

CITY OF BUCKLEY

ORDINANCE NO. 01-26

**AN ORDINANCE OF THE CITY OF BUCKLEY, WASHINGTON
UPDATING THE LAND DEVELOPMENT CODE AND FIXING A TIME
WHEN THE SAME SHALL BECOME EFFECTIVE.**

WHEREAS, in 2021 the Washington State Legislature passed House Bill 1220 amending the Growth Management Act (GMA) in RCW 36.70A.020 to instruct local governments to “plan for and accommodate” housing affordable to all income levels; and

WHEREAS, the GMA in RCW 36.70A.070(2)(c) required that the 2024-2044 Comprehensive Plan included a Future Land Use Map showing sufficient land capacity for housing needs across all economic segments and including emergency housing and permanent supportive housing; and

WHEREAS, the GMA, in RCW 36.70A.120 requires that planning activities including the zoning map are in conformity with the comprehensive plan; and

WHEREAS, on August 12, 2025 the city council passed Ordinance No. 05-25 incorporating housing targets and the Future Land Use Map into the land use element as required by House Bill 1220; and

WHEREAS, House Bill 1220 codified in RCW 35A.21.430 requires that permanent supportive housing and transitional housing must be allowed where residences and hotels are allowed; and

WHEREAS, House Bill 1220 codified under the GMA in RCW 35A.21.430 requires that emergency housing must be allowed in any zone in which hotels are allowed; and

WHEREAS, in 2023 the Washington State Legislature passed House Bill 1337 codified in RCW 36.70A.680 and RCW 36.70A.681 requiring that development regulations allow two accessory dwelling units (ADUs) on all residential lots that allow single family homes; and

WHEREAS, in 2024 the Washington State Legislature passed House Bill 1998 codified in RCW 36.70A.535 requiring that co-living must be allowed on any lot zoned for multifamily residential units where six or more units are allowed; and,

WHEREAS, in 2021 the Washington State Legislature passed House Bill 5235 codified in RCW 35.21.682 requiring that the number of unrelated persons that occupy a household or dwelling unit except as provided by state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities; and

WHEREAS, on November 6, 2025, the city transmitted a copy of the proposed ordinance

to the Washington State Department of Commerce in accordance with RCW 36.70A.106 at least 60 days in advance of adoption for the required 60-day State review period; and

WHEREAS, on October 22, 2025, the city issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal; and

WHEREAS, during the course of developing the proposed ordinance, various means of public outreach were used including, but not limited to, planning commission meetings, a notice of public hearing published and mailed to property owners on October 22, 2025, and a public hearing held on November 10, 2025; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 19.12 of the BMC is amended as follows:

A. 19.12.025 Accessory dwelling unit is amended as follows

“Accessory dwelling unit” means a self-contained residential unit that is accessory to a single family or duplex. An accessory dwelling unit has its own bathroom, kitchen facilities and sleeping areas, though it can share other features with the principal structure including the yard, parking, storage or laundry facilities. The accessory dwelling unit may be either detached or attached to the principal structure.

B. 19.12.095 Boarding, lodging or rooming house is struck from the BMC

C. Co-living Housing is added to the BMC as section 19.12.142 and reads as follows

“Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. The maximum number of sleeping units can be no greater than four times the unit density of the underlying zone. For instance, if the underlying zone allows 20 dwelling units per acre, up to 80 sleeping units are allowed per acre. Co-living housing includes boarding, lodging and rooming houses.

D. Dwelling, courtyard apartment is added to the BMC as section 19.12.156 and reads as follows

“Courtyard apartment” means up to 20 attached units arranged on two or three sides of a yard or court with yard or court contiguous with lot frontage.

E. Dwelling, four-family or fourplex is added to the BMC as section 19.12.157 and reads as follows

F. “Four-family dwelling” or “fourplex” means a residential building composed of four attached dwelling units. Dwelling, live-work is added to the BMC as section 19.12.158 and reads as follows

“Live-work dwelling” means a detached or attached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space occupied by a commercial use.

G. Dwelling, low-rise apartment complex is added to the BMC as section 19.12.159 and reads as follows

“Low-rise apartment complex” means a multifamily residential building, or collection of buildings, of two or three stories in which dwelling units share common walls and floors. Dwelling units are not on individual lots and may either be rented or owned as condominium units or some other form of collective ownership.

H. Dwelling, low-rise mixed use is added to the BMC as section 19.12.160 and reads as follows

“Low-rise mixed-use dwelling” means a building of two or three stories in which dwelling units share common walls and floors above a fire-separated ground floor space occupied by a commercial use.

