space per 4 seats or 1 for each 8 feet of benches plus 1 space per 2 employees
Tennis, racquetball, handball courts/club	3 spaces per court or lane, 1 space per 260 square feet of gross floor area (GFA) of related uses, and 1 space per employee
Basketball, volleyball court	9 spaces per court
Bowling, bocce ball center, billiard hall	5 spaces per alley/lane and/or table
Dance hall, bingo hall, electronic game rooms, and assembly halls without fixed seats	1 space per 75 square feet of gross floor area (GFA)
Sports club, health, spa, karate club	1 space per 260 square feet of gross floor area plus 1 space per employee
Roller rink, ice-skating rink	1 space per 100 square feet of gross floor area
Swimming club	1 space per 40 square feet of gross floor area
Private club, lodge hall	1 space per 75 square feet of gross floor area
Institutional	
Church/chapel/synagogue/temple	1 space per 3 seats or 6 feet of pews
Elementary/middle/junior high school	1 space per employee, teacher, staff and 1 space per 15 students
Senior high school	1 space per employee, teacher and staff member and 1 per 10 students
Technical college, trade school, business school	1 space per every 2 employees and staff members and 1 per every full-time student or 3 part-time students
University, college, seminary	1 per every 2 employees and staff members and either 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater
Multi-use community center	1 per 4 seats maximum occupancy
Museum, art gallery	1 space per 500 square feet of gross floor area
Library	1 per employee and 1 per 500 square feet of gross floor area

Use	Required Number of Off-Street Parking Spaces
Post office	1 per 500 square feet of gross floor area plus 1 space per each 2 employees
Medical care facilities	
Hospital	1 per 2 beds
Veterinary clinic/hospital	1 space per 250 square feet of gross floor area
Medical/dental clinic/office	1 per employee plus 1 per 300 square feet of gross floor area
Office	
General office	1 per employee plus 1 per 400 square feet of gross floor area
General office (no customer service)	1 per 250 square feet of gross floor area
Office park	1 space per 400 square feet of gross floor area
Meeting room	1 per 4 person occupancy load, and 1 per 2 employees
Commercial/service	
Automobile sales new/used	1 per 400 square feet of gross floor area
Auto repair accessory to auto sales	2 spaces per auto service stall
Automobile repair shop, automobile service station, automobile specialty store, automobile body shop	4 per bay
Gas station	1 per 2 fuel pumps
Gas station with mini-market	1 per nozzle plus 1 per 250 square feet of gross floor area
Car wash or quick-service lubrication facilities	2 spaces per stall and 1 space per 2 employees
Beauty parlor, barber shop	1 per 300 square feet of gross floor area
Massage parlor	1 per 300 square feet of gross floor area
Exhibition hall, showroom, contractor's shop	1 space per 900 square feet of gross floor area
Photographic studio	1 space per 800 square feet of gross floor area

Use	Required Number of Off-Street Parking Spaces
Convenience market, supermarket	1 space per 250 square feet of gross floor area
Multi-use retail center	1 per 250 square feet of gross floor area
Finance, insurance, real estate office	1 per employee plus 1 per 400 square feet of gross floor area
Bank	1 per employee plus 1 per 400 square feet of gross floor area
Drug store	First 5,000 square feet equals 17 spaces plus 1 per each additional 1,500 square feet
Furniture/appliance store	1 per 500 square feet of gross floor area
Clothing store	1 per 400 square feet of gross floor area
Lumber yard, building material center	1 space per 275 square feet of indoor sales area plus 1 space per 5,000 square feet of warehouse/storage
Hardware/paint store	1 per 400 square feet of gross floor area
Restaurant	1 per 100 square feet of gross floor area
Restaurant, carry-out	1 space per 225 square feet of gross floor area
Fast food restaurant	1 space per 110 square feet of gross floor area plus 6 stacking spaces for drive-through lane
Repair shop	1 per 400 square feet of gross floor area
Laundromat, coin-operated dry cleaner	1 space per every 3 washing or cleaning machines
Mortuary	1 space per 150 square feet of gross floor area
Express delivery service	1 space per 500 square feet of gross floor area plus 1 space per employee
Retail stores in general	Less than 5,000 square feet equals 1 per 300 square feet. Greater than 5,000 square feet, 17 plus 1 per each additional 1,500 square feet
Industrial	
Industrial, manufacturing	1 per 500 square feet of gross floor area
Warehousing, storage	1 per 1,000 square feet of gross floor area

