

ORDINANCE NO. 813

AN ORDINANCE OF THE CITY OF CARNATION,
WASHINGTON, AMENDING CHAPTER 15.40 CMC
PERMISSIBLE USES; AMENDING THE CITY'S TABLE OF
PERMISSIBLE USES TO RECLASSIFY NURSERY, GARDEN
CENTER AND FARM SUPPLY STORES AS OUTRIGHT
PERMITTED USES WITHIN THE SERVICE COMMERCIAL
(SC) ZONING DISTRICT; PROVIDING FOR SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 35A.63 RCW and Chapter 36.70A RCW, the City of Carnation has established zoning and land use regulations governing development activity within the City; and

WHEREAS, the Table of Permissible Uses codified at Chapter 15.40 CMC currently designates Nursery, Garden Center and Farm Supply Stores as conditional uses within the City's Service Commercial (SC) zoning district; and

WHEREAS, the City desires to amend the Table of Permissible Uses in order to reclassify Nursery, Garden Center and Farm Supply Stores as outright permitted uses within the SC zone;

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

Section 1. Findings. The City Council hereby adopts the above recitals as findings in support of the regulations set forth in this ordinance. The City Council further adopts by reference the findings of the Planning Board dated March 1, 2012, together with the following:

A. The City is authorized by State law, including but not limited to Chapter 35A.11 RCW, Chapter 35A.63 RCW and Chapter 36.70A RCW, to enact local regulations governing the use and development of real property within the City's jurisdiction.

B. The Planning Board conducted a public hearing on the substance of this ordinance on February 28, 2012, and recommended adoption by the City Council. The City Council held a public hearing on this ordinance on April 3, 2012.

C. The regulations set forth in this ordinance have been processed and considered by the City in material compliance with all applicable procedural requirements, including but not limited to requirements related to public notice and comment.

D. All relevant requirements of SEPA have been satisfied with respect to this ordinance.

E. The City Council has carefully considered, and the regulations set forth in this ordinance satisfy, the review criteria codified at CMC 15.100.030(E).

F. The regulations set forth in this ordinance are consistent with and will implement the City's Comprehensive Plan, and will further advance the public health, safety and welfare.

Section 2. Amendment of Table of Permissible Uses—Chapter 15.40 CMC, Table I. The Table of Permissible Uses referenced in Section 15.40.010 of the Carnation Municipal Code and codified as Table I of Chapter 15.40 CMC is hereby amended to provide in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Copy to Commerce. Pursuant to RCW 36.70A.106, the Planning Director is hereby authorized and directed to provide a copy of this ordinance to the Washington Department of Commerce within 10 days of adoption.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Carnation City Council this 3rd day of April, 2012.


MAYOR, JIM BERGER

ATTEST/AUTHENTICATED:


CITY CLERK, MARY OTNESS

FILED WITH THE CITY CLERK: 02/16/2012
PASSED BY THE CITY COUNCIL: 04/03/2012
PUBLISHED: 04/11/2012
EFFECTIVE DATE:..... 04/16/2012
ORDINANCE NO.813

Exhibit A

Chapter 15.40 Table 1 Table of Permitted Uses

			R3 R4 R6											
	RESIDENTIAL USES	R2.5	R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
	Single-family Detached Residences													
*	Site built and modular structures	P	P	P1	P	P		S		P	P			
*	Class "A" mobile home			P										
*	Class "B" mobile home			P										
*	Class "C" mobile home			P										
*	Class A, B or C mobile home used for a night watchman and family							P			P	S	S	S
*	Accessory dwelling units	S	S		S					S4				
*	Cottage housing	C2	C2		P	C2								
	Single-family Attached Residences				P	P					P			
*	Townhouses	S3	S3		P					S4				
*	Duplex	S3	S3			P				S4				
	Multifamily residences													
*	Multifamily apartments					P				P4				
*	Apartment above a permitted nonresidential use						P	P		P				
	Other Housing Types													
*	Senior housing	S5	S5		P	P				P4				
*	Adult family homes	P	P		P	P				P				
*	Assisted living				P	P				P4				
*	Definition in CMC 15.08													

Residential Uses Notes:

- 1 No permanent foundation allowed.
- 2 Minimum lot size of parcel prior to subdivision or development must be one acre.
- 3 Separate entrances on two different streets, e.g., on corner lots.
- 4 Not allowed on parcels that front on Tolt Avenue.
- 5 Size of buildings must not exceed the average size of the single-family residences within a 1,000 foot radius; maximum of 2 stories.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
11	Agriculture, Forestry, Fishing and Hunting													
111	Crop Production							P			P			
112	Animal Production													
113	Forestry and Logging												P	
115	Support Activities for Agriculture and Forestry										P			
*	Pasture													
21	Mining													
22	Utilities													
22112	Electric Power Transmission, Control, and Distribution											P	P	
22131	Water Supply and Irrigation Systems												P	
22132	Sewage Treatment Facilities												P	
23	Construction											P		
	Offices for contractors including all construction trades						P16, 18			P16, 18	P	P		
31-33	Manufacturing													
311	Food Manufacturing										P	P		
3116	Animal Slaughtering and Processing													
311811	Retail Bakeries						P	P	P	P	P	P		
311812	Commercial Bakeries										P	P		
31212	Breweries						P6	P6	P6	P6	P	P		
31213	Wineries										P	P		
31214	Distilleries										P	P		
3122	Tobacco Manufacturing											P		
313	Textile Mills											P		
314	Textile Product Mills											P		
315	Apparel Manufacturing											P		
316	Leather and Allied Product Manufacturing													

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
3211	Sawmills and Wood Preservation													
3219	Other Wood Product Manufacturing											P		
32191	Millwork											P		
3221	Pulp, Paper, and Paperboard Mills													
3222	Converted Paper Product Manufacturing											P		
323	Printing and Related Support Activities											P		
324	Petroleum and Coal Products Manufacturing													
325	Chemical Manufacturing													
326	Plastics and Rubber Products Manufacturing													
327	Nonmetallic Mineral Product Manufacturing											P		
327215	Glass Product Manufacturing Made of Purchased Glass						P7	P7	P7	P7		P		
331	Primary Metal Manufacturing													
3321	Forging and Stamping													
3322	Cutlery and Handtool Manufacturing											P		
3323	Architectural and Structural Metals Manufacturing											P		
33232	Ornamental and Architectural Metal Products Manufacturing						P8	P8	P8	P8		P		
3324	Boiler, Tank, and Shipping Container Manufacturing													
3325	Hardware Manufacturing											P		
3326	Spring and Wire Product Manufacturing													
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing											P		
3328	Coating, Engraving, Heat Treating, and Allied Activities													
3329	Other Fabricated Metal Product Manufacturing											P		
333	Machinery Manufacturing													

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
334	Computer and Electronic Product Manufacturing											P		
335	Electrical Equipment, Appliance, and Component Manufacturing											P		
33591	Battery Manufacturing													
336	Transportation Equipment Manufacturing											P		
3364	Aerospace Product and Parts Manufacturing													
3365	Railroad Rolling Stock Manufacturing													
336612	Boat Building											P		
336991	Motorcycle, Bicycle, and Parts Manufacturing											P		
337	Furniture and Related Product Manufacturing											P		
337121	Upholstered Household Furniture Manufacturing						P9	P9	P9	P9		P		
337122	Nonupholstered Wood Household Furniture Manufacturing						P9	P9	P9	P9		P		
337124	Metal Household Furniture Manufacturing						P9	P9	P9	P9		P		
337212	Custom Architectural Woodwork and Millwork Manufacturing						P9	P9	P9	P9		P		
33792	Blind and Shade Manufacturing						P9	P9	P9	P9		P		
339	Miscellaneous Manufacturing						P9	P9	P9	P9		P		
33991	Jewelry and Silverware Manufacturing						P9	P9	P9	P9		P		
33993	Doll, Toy, and Game Manufacturing						P9	P9	P9	P9		P		
339992	Musical Instrument manufacturing						P9	P9	P9	P9		P		
42	Wholesale Trade													
4231	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers										P	P10		
4232	Furniture and Home Furnishing Merchant Wholesalers										P	P		
4233	Lumber and Other Construction Materials Merchant Wholesalers											P		
4234	Professional and Commercial Equipment and										P	P		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
	Supplies Merchant Wholesalers													
4235	Metal and Mineral (except Petroleum) Merchant Wholesalers											P		
4236	Electrical and Electronic Goods Merchant Wholesalers											P		
4237	Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers											P		
4238	Machinery, Equipment, and Supplies Merchant Wholesalers										P	P10		
4239	Miscellaneous Durable Goods Merchant Wholesalers										P	P10		
424	Merchant Wholesalers, Nondurable Goods										P	P		
4243	Apparel, Piece Goods, and Notions Merchant Wholesalers										P	P10		
4244	Grocery and Related Product Wholesalers										P	P10		
*	Livestock or poultry merchant wholesalers													
4245	Farm Product Raw Material Merchant Wholesalers										P	P10		
4248	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers										P	P10		
4249	Miscellaneous Nondurable Goods Merchant Wholesalers										P	P		
42493	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers							P			P	P		
425	Wholesale Electronic Markets and Agents and Brokers											P		
44-45	Retail Trade													
441	Motor Vehicle and Parts Dealers													
4411	Automobile Dealers								P10			P10		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
	Classic or vintage motor vehicle sales or rental wherein the motor vehicles are stored or displayed entirely within an enclosed building.						P10		P10					
4412	Other Motor Vehicle Dealers								P10			P10		
4413	Automotive Parts, Accessories, and Tire Stores													
44131	Automotive Parts and Accessories Stores						C10		P10	P10		P10		
44132	Tire Dealers						C10		P10			P10		
442	Furniture and Home Furnishings Stores						P10		P10		P	P10		
443	Electronics and Appliance Stores						P		P	P				
44411	Home Centers													
44412	Paint and Wallpaper Stores						P		P	P				
44413	Hardware Stores						P		P	P				
44419	Other Building Material Dealers						P10		P10	P10		P		
44421	Outdoor Power Equipment Stores										P	P		
44422	Nursery, Garden Center, and Farm Supply Stores						C11	P	C12 P29,30		P	P		
4451	Grocery Stores						P		P13		P			
44512	Convenience Stores						P		P	C14	P			
4452	Specialty Food Stores						P		P	P14	P			
44523	Fruit and Vegetable Markets						P	P	P	P14	P			
4453	Beer, Wine, and Liquor Stores						P		P		P			
446	Health and Personal Care Stores						P		P	P14	P			
44611	Pharmacies and Drug Stores						P		P	P14				
446120	Cosmetics, Beauty Supplies, and Perfume Stores						P		P	P14				
44613	Optical Goods Stores						P		P	P14				
44619	Other Health and Personal Care Stores						P		P	P14				
446191	Food (Health) Supplement Stores						P		P	P14	P			
446199	All Other Health and Personal Care Stores						P		P	P14				
447	Gasoline Stations						P		P					

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
44711	Gasoline Stations with Convenience Stores						P		P					
448	Clothing and Clothing Accessories Stores						P		P	P14	P			
451	Sporting Goods, Hobby, Book, and Music Stores						P		P	P14	P			
4521	Department Stores								P13					
452112	Discount Department Stores								P13					
45291	Warehouse Clubs and Supercenters								C13					
45299	All Other General Merchandise Stores						C15		P13					
45311	Florists						P	P	P	P14	P			
4532	Office Supplies, Stationery, and Gift Stores						P		P	P14	P			
4533	Used Merchandise Stores						P10		P10	P10, 14	P			
45391	Pet and Pet Supplies Stores						P		P		P			
45392	Art Dealers						P	P	P	P14	P			
453991	Tobacco Stores						P		P					
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)						C		P					
454	Nonstore Retailers						C16, 18		C16, 18		P	P		
4543	Direct Selling Establishments						C16, 18					P		
45431	Fuel Dealers						C16, 18					P		
48-49	Transportation and Warehousing													
481	Air Transportation													
482	Rail Transportation													
483	Water Transportation													
484	Truck Transportation										P	P		
4853	Taxi and Limousine Service											P10		
4854	School and Employee Bus Transportation												P	
485991	Special Needs Transportation											P	P	
486	Pipeline Transportation													
487	Scenic and Sightseeing Transportation						P16		P16	P14, 16	P16	P		
48841	Motor Vehicle Towing											P		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
491	Postal Service								P	P			P	
492	Couriers and Messengers						P16		P16			P		
493	Warehousing and Storage									P10, 18	P	P		
51	Information													
511	Publishing Industries (except Internet)						P18			P14	P	P		
512	Motion Picture and Sound Recording Industries						P16, 18			P14	P	P		
512131	Motion Picture Theaters (except Drive-Ins)						P		P	S14				
515	Broadcasting (except Internet)						C			C	C23	C		
515	Broadcasting (except internet) studio only – no on-site WCF that requires a CUP per Chapter 15.98 CMC						P			P	P			
516	Internet Publishing and Broadcasting						P16, 18			P14	P			
517	Telecommunications									P14, 16	C23	C23		
	Wireless Telecommunications Carriers (except Satellite)						C23	C23	C23	C23	C23	C23	C23	C23
518	Internet Service Providers, Web Search Portals, and Data Processing Services						P16, 18			P14, 16	P			
519	Other Information Services						P			P14	P			
*	Libraries												P	
*	Banks, credit unions + savings institutions						P		P	P				
*	Mortgage brokers						P			P				
*	Financial + estate planning + brokerages						P			P				
*	Insurance agencies						P			P				
53	Real Estate and Rental and Leasing													
531	Real Estate						P			P14	P			
53113	Self Storage										P	P		
5321	Automotive Equipment Rental and Leasing										P	P		
5322	Consumer Goods Rental						P		P	P14	P			
5323	General Rental Centers											P		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P		
54	Professional, Scientific, and Technical Services													
5411	Legal Services						P			P14	P			
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services						P			P14	P			
5413	Architectural, Engineering, and Related Services						P			P14	P			
5414	Specialized Design Services						P18			P14				
5415	Computer Systems Design and Related Services						P18			P14				
5416	Management, Scientific, and Technical Consulting Services						P18			P14				
5417	Scientific Research and Development Services						C18			C14				
5418	Advertising and Related Services						P16, 18			P14, 16				
54191	Marketing Research and Public Opinion Polling						P18			P14				
54192	Photographic Services						P		P	P14				
54193	Translation and Interpretation Services						P18			P14				
54194	Veterinary Services							P	P	C14	P			
55	Management of Companies and Enterprises													
5611	Office Administrative Services						P18			P14	P			
5612	Facilities Support Services										P	P		
5613	Employment Services						P18		C20	P14	P			
5614	Business Support Services						P18			P14	P			
561431	Private Mail Centers (Including Copy Shops)						P		P	P14	P			
56144	Collection Agencies						P18			P14	P			
56145	Credit Bureaus						P18			P14	P			
	Other Business Support Services						P18			P14				
561491	Repossession Services						P16, 18			P14, 16				
5615	Travel Arrangement and Reservation Services						P		P	P14				