I. Dwelling, multiple-family, formerly 19.12.160 is moved to section 19.12.162 and amended as follows

“Multiple-family dwelling” means a residential building composed of four or more attached dwelling units.

J. Dwelling, multiplex is added to the BMC as section 19.12.164 and reads as follows

“Multiplex” means a building consisting of 5-12 attached dwelling units arranged side-by-side or stacked.

K. Dwelling, three-family or triplex is added to the BMC as section 19.12.172 and reads as follows

“Three-family dwelling” or “triplex” means a residential building composed of three attached dwelling units.

L. 19.12.175 Dwelling, townhome is amended as follows

“Townhome dwelling” means a type of attached dwelling unit in a row of at least two, but not more than four, such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

M. 19.12.180 Dwelling, two-family or duplex is amended as follows

“Two-family dwelling” or “duplex” means a building composed of two attached dwelling units; provided, two townhome units are not considered a duplex.

N. Emergency housing is added to the BMC as section 19.12.196.5 and reads as follows

“Emergency housing (EH)” is defined as temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

O. Emergency shelter is added to the BMC as section 19.12.196.7 and reads as follows

Emergency shelter (ES) is defined as a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

P. Employee, formerly 19.12.197 is moved to BMC Section 19.12.199

Q. 19.12.215 Family is amended as follows

“Family” means a single housekeeping unit of either related or unrelated individuals that does not exceed the number allowed by state law or occupant load per square foot.

R. 19.12.243 is amended as follows

“Group home” means a place for persons with mental and physical handicaps, or dependent or children, providing special care in a homelike environment and required to be permitted in all districts in which single-family homes are permitted by the United States Fair Housing Act and RCW 35A.63.240, Washington Housing Policy. The number of residents shall not exceed the number allowed by state law, or occupant load per square foot.

S. A Middle Housing definition is added to as Section 19.12.250 of the BMC to provide as follows:

“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

T. Mixed use is added to the BMC as Section 19.12.343 and reads as follows

“Mixed Use” or “mixed-use developments” refers to a development or land use pattern that combines residential and commercial uses within a single project or area. The minimum amount of commercial space required in any individual mixed-use project shall be defined as a minimum percentage of total floor space available for commercial uses. This percentage will vary based upon the underlying zone.

U. Permanent supportive housing is added to the BMC as Section 19.12.417 and reads as follows

“Permanent supportive housing (PSH)” is defined as subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

V. Religious organization is added to the BMC as Section 19.12.480 and reads as follows

“Religious organization” means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

W. Sleeping unit is added to the BMC as Section 19.12.536 and reads as follows

“Sleeping unit” means A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units. Sleeping units have a minimum size of 70 square feet.

X. Transitional Housing is added to the BMC as Section 19.12.564 and reads as follows

“Transitional housing (TH)” is defined as a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Section 2. Chapter 19.16 of the BMC is amended as follows

A. 19.16.010 Designation of land use zones is amended as follows

In order to classify, segregate, and regulate land use according to the provisions of this zoning code, the city is divided into the following land use zones:

Former Zone	Current Zone	Former Zone description	Current Zone
			Description
R-6,000	R-6,000	Residential 6,000 sq. ft. minimum lot	Residential 6,000 sq. ft. base lot

Former Zone	Current Zone	Former Zone description	Current Zone Description
R-8,000	R-8,000	Residential 8,000 sq. ft. minimum lot	Residential 8,000 sq. ft. base lot
R-20,000	R-20,000	Residential 20,000 sq. ft. minimum lot	Residential 20,000 sq. ft. base lot
NMU	HDR-Low	Neighborhood Mixed Use	High Density Residential - Low
NMU	HDR-High	Neighborhood Mixed Use	High Density Residential - High
CC	CMU	Central Commercial	Central Mixed Use
GF	CF	General Commercial	Commercial Flex
HC	HC	Historic Commercial	Historic Commercial
LI	CF	Light Industrial	Commercial Flex
P	P	Public	Public
S	N	Environmentally Sensitive Area	Natural Area
P	PP	Public	Park

B. The City's zoning map, adopted by reference in BMC 19.16.020, is hereby replaced with the zoning map attached as Exhibit A.

Section 3. Chapter 19.20 of the BMC is amended as follows

A. Section 19.20.020 R-6,000 residential zone is repealed and replaced and reads as follows

(1) Intent and Purpose. The R-6,000 zone is intended to provide for compact residential development. This zone is applied in those areas adjacent to the city center but suitable for detached residential development. Because this zone may be adjacent to commercial zones, limited opportunity for nonresidential uses is recognized via the conditional use permit process.

(2) Performance Standards – Dimensional Requirements.

(a) Lot Area, Coverage, Building Placement, and Building Form

LOT	
<i>Minimum Lot Size</i>	
Single family with ADUs (attached, detached or stacked) ¹	6,000 SF
Duplex	6,000 SF
Triplex	9,000 SF
Townhouse unit (attached)	3,000 SF
Senior low-income housing unit	1,200 SF
Maximum units per lot	3
FRONTAGE	
Minimum Lot Frontage (SF and middle housing / townhouse unit)	45'/22' ²
Minimum Lot Depth	85'
COVERAGE	
Maximum Building Coverage	55%
Impervious Surface Coverage	70% ³
BUILDING PLACEMENT	
Street Setback ⁴ (Building / front porch)	15' / 9' ⁵
Garage Entrance Setback (no alley/ off alley)	22' / 12' ⁶
Side Setback	5'
Rear Setback	15' ⁷
Space Between Structures	10'
BUILDING FORM	
<i>HEIGHT</i>	
Height	30'
Minimum Roof Pitch	4:12
MASSING	
Maximum building footprint	3,200 SF
Maximum DADU or ADU size	1,250 SF

¹ All lots with detached single-family homes are allowed up to two ADUs.

² Minimum frontage for Cul-de-sac terminus and flag lots is 30'.

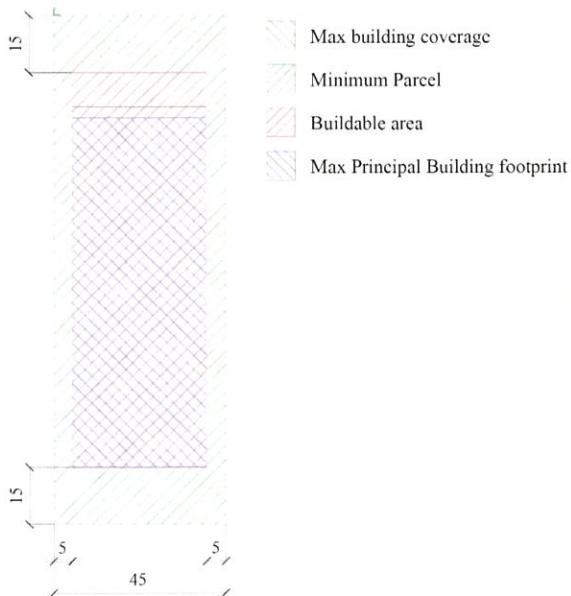
³ Sustainable pervious/permeable surfaces such as driveways, decks, patios, and other on-site permeable surfaces shall not be calculated in the impervious calculations if approved by engineering studies and/or best management practices.

⁴ Front setback for standard lot, street setback for corner lots.

⁵ For corner lots, only one front porch is eligible for the reduced setback.

⁶ 12' setback when the garage is parallel to alley, 5' when the garage is perpendicular to the alley.

⁷ For lots that have a rear lot line that abuts an alley, a detached accessory dwelling unit may be sited up to the lot line (0' rear setback). Minimum side setbacks still apply.



(b) For cottage housing, as specified within Chapter 19.24 BMC.

- (3) Accessory Buildings and Uses. Accessory structure(s) may be permitted subject to the permitted uses in BMC 19.20.130 and the performance standards of BMC 19.22.120 and 19.22.130, and also subject to provision of a minimum 10-foot clearance between each structure
- (4) Off-street parking requirements shall be per Chapter 19.28 BMC.

B. Section 19.20.030 R-8,000 residential zone is repealed and replaced and reads as follows

- (1) Intent and Purpose. The R-8,000 zone is intended to provide for development at urban residential densities while providing a transitional area between zones of higher urban residential densities and areas of lower densities, environmentally sensitive and public areas.
- (2) Performance Standards – Dimensional Requirements.
 - (a) Lot Area, Coverage, Building Placement, and Building Form

LOT	
<i>Minimum Lot Size</i>	
Single family/adus (attached, detached or stacked) ¹	8,000 SF
Duplex	8,000 SF
Triplex	12,000 SF
Townhouse unit (attached)	4,000 SF
Maximum units per lot	3

Dimensions	
Minimum Lot Frontage (SF and middle housing/townhouse unit) ²	60'/30'
Minimum Lot Depth	100'
COVERAGE	
Maximum Building Coverage	40%
Impervious Surface Coverage	55%
BUILDING PLACEMENT	
Street Setback ³ (Building / Front porch)	15' / 9'
Garage Entrance Setback (no alley/ off alley)	22' / 12'
Side Setback	8'
Rear Setback	20' ⁶
Space Between Structures	10'
BUILDING FORM	
HEIGHT	
Height	30'
MASSING	
Maximum building footprint	3,200 SF
Maximum DADU or ADU size	1,250 SF

¹ All lots with detached single-family homes are allowed up to two ADUs.