Use	Required Number of Off-Street Parking Spaces
Public or private utility building	1 per 1,000 square feet of gross floor area
Wholesaling	2 plus 1 per 1,000 square feet of gross floor area
Research and development	1 per 500 square feet of gross floor area
LI general office	1 per employee peak plus 15 percent
LI research	1 per employee peak plus 10 percent

(2) Special Requirements. The following parking requirements are applicable to all commercial, industrial and office land uses. These special stalls shall be closest to the facility for which they are designated in order to encourage their use. The following standards, with the exception of the requirement for handicapped spaces, may be modified by the decision maker if the proponent demonstrates that a different standard would result in an equal or better site plan or design:

- (a) Motorcycles. Facilities with 25 or more parking spaces should provide at least one designated parking area for use by motorcycles. Areas delineated for use by motorcycles shall meet standards set forth in BMC 19.28.030(3)(a).
- (b) Compact Cars. Parking facilities may provide up to 20 percent of their parking for use by compact cars. Spaces delineated for compact car use shall meet standards set forth in BMC 19.28.030(1)(b).
- (c) Bicycles. All commercial and office areas shall provide adequate bike rack facilities for bicycle parking at any location convenient to the facility for which they are designated. Whenever possible, weatherproofing or covering should be used.
- (d) Drive-Through Facilities. Drive-through facilities require special consideration as their design can significantly impact the vehicular circulation on a site. The following requirements apply to any use with drive-through facilities:
 - (i) Each drive-through lane shall be separated from the routes necessary for ingress or egress from the property, or access to any parking space.
 - (ii) Each drive-through lane shall be striped, marked, or otherwise distinctly delineated.
 - (iii) The vehicle stacking capacity of the drive-through facility and pick-up facilities will be determined by the planning director and city engineer based on appropriate traffic engineering and planning data. The applicant shall submit to the city a traffic study addressing the following issues:
 - (A) Nature of the product or service being offered;
 - (B) Method by which the order is processed;
 - (C) Time required to serve a typical customer;
 - (D) Arrival rate of customers;
 - (E) Peak demand hours;
 - (F) Anticipated vehicle stacking required.
- (e) Spaces provided for the specific uses as listed in this subsection shall be clearly designated through signs, colored lines, etc.

(f) Spaces for handicapped persons shall be provided at a ratio of one space for each 25 required spaces, or portion thereof, to be located as close to the main entrance of the building as feasible.

(3) Optional Provisions. The following may be provided at the option of the developer when applicable to commercial, residential, or office off-street parking uses:

(a) Shared Parking. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to the approval of the planning director and must meet the following conditions:

(i) The applicant must demonstrate to the planning director's satisfaction that substantial conflict shall not exist in the principal hours or periods of peak demand for the uses for which the joint use is proposed.

(ii) The number of parking stalls which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking stalls reasonably anticipated to be available during differing hours of operation.

(iii) Parking facilities designated for joint use should not be located further than 300 feet from any structure or use served.

(iv) A written agreement shall be drawn to the satisfaction of the city attorney and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use. (Ord. 01-12 § 15, 2012; Ord. 22-08 § 1 (Exh. A), 2008).

19.20.050 HDR- Low, high density residential (low) zone. Option 1

(1) Intent and Purpose. The HDR-Low zone is intended to allow high density multifamily residential development, which includes apartment complexes. This zone applies to those existing areas of the city already developed under high densities or as multifamily dwellings and the immediate surrounding area. Greater flexibility is afforded to nonresidential uses when located adjacent to commercially zoned or developed land.