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
5616	Investigation and Security Services						P16, 18			P14, 16		P		
561622	Locksmiths						P		P	P14				
56171	Exterminating and Pest Control Services						P16, 18			P14, 16	P	P		
56172	Janitorial Services						P16, 18			P14, 16	P	P		
56173	Landscaping Services						P16, 18	P		P14	P	P		
56174	Carpet and Upholstery Cleaning Services						P16, 18			P14		P		
56191	Packaging and Labeling Services										P	P		
56192	Convention and Trade Show Organizers						P18			P14	P			
5621	Waste Collection						P16, 18					P	P	
5622	Waste Treatment and Disposal												P	
56291	Remediation Services						P16, 18			P14, 16				
56292	Materials Recovery Facilities						P16, 18					P16	P	
61	Educational Services													
6111	Preschool, elementary and Secondary Schools									P14, 19	P		P	
6112	Junior Colleges												P	
6113	Colleges, Universities, and Professional Schools												P	
6114	Business Schools and Computer and Management Training									C14, 19			P	
6115	Technical and Trade Schools									C14, 19			P	
61161	Arts & Crafts Schools/Studios						P		P	C14, 19	P			
61162	Sports and Recreation Instruction						P			P14, 19	P	P		
61163	Language Schools						P			P14				
611691	Exam Preparation and Tutoring						P			P14				
611692	Automobile Driving Schools						P16, 18			P14				
6117	Educational Support Services						P			P14			P	
62	Health Care and Social Assistance													
621	Ambulatory Health Care Services						P		P	P14			P	
6211	Offices of Physicians						P			P14				
6212	Offices of Dentists						P			P14				

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
6213	Offices of Other Health Practitioners						P			P14				
62141	Family Planning Centers						P			P14				
62142	Outpatient Mental Health and Substance Abuse Centers						P			P14, 19			P	
62149	Other Outpatient Care Centers												P	
6215	Medical and Diagnostic Laboratories											P		
6216	Home Health Care Services						P16, 18			P14, 19	P			
62191	Ambulance Services											P	P	
62199	All Other Ambulatory Health Care Services													
622	Hospitals												P	
623	Nursing and Residential Care Facilities	C15	C15			C				C15			P	
6241	Social assistance, nonresidential						P			P			P	
6242	Social Assistance, including shelter.						C16/18			C14			P	
6244	Child Day Care Services								P	P14	P			
71	Arts, Entertainment, and Recreation													
711	Performing Arts, Spectator Sports, and Related Industries										P			
7111	Performing Arts Companies						P	P	P	P14	P		P	S
7112	Spectator Sports										P		P	S
711211	Sports Teams and Clubs										P	P	P	S
711212	Racetracks											C		
7113	Promoters of Performing Arts, Sports, and Similar Events						P18			P	P			
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures						P18			P	P			
7115	Independent Artists, Writers, and Performers						P9, 18			P14	P	P		
712	Museums, Historical Sites, and Similar Institutions						P	P		P14	P		P	S
*	Botanical gardens							P			P			