² Minimum frontage for Cul-de-sac terminus and flag lots is 30'.

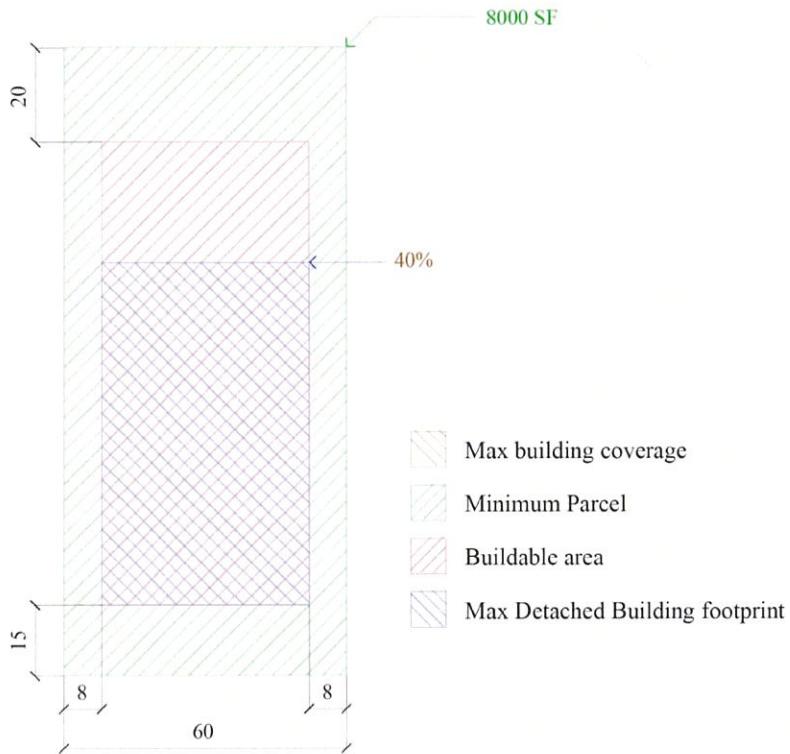
³ Sustainable pervious/permeable surfaces such as driveways, decks, patios, and other on-site permeable surfaces shall not be calculated in the impervious calculations if approved by engineering studies and/or best management practices.

⁴ Front setback for standard lot, street setback for corner lots.

⁵ For corner lots, only one front porch is eligible for the reduced setback.

⁶ 12' setback when the garage is parallel to alley, 5' when the garage is perpendicular to the alley.

⁷ For lots that have a rear lot line that abuts an alley, a detached accessory dwelling unit may be sited up to the lot line (0' rear setback). Minimum side setbacks still apply.



(b) For cottage housing, as specified within Chapter 19.24 BMC.

(3) Accessory Buildings and Uses. Accessory structure(s) may be permitted subject to the permitted uses in BMC 19.20.130 and the performance standards of BMC 19.22.120 and 19.22.130, and also subject to provision of a minimum 10-foot clearance between each structure.

(4) Off-street parking requirements shall be per Chapter 19.28 BMC. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005. Formerly 19.20.020).

C. Section 19.20.050 NMU neighborhood mixed-use zone is repealed and replaced with Section 19.20.050 HDR-Low, high density residential (low) zone and reads as follows