In addition, multifamily residential (HDR) districts in Buckley are intended to reserve appropriately located areas for multifamily living at a broad range of dwelling unit densities consistent with the Buckley comprehensive plan. Further, multifamily residential (HDR) districts in Buckley are intended to protect the public health, safety and general welfare by ensuring that opportunities to obtain reasonable-cost housing exist for households representing a variety of income categories and lifestyles. Multifamily residential (HDR) districts in Buckley are also intended to facilitate the provision of utility services and other public facilities commensurate with anticipated population and dwelling unit densities, provide designs compatible with Buckley community goals and visions, and provide developments consistent with the Buckley comprehensive plan that offer amenities and conveniences necessary to assure the comfort and enhance the lifestyles of their occupants.

(2) Residential type specifications. The following building forms are permitted in the HDR-Low zone.

- (i) Single family, as defined in Chapter 19.12
- (ii) ADU, as defined in Chapter 19.12
- (i) Duplex, as defined in Chapter 19.12
- (ii) Townhome, as defined in Chapter 19.12
- (iii) Triplex, as defined in Chapter 19.12
- (iv) Fourplex, as defined in Chapter 19.12
- (i) Multiplex, as defined in Chapter 19.12
- (ii) Courtyard apartment, as defined in Chapter 19.12
 - (A) At least one common open space is required.
 - (B) Common open space shall be bordered by dwelling units on at least two sides.
 - (C) Common open space shall be a minimum of 15 feet on any side.
 - (D) Parking areas and vehicular areas do not qualify as a common open space.
- (E) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.
- (iii) Low-rise apartment complex, as defined in Chapter 19.12
 - (A) A minimum of 15% of units must be ground-access, with stoops or porches oriented towards the street or the common open space, so that some feeling of human presence is created in the public and semi-private spaces surrounding the development.
 - (B) At least one common open space is required.
 - (C) Common open space shall be bordered by dwelling units on at least one side.
 - (D) Common open space shall be a minimum of 20 feet on any side.

(E) Parking areas and vehicular areas do not qualify as a common open space.

(F) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(4) Pedestrian and vehicle access.

(i) A paved pedestrian connection at least three feet wide is required between each residential building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.

(ii) All lots abutting an improved alley that meets the Public Works design standards for width, the vehicular access shall be taken from the alley.

(iii) Public or private alley access is required for lots with four or more units unless the Public Works Director determines it to be infeasible due to existing development, lack of connectivity, topography or other physical constraints.

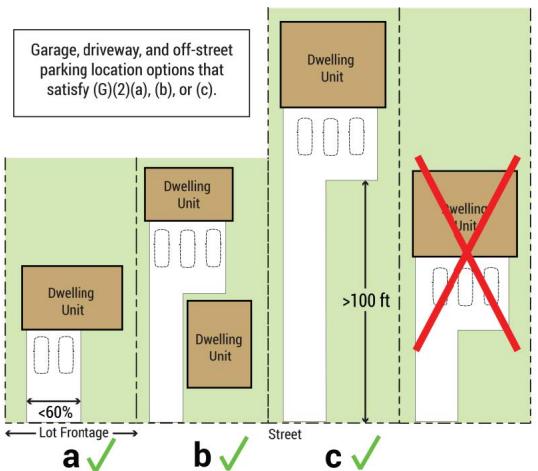
(iv) Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards:

