

ENGINEERS

17.01.009 Traffic Circulation.

- (1) Traffic from commercial developments must have direct access to two (2) public streets.
- (2) Vehicular trips from new development may only access public streets which are built to city standards.
- (3) Vehicular trips from new development may not send traffic to any Highway intersection that does not have a traffic light.
- (4) No more than 110 peak hour trips can be routed to any single intersection. (Peak Hour is defined as 8:00 to 9:00 am and 5:00 to 6:00 pm)

17.61.020 Parking spaces required.

Required parking spaces are as follows:

- (1) Single-family dwellings in R-1, R-2, R-3 or R-4 zones: in addition to the two parking spaces required in a garage, every dwelling shall have a minimum of two, but not more than three, concrete parking spaces in the front yard area. No more than four vehicles shall be parked or stored in the front yard on improved parking spaces. Vehicles can be stored in the back yard if surrounded by a six-foot-high sight-obscuring fence;
- (8) Dancehalls: one space for each fifty square feet of dance floor space;
- (11) Manufacturing and industrial buildings: one space for each two employees on the largest shift;
- (14) Libraries: one space for each two hundred square feet of gross floor area of the reading room, plus one space for each two employees;
- (16) Hospitals: one space for each five beds including bassinets, plus one space for each two employees, plus one space for each two visiting and/or staff doctors;
- (17) Medical and dental clinics: three spaces for each doctor or three spaces for each two examination rooms, whichever is greater, plus one space for each employee;
- (18) Theaters: one space for each four seats, plus one space for each two employees;
- (23) Retail stores and personal service shops: three square feet of parking lot for every one square foot of gross building area, plus one parking space for the proprietor and one space for each two employees;

(24) Banks: one space for each four hundred square feet of gross building area, plus one space for each two employees;

(25) Restaurants, taverns or bars: one space for each three seats or stools, plus one space for each employee and one space for each fifty square feet of dance floor space;

17.61.021 Handicapped Parking spaces required.

(1) Parking spaces meeting American's with Disabilities Act (ADA) design standards shall be provided at a rate of one accessible space per 50 required parking spaces.

17.61.080 Required loading space.

(a) All commercial structures with more than ten thousand (10,000) square feet must have at least one loading dock for loading and unloading services.

(b) Loading docks must be designed and constructed to ensure that vehicles trucks are not blocking a sidewalk or public street when occupied by a delivery vehicle.

(c) Loading spaces, unless otherwise adequately provided for, shall include a ten-foot-by-twenty-five-foot loading space, with fourteen-foot height clearance.

14.30.140 Stormwater and drainage.

(a) Each use shall provide for approved on-site or off-site detention or control of excess stormwater runoff or drainage resulting from the use.

(b) No use shall cause downstream property owners to receive stormwater runoff at a higher peak flow than would have resulted from the same event had the use or improvement not been present.

(b) Stormwater runoff and/or drainage resulting from a use must be controlled so that water will not flow on to a public sidewalk or onto adjacent property. Drainage into city storm sewer or onto a city street must be approved by the city engineer.

ENGINEERING Questions

- 1. Does the proposed project need a loading dock?**
 - a. If so, does the proposal meet City code?**

- 2. How many parking spaces are needed for the project if they plan to have 86 exam rooms; 5 x-ray rooms; and 1 pharmacy exam room. They also plan to have 275 total employees. Do they have enough parking?**

- 3. How many ADA accessible parking spaces are required and have they provided enough to meet that need?**

- 4. Does the proposed project meet traffic circulation standards?**
 - a. If not, why not? What are your concerns?**

- 5. Does the proposed project have an adequate plan for controlling stormwater runoff?**
 - a. If not, why not?**

ENVIRONMENTAL

14.57.030 General Landscaping requirements.

All required landscaped areas shall comply with the following:

- (a) Landscaping shall be primarily vegetative and consist of combinations of trees, shrubs, and ground cover. Nonliving natural features may also be incorporated. At least eighty percent of the ground area required to be landscaped shall be covered by living plant materials.
- (b) Landscaping shall be designed to ensure adequate visibility and safety of vehicular traffic, bicyclists, pedestrians, and other users, on and off the proposed site. Height and/or spacing of landscaping may be modified to accommodate sight distances.
- (c) One tree shall be provided for each 40 feet of landscaping required.
- (d) To protect against the possibility of all trees in one project being destroyed by disease or pests, a mix of tree species shall be provided in accordance with the following table:

Required Number of Trees	Minimum Number of Species	Maximum Percent of Any One Species
11—20	2	55
21—30	3	35
31—40	4	27
41+	5	22

- (e) **Parking Areas.** Parking areas shall be landscaped to provide shade and visual relief while maintaining clear lines of sight.
 - (1) Landscaping shall be provided within and/or around all surface parking lots containing ten or more parking stalls.
 - (2) Landscaping shall be provided to ensure that no light from parked cars can intrude upon a public street.
 - (3) Landscaped areas shall be distributed around and/or throughout the parking lot so that the maximum distance between the trunk of shade tree and any parking stall shall be no more than fifty feet.
 - (4) Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.

14.57.040 Specific Landscaping requirements.

(a) Buffers. Buffers shall be provided according to the table below, along the entire property line between the subject property and the adjacent use, except for vehicular and pedestrian access points.

ADJACENT USE	SUBJECT PROPERTY USE				
	1 & 2 Family Subdivision	Multifamily	Manufactured Home Park	Commercial/Institutional	Industrial
Freeway or highway	20 feet wide	20 feet wide	20 feet wide	10 feet wide	10 feet wide
Street frontage	5 feet wide	5 feet wide	5 feet wide	10 feet wide	20 feet wide
1 & 2 Family or vacant land zoned R-1 or R-2		5 feet wide	10 feet wide	10 feet wide	15 feet wide
Multifamily or vacant land zoned R-3	10 feet wide	5 feet wide	10 feet wide	10 feet wide	15 feet wide
Commercial/Institutional or vacant land zoned C-1 or C-2	10 feet wide	5 feet wide	10 feet wide		10 feet wide
Industrial or vacant land zoned I-L	10 feet wide	5 feet wide	10 feet wide	10 feet wide	

(b) Parking Areas. Parking areas shall be landscaped to provide shade and visual relief while maintaining clear lines of sight.

- (1) Landscaping shall be provided within and/or around all surface parking lots containing ten or more parking stalls.
- (2) Landscaping shall be provided to ensure that no light from parked cars can intrude upon a public street.
- (3) Landscaped areas shall be distributed around and/or throughout the parking lot so that the maximum distance between the trunk of shade tree and any parking stall shall be no more than fifty feet.
- (4) Permanent curbs or structural barriers shall be provided to protect the landscape plantings from vehicle overhang.

17.01.007 Building in Flood Prone Areas.

(1) No development can occur in any mapped as floodplain.

17.01.008 Threatened or Endangered Species — Habitat protection.

(1) The protection of critical habitat is required by state and federal law.

(2) Critical habitat is mapped by the Washington State Department of Fish and Wildlife.

(3) Mating and nesting locations must be protected from disturbance during mating and rearing season. Construction activities are prohibited within 500 feet of active nesting sites from March 1st through May31st of any given year.

(4) A developer may develop an alternative plan to protect habitat provided a management plan is developed by a qualified individual and approved by the Washington State Department of Fish and Wildlife.

ENVIRONMENTAL Questions

1. Will there be potential flooding problems with the proposed project?

2. Will there be any animal habitat issues with the proposed project?

3. Does the proposed project have adequate landscaping buffers?
 - a. What buffers are required by City code?
 - i. North -
 - ii. South -
 - iii. East -
 - iv. West -

4. Does the proposed project have an adequate plan for Landscaping?
 - a. If not, what issues need to be addressed?

PLANNING

Chapter 17.31 C-1 COMMERCIAL ZONING DISTRICT

17.31.010 Permitted uses.

In the C-1 district, no building or premises shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this title, except for the following uses:

- (a) Any C-1B use;
- (b) Banks with drive-through facilities;
- (c) Bowling alleys, dance halls;
- (d) Carnivals/amusement;
- (e) Churches, schools, assembly buildings;
- (f) Convenience stores;
- (g) Fast food restaurants;
- (h) Fuel stations and mini markets;
- (i) Gasoline and diesel fuel service stations;
- (j) Retail stores over seven thousand square feet or one hundred vehicle trips generated in a twenty-four-hour period;
- (k) Theaters, recreation centers;
- (l) Warehouse sales;
- (m) Other uses with similar impacts as determined by the planning commission. (Ord. 1121 § 2 (part), 2002).

17.31.020 Setbacks.

Setbacks are required as set forth herein:

- (a) As required by the fire or building code;
- (b) As required for traffic visibility or utility easements;
- (c) As required for a fire lane if no alley is provided between rear lot lines;
- (d) As required by the parking, sign, or landscaping ordinances of the city;
- (e) As required by the adjacent residential zone when there is not an alley on common property lines. (Ord. 1121 § 2 (part), 2002).