(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

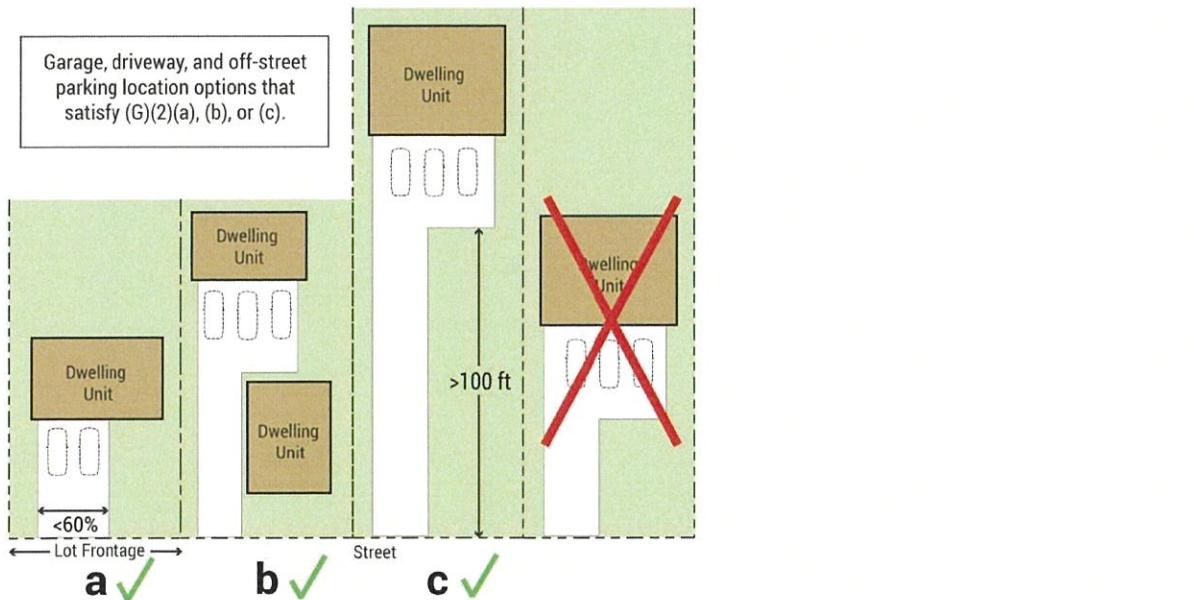
representing a variety of income categories and lifestyles. Multifamily residential (HDR) districts in Buckley are also intended to facilitate the provision of utility services and other public facilities commensurate with anticipated population and dwelling unit densities, provide designs compatible 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.
 - (a) Single family, as defined in Chapter 19.12
 - (b) ADU, as defined in Chapter 19.12
 - (c) Duplex, as defined in Chapter 19.12
 - (d) Townhome, as defined in Chapter 19.12
 - (e) Triplex, as defined in Chapter 19.12
 - (f) Fourplex, as defined in Chapter 19.12
 - (g) Multiplex, as defined in Chapter 19.12
 - (h) Courtyard apartment, as defined in Chapter 19.12
 - (i) At least one common open space is required.
 - (ii) Common open space shall be bordered by dwelling units on at least two sides.
 - (iii) Common open space shall be a minimum of 15 feet on any side.
 - (iv) Parking areas and vehicular areas do not qualify as a common open space.
 - (v) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.
 - (i) Low-rise apartment complex, as defined in Chapter 19.12
 - (i) 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.
 - (ii) At least one common open space is required.
 - (iii) Common open space shall be bordered by dwelling units on at least one side.
 - (iv) Common open space shall be a minimum of 20 feet on any side.
 - (v) Parking areas and vehicular areas do not qualify as a common open space.

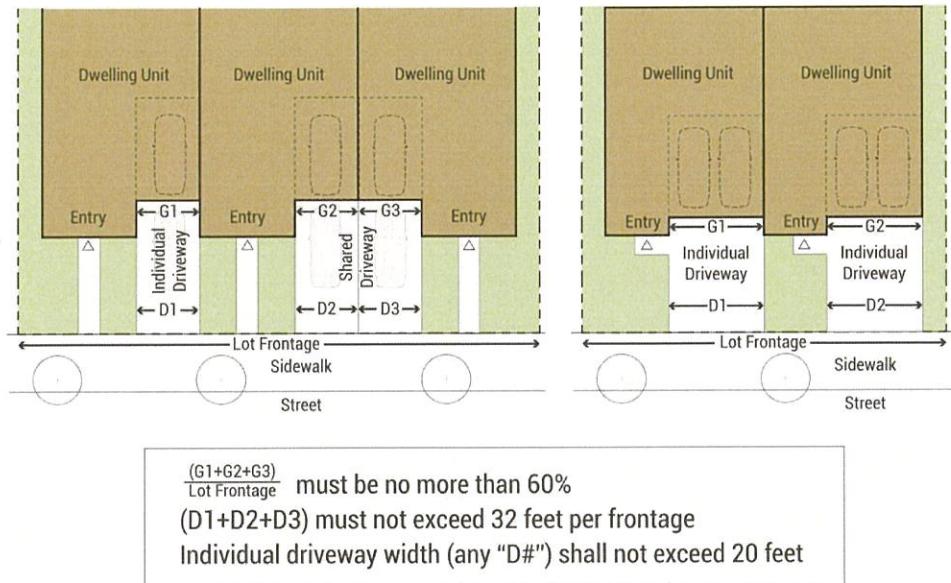
(vi) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.

(3) Pedestrian and vehicle access.

- (a) 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.
- (b) All lots abutting an improved alley that meets the Public Works design standards for width, the vehicular access shall be taken from the alley.
- (c) 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.
- (d) Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards:
 - (i) 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.



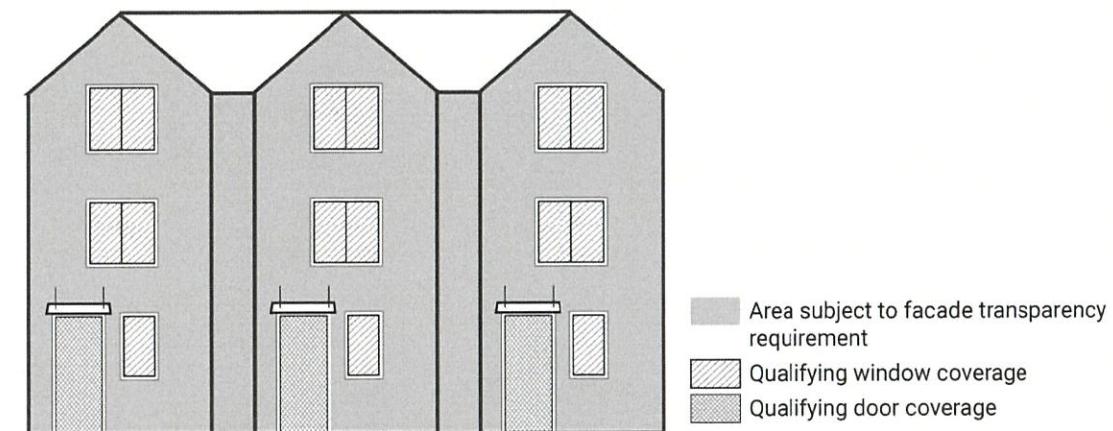
- (e) All detached garages and carports shall not protrude beyond the front building façade.
- (f) The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.



- (g) Required parking spots may occupy required setbacks.

(4) Windows and Doors

- (a) 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	4,000 SF
Townhouse unit	2,500 SF
BUILDING PLACEMENT	
Front Setback ¹	10'
Side Setback	5'
Rear Setback (no alley/off-alley)	15'/5'
COVERAGE	
Impervious Surface Coverage	85%
Minimum Common Open Space ²	10%
HEIGHT	
Height	35'
Roof Pitch	4:12 minimum
FAR	
1 unit	.6
2 units	.8
3 units	1.0
4 units	1.2
4+ units	1.4

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.

- (6) Off-street parking shall be as follows: Off-street parking requirements shall be per Chapter 19.28 BMC.
- (7) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.
- (8) Other Performance Standards.
 - (a) 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.

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

A. HDR-High, high density residential (high) zone is added to the BMC as Section 19.20.060

- (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.
 - (a) Multiplex
 - (b) Courtyard apartment, as defined in Chapter 19.12
 - (i) At least one common open space is required.
 - (ii) Common open space shall be bordered by dwelling units on at least two sides.
 - (iii) Common open space shall be a minimum of 15 feet on any side.
 - (iv) Parking areas and vehicular areas do not qualify as a common open space.
 - (v) Common open space must be contiguous with front lot line, or on corner lots, contiguous with at least one road facing lot line.
 - (c) Low-rise apartment complex, as defined 19.12
 - (i) 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.
 - (ii) At least one common open space is required.
 - (iii) Common open space shall be bordered by dwelling units on at least one side.
 - (iv) Common open space shall be a minimum of 20 feet on any side.
 - (v) Parking areas and vehicular areas do not qualify as a common open space.

(vi) 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.

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

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

LOT	
BUILDING PLACEMENT	
COVERAGE	
Front Setback ¹	8'
Side Setback	5'
Rear Setback (no alley/off-alley)	10'/5'
Maximum Building Coverage	65%
Impervious Surface Coverage	85%
Minimum Common Open Space ²	10%
HEIGHT	
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'

B. Section 19.20.070 GC general commercial zone is repealed and replaced with Section 19.20.070 CF commercial flex zone and reads as follows