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	L/U/M	PU	PR
713	Amusement, Gambling, and Recreation Industries													
71311	Amusement and Theme Parks							C			P			
71312	Amusement Arcades						P		P		P			
7132	Gambling Industries										P			
71391	Golf Courses and Country Clubs													
71394	Fitness and Recreational Sports Centers						P19, 26		P15	P14, 19	P	P		
71395	Bowling Centers								P			P		
71399	Horseback riding stables, recreational							S			P			
*	Adult entertainment establishments (Movie theaters—See 512131)											P24		
72	Accommodation and Food Services													
72111	Hotels (except Casino Hotels) and Motels						P		P		P			
721191	Bed-and-Breakfast Inns						S	P		P	P			
7212	RV (Recreational Vehicle) Parks and Recreational Camps										P			S
7213	Rooming and Boarding Houses	C	C							C				
7221	Full-Service Restaurants						P	P	P	P14	P	P		
	Drive-thru espresso stands						S25		S25	S25	P	S25		
	Food Service Contractors/Caterers						P22			P	P	P		
72233	Mobile Food Services										P	P		
7224	Drinking Places (Alcoholic Beverages)						P	S22	P	P14	P			
81	Other Services (except Public Administration)													
811	Repair and Maintenance													
8111	Automotive Repair and Maintenance									C10, 20		P		
							C10,20		P10, 20					
811211	Consumer Electronics Repair and Maintenance						P16, 18			P14, 16		P		
811212	Computer and Office Machine Repair and						P16, 18			P14, 16	P	P		

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
	Maintenance													
811213	Communication Equipment Repair and Maintenance										P	P		
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance										P	P		
8114	Personal and Household Goods Repair and Maintenance						P16, 18			P14, 16		P		
81143	Footwear and Leather Goods Repair						P16, 18		P	P14, 16		P		
811490	Bicycle, jewelry, watches, musical instruments repair; clothing alterations						P10			P10, 14				
8121	Personal Care Services						P		P	P14		P		
81221	Funeral Homes and Funeral Services									P				
81222	Cemeteries and Crematories												P	
8123	Dry cleaning and Laundry Services								P	P				
812332	Industrial Launderers											P		
*	Pet grooming and training services									P14	P			
*	Pet Daycare									C28	P28	P28		
*	Pet boarding										P	P		
81292	Photofinishing						P		P	P14				
81293	Parking Lots and Garages						P27		P27				P	
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations						P16, 18			P14	P		P	
*	Social and fraternal clubs, lodges									P14, 15	P			
*	Religious organizations (including houses of worship)	C15	C15							P14, 15	P			
92	Public Administration													
921	Executive, Legislative, and Other General Government Support						P18			P14			P	

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
*	Licensing services								P	P14				
922	Justice, Public Order, and Safety Activities												P	
92214	Correctional Institutions												C	
92216	Fire Protection												P	

Nonresidential Uses Notes:

- 1 No permanent foundations allowed.
- 2 Minimum lot size 1 acre.
- 3 Separate entrances on two different streets, e.g., on corner lots.
- 4 Not allowed on parcels that front on Tolt Avenue.
- 5 Cottage type of housing only; maximum of 2 stories.
- 6 Microbrewery that is part of a food and drink establishment.
- 7 Blown and/or art glass as part of a gallery, or retail or educational establishment.
- 8 Ornamental metal products as part of a gallery, or retail or educational setting.
- 9 Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting.
- 10 No unenclosed storage on-site.
- 11 No on-site propagation in greenhouses or external storage.
- 12 No on-site propagation in greenhouses.
- 13 Subject to master plan design review.
- 14 Hours of operation subject to restriction.
- 15 4,000 GSF maximum.
- 16 Office operations only.
- 17 All antenna subject to CMC 15.98.
- 18 May not be located on the ground floor along Tolt Avenue.
- 19 May not exceed 2,000 gsf.
- 20 All activities enclosed within structure.
- 21 Located above a permitted retail or food service use.
- 22 In conjunction with retail sales of food.
- 23 Must meet all requirements of CMC 15.98.
- 24 Must meet all requirements of CMC 15.44.100.
- 25 Drive-thru access not allowed from Tolt Avenue
- 26 Must provide parking per CMC 15.72; no exemption for CBD
- 27 Must comply with Design Standards for frontage and screening on Tolt Avenue
- 28 Must meet all requirements of CMC 15.44.130
- 29 All bins and open piles of soils, mulch, wood chips, bark dust, sand and similar materials shall be effectively contained thorough the use of appropriate confinement and/or treatment facilities such as to prevent any on-site and/or off-site migration of sediment from the pile or bin area
- 30 - -Off-site tracking of sediment is prohibited