



Kelso Planning Commission
Agenda
Special Meeting at 6:00p.m.
Tuesday, July 28, 2015
City Hall Council Chambers, 203 S. Pacific Ave.

Agenda	Approved/ Denied	Remarks
Call to Order:		
1. Roll Call.		
Approve Minutes:		
1. July 14, 2015 Regular meeting minutes.		
Presentation:		
Public Hearing:		
Citizen Business:		
Commission Business:		
1. Planning Consultant from G.R. Dohrn & Associates review and discussion of zoning map revisions and permitted uses table. Attachments: <ul style="list-style-type: none"> a. G.R. Dohrn and Associates Memo 07-15-2015 b. Home Business Regulations 07-17-2015 c. Downtown Design Overlay Zone d. Downtown Design Review Handbook e. Draft Table of Permitted Uses f. Revised Official Zoning Map g. Adopted Official Zoning Map h. Adopted Future Land Use Map 		
Action/Motion Items:		
Adjournment:		
1. August 11, 2015 Regular Meeting Canceled		

City of Kelso Community Development Department (360) 423-9922.
 The agenda can be found on the Kelso website at <http://www.kelso.gov/planning-commission/agendas>.



Kelso Planning Commission Meeting Minutes
Tuesday, July 14, 2015
6:00 pm – 7:00 pm

Commissioners Present: Rick VonRock, Daniel Graves, James Webb, Charles Hendrickson.

Commissioners Absent: Clark Hislop

Staff Present: Michael Kardas, Community Development Director; Amy Mullerleile, Recording Secretary.

Call to Order:

Chair Rick VonRock called the meeting to order at 5:58 pm.

Minutes:

Commissioner Webb made the motion, seconded by Commissioner Hendrickson to approve the minutes of June 9, 2015. Motion carried, all in favor.

Commission Business:

Consultant Gregg Dohrn began by reviewing a memo he prepared to facilitate the evening's discussion. He then reviewed a document containing descriptions of the consolidated zoning districts that had been established at the June meeting. He described each of the revised district descriptions and noted the differences between the proposed and the original descriptions asking if each was clear and appropriate; the Commissioner's agreed each one was acceptable. Mr. Dohrn then displayed a map showing how the consolidated zoning districts impacted the City's zoning map. There was discussion regarding the decision making process for certain properties and it was explained that many of the revisions reflected the need for the zoning map to match the Future Land Use Map or otherwise reflect the conditions of the property. There were questions regarding the location of soccer fields in South Kelso and the zoning of Multifamily on the eastern side of the City; Mr. Dohrn said staff would take a closer look at those properties. There were also questions about the Downtown Design Review overlay and Mr. Dohrn explained overlays stating this would be a topic for additional conversation at a future meeting.

The discussion turned to the table of permitted uses. Mr. Dohrn explained the purpose and use of the table as well as some of the challenges associated with the currently adopted table. He explained that the proposed changes are intended to simplify and make it more user friendly. There was discussion about where businesses and other types of uses should be allowed to locate including religious institutions, home businesses, and vendor carts. There was also discussion about which types of businesses that should be classified as neighborhood commercial.

Other Business:

The Commissioners agreed to hold a second meeting on July 28 in lieu of meeting in the month of August. The next meeting will be September 8, 2015

Commissioner VonRock asked if there was any new business with the Wasser Winters property; Mr. Kardas replied none that he was aware of. The City has received an application for a corporate headquarters for a Daycare company to locate in Kelso, numerous tenant improvement applications, and a drug and alcohol outpatient treatment facility on W. