

Chapter 17.20 COMMERCIAL ZONING DISTRICTS

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17.20.010 Purpose.

The purpose of this chapter is to highlight the standards and conditions applicable to specific use types or locations of development activities within commercial zoning districts.

17.20.020 Table of permitted uses.

Land uses and development activities may be permitted in accordance with the table of permitted uses (Table 17.20.020); provided, that:

- A. Only those uses identified with a P (permitted), C (permitted only through the issuance of a conditional use permit), or T (permitted only through a temporary use permit) may be approved. Those uses identified with an X or a blank cell are not permitted in that zone.
 - 1. Uses not specifically listed in the Table of Permitted Uses, or any questions about the interpretation of this table, shall be addressed through an administrative code interpretation utilizing the most recent edition of the North American Industry Classification System (NAICS) Manual as determined by the city and the intent of each zoning district.
 - a. In the event that more than one definition could apply to a use, the city will determine through an administrative code interpretation the most applicable definition.
 - 2. Uses not specifically identified as permissible (P, C, or T), or authorized through an administrative code interpretation, may not be approved.

B. Uses identified as permissible (P, C, or T) comply with all other applicable standards of the use.

Table 17.20.020: Permitted Uses in Commercial Zoning Districts

Use	Zoning District		
	NC	GC	RC
Arts and Entertainment		P	P
Athletic Club/Exercise Facility	P	P	P
Audio/Visual Media Production		<u>P</u>	<u>P</u>
Auditorium/Meeting Hall		P(5)	P
Bed and Breakfast Inn	P	P	P
Boat Launch		C	C
Boat Sales, Services, and Storage			P
Brewery/Distillery/Winery		P(23)	P(23)
Card Rooms		P(15)	P(15)
Caretaker Residence		P	P
Church/Religious Facility		P(5)	P
Commercial Moving/Storage		C	C
Commercial Truck Stop			P
Community Center		P(5)	P
Correction/Detention/Prison Facility		C	C
Day Care <u>Facility</u>	P(14)	P(14)	P(14)
Eating and Drinking Establishments	P	P	P
<u>Emergency Shelter</u>		<u>I(7)</u>	
Fire and Ambulance Stations		C	C
Funeral Home/Mortuary		P(5)	P
Government Office		P	P
Health Care Facility		P	P
Hospital		<u>P</u>	P
Hotel/Motel		P	P
Manufacturing and Processing			C(25)
Marijuana - State Licensed Facility	X	P(12)	X
Microbrewery/Microdistillery/Microwinery	P	P	P
Mixed-Use Residential	P(13)	P(13)	P(13)
Multi-Family Residence (5+ units)		P(522)	
Nursing Home/ Congregate Care		C(5,18)	
Office	P	P	P
Parking Facility		P	P
Participant/Spectator Sports		P	P

Personal Service	P	P	P
Public Facility/Park	P (17)	P (17)	P (17)
Public Works/Utility Buildings	C (17)	P (17)	P (17)
Retail Sales/Services	P (624)	P (5)	P
Retail Service Large Scale			P
RV Park/ Campground			P
Schools		C	C
Shelter		C	
Single-Family Residence	(1)	(1)	(1)
Social/Fraternal Organization		P	P
Tavern/Pub		P	P
Temporary Homeless Encampment		T (19)	T (19)
Transit Facilities	P	P	P
Transitional Housing Facilities		C (5,18)	
Treatment Facility Center (in-patient)	C	C	
Treatment Center (out-patient)		C	
Urban Rest Stops		C (18)	
Vehicle Sales and Services	P (24)	P (24)	P
Veterinarian Clinic	P (36)	P (36)	P (36)
Wholesale Services			P
Wireless Communications, Category 1	P (16)	P (16)	P (16)
Wireless Communications, Category 2	C (16)	C (16)	C (16)

Footnotes:

(13) Commercial/residential mixed-use developments with commercial uses on the ground floor must meet the following standards:- Residential uses should be located above the ground floor.

(a) A minimum of 50% of the ground floor building square footage shall be dedicated to commercial use.

(b) 100% of the ground floor street facing façade shall be developed as commercial store front.

(c) Residential component of a mixed-use development shall be located above or behind the commercial use.

(2) Vehicle Sales and Services.

(a) In the neighborhood commercial (NC) zone this use is restricted to minor auto repair services (lubrication and oil change, tune-up). Any vehicles remaining on site for more than seventy-two hours shall be screened in accordance with outdoor storage development standards.

(b) Commercial truck, trailer, and RV sales and services are not permitted in the neighborhood commercial (NC) and general commercial (GC) zones.

(3) All kennels and veterinarian clinics shall provide indoor sleeping areas only, in order to minimize nighttime noise impacts to neighboring properties.

(5) Multifamily housing may be permitted in the general commercial zone in West Kelso outside of the West Main pedestrian overlay only, in accordance with the provisions of the West Kelso multifamily design standards and the West Kelso subarea plan.

(6) Retail sales and services in the neighborhood commercial (NC) zone shall be limited to uses designed to primarily serve the immediate neighborhood, such as:

- (a) Convenience groceries;
- (b) Beauty parlors, salons, and related personal services;
- (c) Farmers' market;
- (d) Fruit, vegetable, or flower stand;
- (e) Food carts;
- (f) Coffee shops and restaurants;
- (g) Exercise studios; and
- (h) Automobile service stations and minor automobile services such as oil change, tune-ups, and lubrication.

17.20.030 Density and dimensional standards.

A. Table 17.20.030 establishes the density, dimension, height, and setback requirements for development in each zoning district.

Table 17.20.030: Commercial Density and Dimensional Standards

	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Maximum Building Height (feet)	Setbacks				Maximum Lot Coverage with Impervious Surfaces
				Front (feet) ⁽¹⁾	Side Street (feet)	Side (feet)	Rear (feet)	
NC	1,350	25	35 (2)	20	7	5	10	85%
GC	1,350	25	60 (2)	0	0	0	0	85 100%
RC	1,350	25	60 (2)	20	20	20	20	85%

Footnotes:

(1) Where existing front setbacks directly abutting a lot are less than that required by Table 17.20.030, the front setback yard may be reduced to the average depth of the adjacent setbacks. (Reserved)

~~(2) (Reserved)~~

~~(3) (Reserved)~~

~~(24)~~ The maximum building height may be increased by a variance through a Class 2 review of the site plan.

B. All required setbacks:

~~1. Must comply with the landscaping provisions of Chapter 17.30;~~

~~2.1.~~ May not include impervious or hardened surfaces except for approved driveways and sidewalks;

~~3.2.~~ May include low impact development stormwater design features;

~~4.3.~~ May include underground structures; provided, that they do not encroach on easements or neighboring properties. It is the responsibility of the property owner to ensure compliance with this provision and to maintain the underground structure;

~~5.4.~~ May include overhead and underground utilities; and

~~6.5.~~ Shall maintain a clear sight triangle at the intersection of driveways or access roads and the street rights-of-way to assure traffic safety in accordance with the provisions of the Kelso Engineering and Design Manual.

~~7.6. Where existing front setbacks directly abutting a lot are less than that required by Table 17.22.020, the front setback yard may be reduced to the average depth of the existing setbacks.~~

C. The following projections are permitted into required setbacks:

1. Cornices, eaves, roof overhangs, trellises, beams, joists, and other similar roof projections may extend or project into required setbacks according to the following:

a. Front or rear setback: maximum of five feet; and

b. Side setback: maximum of two feet.

2. Outside stairs, platforms or landing places, if unroofed and unenclosed, may extend into required setbacks according to the following:

a. Front and side setback: maximum of four feet;

b. Rear setback: maximum of four feet.

3. Ramps or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier-Free Design, are permitted in all required setbacks.
4. Uncovered, unenclosed pedestrian bridges, necessary for access and less than five feet in width, are permitted in required setbacks.

D. Height Limitations. Buildings and structures shall comply with the maximum height limits as specified in Table 17.22.030 based on the zoning of the subject parcel; provided, that:

1. ~~The following may be permitted through a Class 1 review; provided, that they are not otherwise prohibited by the airport safety overlay~~Exceptions:

- a. One flagpole forty-five feet or less in height per parcel; and
- b. Utility poles fifty feet or less in height.

~~2. Building heights may be increased to a maximum of fifty feet for churches and schools through a Class 2 review where, in addition to other standards of this title, the following are met:~~

~~(a) View opportunities from adjacent parcels are not substantially reduced and are not otherwise prohibited by the airport safety overlay; and~~

~~(b) Fire flow available to the site is consistent with the minimum standards for the category and height of the structure as defined in the adopted fire code; and~~

~~(c) 2. No unstable slopes or soils are present on the building site.~~ (Ord. 3990 § 6 (Exh. D), 2023; Ord. 3889 § 3 (Exh. A), 2017)

17.20.220 Drive-in businesses.

A. Drive-in businesses shall provide adequate off-street queuing spaces to minimize traffic hazards, pedestrian-vehicle conflicts, and the disruption of the commercial area street front.

1. The applicant shall provide documentation, subject to city review and approval, that the proposed drive-in facility will not constitute a traffic hazard, create a conflict with nonmotorized vehicles, or otherwise adversely affect the public health and safety. (Ord. 3889 § 3 (Exh. A), 2017)

17.20.230 Card rooms.

The location of any licensed gambling activity authorized by RCW [9.46.0282](#) as it now exists or is hereafter amended is prohibited within three thousand five hundred feet of the location of any other such gambling activity. Likewise, no such gambling activity shall be located on the same arterial street as any other such gambling activity. In addition to the foregoing, any establishment where such gambling activity is to be engaged in shall be subject to the issuance of a conditional use permit in accordance with established procedures. (Ord. 3889 § 3 (Exh. A), 2017)