- (1) Intent and Purpose. The CF zone is intended to implement the policies of the Buckley comprehensive plan for areas designated for commercial development along primary motorized transportation routes. Only uses that encourage public access (e.g., retail, office, and opportunities for public uses) should be permitted along SR 410.
- (2) Performance Standards – Dimensional Requirements.
 - (a) Lot Area and Coverage.
 - (i) Lot Area. No minimum requirements.
 - (ii) Lot Coverage. The maximum lot coverage of the primary unit shall be 90 percent.
 - (b) Lot Dimensions. No minimum requirements.
 - (c) Setback Requirements. Unless the landscape code requires different setbacks, the following minimum setbacks shall be used:
 - (i) Front: 10 feet.
 - (ii) Side: five feet.
 - (iii) Rear: five feet.
 - (d) Off-Street Parking. 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.
 - (f) Businesses 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 BMC 19.20.130. (Ord. 14-17 § 2, 2017; Ord. 27-16 § 6, 2016; Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005).
- (3) 112th St E Commercial Flex overlay
 - (a) Intent and Purpose: The 112th St E Overlay includes all Commercial flex designated parcels that fall within 150 feet of the 112th St E Right-of-Way. The 112th overlay is intended to allow more residential uses adjacent to 112th which are not allowed directly along the 410 Corridor.
- (4) Hwy 410 Commercial Flex overlay
 - (a) Intent and Purpose: the Hwy 410 overlay includes the portion of all Commercial Flex designated parcels falling within 100 feet of the Hwy 410 right-of-way. The overlay portion of these lots should include commercial, retail, and service uses to produce a friendly gateway to the City of Buckley and buffer light industrial uses which are setback farther from the highway.

D. Section 19.20.080 CC central commercial zone is repealed and replaced with Section 19.20.070 CMU central mixed use zone and reads as follows

- (1) Intent and Purpose. The CMU zone is intended to implement the policies of the Buckley comprehensive plan for areas designated for mixed use development that prioritizes walkability centered around the Interurban Trail. The primary purpose is to develop mixed use parcels for neighborhood-oriented businesses 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
 - (a) The following minimum standards must be implemented for all new or modified developments within the mixed use zoning district.
 - (b) A minimum of twenty percent (20%) of the project's floor area must be developed and maintained for commercial uses.
 - (c) 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.
- (3) Residential type specifications.
 - (a) 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.

- (a) 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.
- (b) 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.
- (c) 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.
- (e) Required parking spots may occupy required setbacks.

(5) Performance Standards – Dimensional Requirements.

(a) Lot Coverage.

- (i) 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.
- (ii) 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.
- (iii) Setback Requirements.
 - (A) 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.
 - (B) Mixed-Use Commercial.
 - (a) Front: 10 feet.
 - (b) Side: 10 feet.
 - (c) Corner: 10 feet.
 - (d) Rear: 10 feet.
 - (e) Between structures: 10 feet.

- (6) Off-street parking requirements shall be per Chapter 19.28 BMC.
- (7) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

E. Section 19.20.120 S environmentally sensitive area is amended to 19.20.120 N natural area

F. Section 19.20.130 Permitted uses for all zones is repealed and replaced with section 19.20.130 Prohibited uses for all zones and reads as follows

	CF	CMU	HC	HDR-High	HDR-Low	R-6,000	R-8,000	R-20,000	Public	Park	Natural
Agricultural Uses	X	X	X	X	X	X	X		X	X	X
Commercial & Light Industrial				X	X	X	X	X		X	X
Eating & Drinking establishments				X	X	X	X	X		X	X
Essential Public Facilities				X	X	X	X	X		X	X

Government Services				X	X	X	X	X			X
Health & Social Services						X	X	X		X	X
Lodging			X	X	X	X	X	X	X	X	X
Residential									X	X	X
Utilities											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

(a) 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

(b) Conditional uses

- (i) 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

(a) 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

(b) 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

(a) 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

(b) 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
(a) 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

(b) 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

(a) 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

(b) 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

(a) 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

(b) 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)

(a) 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

(b) 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

(a) 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

(b) 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

(a) 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

(b) 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

(a) Prohibited uses

Agricultural Uses

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

(b) 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

(a) 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

(b) 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

(a) 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

(b) Conditional uses

Agricultural Uses

Commercial and Light industrial

Eating & Drinking establishments:

Essential Public Facilities

Government Services

Health & Social Services

Lodging

Residential

Utilities

(13) **Park**

(a) **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

(b) **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**

(a) Property owners whose desired use is not captured within the table below should seek clarification from the City Administrator or Designee. If a use is not listed below the City Administrator/Designee shall treat the use in the same manner as the use that most closely matches the proposed use in land use impacts. Such impacts

shall include but are not limited to traffic, noise, light, vibration, crime, nuisance and odor. If no match can be made that doesn't result in a material increase in impacts by the proposed use, the proposed use shall be considered prohibited within the City unless otherwise required by law. Any nonmatching use required by law shall be subject to a conditional use permit if such a permit is legally authorized. The decision of the City Administrator/Designee to match an unspecified use shall qualify as a Type A1 decision subject to administrative appeal as regulated by Chapter 20.08 BMC.

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 out 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

¹ Uses are allowed within existing public buildings.