(A) Garages, carports, driveways, and off-street parking areas shall not be located between a building and a street, except when any of the following conditions are met:

a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or

b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or

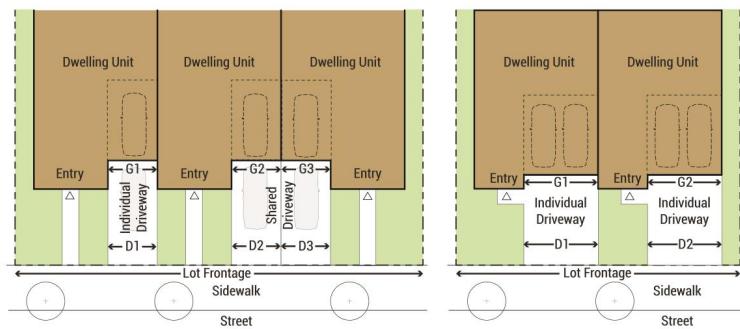
c. The garage, driveway, or off-street parking is located more than 100 feet from a street.



3. All detached garages and carports shall not protrude beyond the front building façade.

4. The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.

Commented [SL1]: CC indicated a small preference for alley or back of lot loading based on visual preference survey, allowing more space at front of lot for open space. State guidance recommends off-alley parking or if that is not feasible, at side or back of lot to increase space efficiency.

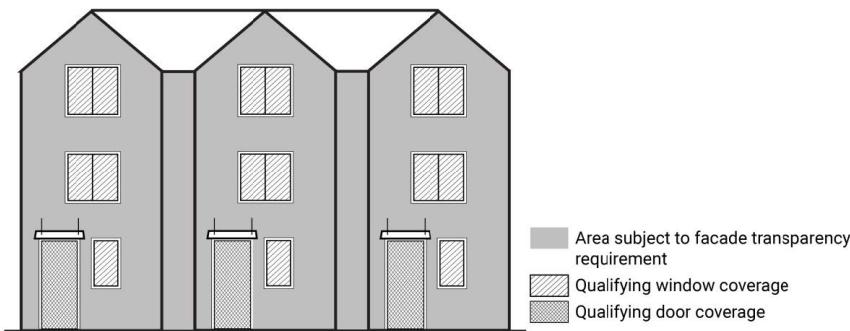


$\frac{(G1+G2+G3)}{\text{Lot Frontage}}$ must be no more than 60%
 $(D1+D2+D3)$ must not exceed 32 feet per frontage
 Individual driveway width (any "D#") shall not exceed 20 feet

(v) Required parking spots may occupy required setbacks.

(6) Windows and Doors

A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors (excluding garage doors). On corner lots, the 15 percent standard is applied to both street-facing facades. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.



(5) Coverage, Building Placement, Open space, and Building Form

LOT	
Minimum lot size	
Single Family Detached	5,000 SF
Townhouse unit	2,500 SF

<u>BUILDING PLACEMENT</u>	
<u>Front Setback</u> ¹	<u>10'</u>
<u>Side Setback</u>	<u>5'</u>
<u>Rear Setback (no alley/off-alley)</u>	<u>15'/5'</u>
<u>COVERAGE</u>	
<u>Impervious Surface Coverage</u>	<u>85%</u>
<u>Minimum Common Open Space</u> ²	<u>10%</u>
<u>HEIGHT</u>	
<u>Height</u>	<u>35'</u>
<u>Roof Pitch</u>	<u>4:12 minimum</u>
<u>FAR</u>	
<u>1 unit</u>	<u>.6</u>
<u>2 units</u>	<u>.8</u>
<u>3 units</u>	<u>1.0</u>
<u>4 units</u>	<u>1.2</u>
<u>4+ units</u>	<u>1.4</u>

¹Front setback, and side setback for corner lots.

²Common open space may be within the setback, but cannot include car parking, or vehicular circulation. Townhouse units and detached single family units may substitute the requirement for private open space.

(vi) Off-street parking shall be as follows: Off-street parking requirements shall be per Chapter 19.28 BMC.

(vii) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

(d) Other Performance Standards.

(i) Exterior Mechanical Devices. Devices such as air conditioners, heating, cooling, and ventilating equipment, swimming pool mechanicals and all other such mechanical devices shall be visually screened from surrounding properties and streets, and also shall be so operated that they attenuate, reduce, or contain normal operating noise so as to not disturb the peace.