17.31.030 Height.

There shall be no limit to the height of structures in this district; provided, that all structures over thirty-five (35) feet high. Structures more than thirty-five (35) feet high must be set back from the property line equal a distance equal to fifty percent (50%) of the height.

Chapter 17.32
C-1B COMMERCIAL ZONING DISTRICT

17.32.010 Permitted uses.

In the C-1B district, no building or premises shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this title, except the following uses (and the normally accepted accessory needs such as parking, storm water swale, freight, storage, waste handling, security):

- (a) Automobile, motorcycle sales and light service;
- (b) Banks and office buildings;
- (c) Caretaker residence;
- (d) Dwelling units when fronting Cedar, Hemlock, Scootney, and North 14th Avenue when conforming to adjacent residential zone use and setbacks;
- (e) Health care providers;
- (f) Heating, plumbing, and electric equipment sales, installation and service;
- (g) Motels and hotels provided such uses are subject to review under Chapter [17.67](#) of this code;
- (h) Professional offices;
- (i) Restaurants, cafes;

14.30.060 Performance standards.

(1) Uses within the commercial zones shall not exceed exceeds the maximum permissible limits as herein defined:

(a) Air Quality. Emissions from combustion and incineration, emissions from sources emitting hazardous air pollutants, and emissions of suspended particles or fugitive dust shall not exceed the standards set forth in the Washington Administrative Code,

(b) Heat, Glare, and Humidity (Steam). Any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare, or humidity is not perceptible at or beyond the property line.

(c) Odors. Any use producing odors shall be carried on in such a manner that offensive or obnoxious odors shall not be perceptible at or beyond the property line.

(d) Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point beyond the property line.

(f) Noise. Noise within the commercial zones must not exceed the maximum permissible noise levels set forth in WAC [143-60-040](#) and this chapter as measured at the property line of the noise source.

Maximum Permissible Environmental Noise Levels			
Noise Source	Property Receiving Noise by Zone		
	Residential	Commercial	Industrial
Commercial Zone	57 dBA*	60 dBA	65 dBA

* Between the hours of ten p.m. and seven a.m., the noise limitations of the foregoing table shall be reduced by ten dBA for residential receiving property.

14.30.110 Outside storage.

Outside storage is permitted in the C-1 and C-2 zone when conducted in conjunction with the principal use which is in an enclosed adjoining building. Screening may be required by the planning commission as part of site plan review. Outside commercial storage is prohibited in all residential zones.

14.30.150 Structure design.

(a) Ground Floor Windows.

(1) Purpose. In pedestrian-oriented commercial areas, blank walls on the ground level of buildings are limited in order to:

(A) Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk area.

- (B) Encourage compatible design between residential and commercial uses.
 - (C) Encourage surveillance/security opportunities by restricting fortress-like facades at street level.
 - (D) Avoid a monotonous pedestrian environment.
- (2) Required Amount of Window Area.
- (A) Where ground floor window standards are required, exterior walls on the ground floor that are within thirty feet of a street lot line shall meet the general window standard below.
 - (B) General Standard. The windows shall be at least forty percent of the length and twenty percent of the ground level wall area.

14.30.160 Pedestrian standards.

- (a) Purpose. The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments.
- (b) Standards. The standards of this section apply to all development in the commercial zone. An on-site pedestrian circulation system shall be provided. The system shall meet all standards of this section.
- (c) Required Connections.
 - (1) Connection to the Street. The system shall connect all adjacent streets to the main entrance.
 - (2) Connection to Neighboring Uses. The system shall connect to all adjacent properties. The connections shall extend to the property line and connect to paths or sidewalks on neighboring properties or to the likely location of connections on those properties.
 - (3) Internal Connections. The system shall connect all buildings on the site and provide to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.
- (d) Materials.
 - (1) The circulation system shall be paved and be at least five feet wide.
- (e) Lighting. The on-site pedestrian circulation system shall be lighted.

17.01.009 Historic Structure Preservation.

- (1) Any structure identified by the Washington State Department of Archaeology and Historic Preservation cannot be altered or changed without prior approval by the Department.
- (2) No structure with archaeological or historical value may be destroyed or demolished.

PLANNING Questions

- 1. Is the proposed use allowed under the existing zoning code?**
- 2. What are the neighboring uses that might be affected by the proposed project?**
 - a. North –**
 - b. South -**
 - c. East -**
 - d. West -**
- 3. Will there be any affect to any historic buildings or sites?**
- 4. Are you concerned about outside storage?**
- 5. Is the pedestrian path system adequate?**
 - a. If not, how would you change it?**
- 6. Does the proposed project meet the City's structure design standards?**