Section 4. Chapter 19.22 of the BMC

G. Section 19.22.130 Accessory dwelling units is repealed and replaced and reads as follows

- (1) Accessory dwelling units are permitted outright in all residential zoning districts that permit single-family homes, and may be developed with new or existing single-family homes on any lot that meets the minimum lot size required for the principal unit. The development standards of the underlying zoning district and the following siting and performance standards shall apply to all accessory dwelling units as defined by BMC 19.12.025:
 - (2) Two accessory dwelling units are permitted per single-family residence.
 - (3) Accessory dwelling units can be sited in any of the following configurations:
 - (a) One attached accessory dwelling unit and one detached accessory dwelling unit;
 - (b) Two attached accessory dwelling units; or
 - (c) Two detached accessory dwelling units, which may be comprised of either one or two detached structures
 - (4) Accessory dwelling units may be developed on lots of any size that meet zoning district minimum lot size; provided, that all other applicable zoning requirements are met.
 - (5) Setback Exception.
 - (a) For lots that have a rear lot line that abuts an alley, a detached accessory dwelling unit may be sited up to the lot line that abuts the alley. The accessory dwelling unit shall comply with the required side yard setbacks.
 - (6) Existing Accessory Structures.
 - (a) Lot coverage and setbacks for existing accessory structures shall be exempted to permit conversion to accessory dwelling units.
 - (7) An accessory dwelling unit shall not have a gross floor area larger than 1,250 square ft with garage space not included in the calculation.
 - (8) Compliance with applicable codes.
 - (a) The accessory dwelling unit shall comply with all standards for health and life safety as set forth in the International Building Code, International Residential Code, Uniform Plumbing Code, National Electrical Code, International Mechanical Code, International Fire Code, and Washington State Energy Code as each code is adopted by the city; and any other applicable codes or regulations, except as provided in this chapter. The

accessory dwelling unit shall comply with all zoning code provisions for single-family residences, including setbacks, accessory buildings and lot coverage, except as provided in this chapter.

(9) **Parking Requirements.**

- (a) The parking required for the existing single-family home must meet all requirements of the zoning code including amount, size and setback requirements in order for an accessory dwelling unit to be allowed.
- (b) One additional parking space, beyond those required for the primary single-family home, is required for an accessory dwelling unit. The additional parking space must also meet all requirements of the zoning code.
- (c) Newly created parking shall make use of existing curb cuts, when possible.

(10) Any homeowner seeking to establish an accessory dwelling unit shall apply for approval in accordance with the following procedures:

- (a) The homeowner shall apply for an accessory dwelling unit permit with the building division. A complete application shall include a properly completed application form, floor and structural plans, fees
- (b) Before issuance of the accessory dwelling unit permit, the homeowner must provide a copy of a statement recorded with the county records and elections office. The statement must read: A permit for an accessory dwelling unit has been issued, by the city of Buckley, to the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of section 19.22.130 of the Buckley Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.

(11) If an accessory dwelling unit is to be removed, appropriate permits and inspections must first be received from the Buckley building official. If a homeowner wants to remove the statement as required by subsection (7)(b) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unit has been removed. The release shall be recorded, by the homeowner, with the county records office and a copy of the recorded release shall be provided to the Buckley building official.

Section 5. Chapter 19.36 of the BMC is amended as follows:

H. Section 19.28.040 Standards is amended as follows

Table 19.28-1 Off-Street Parking Spaces

Use	Required Number of Off-Street Parking Spaces	Previous Required Number of Off-Street Parking Spaces
Residential		
Studio apartment, <u>1 bedroom apartment</u> , accessory dwelling unit	1 per unit	1 per unit

Use	Required Number of Off-Street Parking Spaces	Previous Required Number of Off-Street Parking Spaces
2+ bedroom apartment, multiplex, triplex, fourplex	1.5 per unit	N/A
Retirement dwelling	1 per unit	2 per unit

Section 6. Chapter 19.36 of the BMC is amended as follows:

I. Section 19.36.030 Expansion of uses or structures is amended as follows

1. 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, CF, CMU 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.
2. 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. 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 storage structures in the CF zone.
3. 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.

J. Section 19.36.040 Destruction of premises is amended as follows:

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, CF CMU or 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 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

Section 7. Adoption This ordinance shall be effective upon adoption and expiration of five days after publication as provided by law.

Introduced, passed and approved this 27th day of January 2026.


Carolyn Robertson Harding, Mayor

ATTEST:



Treva Zumeck, City Clerk

APPROVED AS TO FORM:



Phil Olbrechts, City Attorney

Published: February 4, 2026

Effective: February 9, 2026