(ii) Landscaping Required. Landscaping and open space shall be provided pursuant to Chapters 19.26 and 19.29 BMC.

(iii) Outdoor Storage of Materials. Required front and street side yards shall not be used for the storage of any motor vehicle or vehicle accessory such as camper shells, trailers, wheeled accessories, conveyances, boats, motorbikes, or snowmobiles and similar equipment. (Ord. 04-16 § 5, 2016; Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005. Formerly 19.20.050).

Commented [SL2]: This is defined as the midpoint on a pitched roof between the ridge and the ridge line (the height where the roof intersects with the wall).

Commented [SL3]: Currently 2.2 for multi-family in the multifamily guidelines, but 2 per unit in 19.28 and 1 per unit for studios.

19.20.060 HDR- High, high density residential (high) zone.

(1) Intent and Purpose. The HDR-High zone is intended for high density multifamily residential development, primarily in the form of apartment complexes. This zone is intended to aid in the production of more affordable housing units, and to help Buckley accommodate all income levels, consistent with the Buckley comprehensive plan.

(2) Residential type specifications. The following building forms are permitted in the HDR-High zone. Other forms may be permitted as a conditional use, so long as they meet the general intent of the zone to produce dense, affordable, multifamily housing.

(i) Multiplex

(ii) Courtyard apartment, as defined in Chapter 19.12

(A) At least one common open space is required.

(B) Common open space shall be bordered by dwelling units on at least two sides.

(C) Common open space shall be a minimum of 15 feet on any side.

(D) Parking areas and vehicular areas do not qualify as a common open space.

(E) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(iii) Low-rise apartment complex, as defined 19.12

(A) A minimum of 15% of units must be ground-access, with stoops or porches oriented towards the street or the common open space, so that some feeling of human presence is created in the public and semi-private spaces surrounding the development.

(B) At least one common open space is required.

(C) Common open space shall be bordered by dwelling units on at least one side.

(D) Common open space shall be a minimum of 20 feet on any side.

(E) Parking areas and vehicular areas do not qualify as a common open space.

(F) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(3) Performance Standards – Dimensional Requirements.

(i) Density.

The minimum allowed density of dwelling units in the HDR-High zone is 30 dwelling units per acre. There is no maximum density in this zone.

(4) Pedestrian and vehicle access.

(i) A paved pedestrian connection at least three feet wide is required between each residential building and the sidewalk (or the street if there is no sidewalk). Driveways cannot be used to meet this requirement.

(ii) For all lots abutting an improved alley that meets the Public Works design standards for width, the vehicular access shall be taken from the alley.

Commented [SL1]: CC indicated a small preference for alley or back of lot loading based on visual preference survey, allowing more space at front of lot for open space. State guidance recommends off-alley parking or if that is not feasible, at side or back of lot to increase space efficiency.

(iv) Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards:

(D) Off-street parking will be located at the back or on the side of the lot. The driveway approach from the street is required to be 16 feet wide at the street but can taper to 12 feet wide for the full length.

(v) Required parking spots may occupy required setbacks.

(5) Coverage, Building Placement, Open space, and Building Form

<u>LOT</u>	
<u>BUILDING PLACEMENT</u>	
Front Setback ¹	8'
Side Setback	5'
Rear Setback (no alley/off-alley)	10'5"
<u>COVERAGE</u>	
Maximum Building Coverage	65%
Impervious Surface Coverage	85%
Minimum Common Open Space ²	10%
<u>HEIGHT</u>	
Height	35'
Roof Pitch	4:12 minimum

¹Front setback, and side setback for corner lots.

²Common open space may be within the setback, but cannot include car parking, or vehicular circulation. Common open space must include an area that has a minimum dimension of 15'x15'.

Commented [SL2]: This is defined as the midpoint on a pitched roof between the ridge and the ridge line (the height where the roof intersects with the wall).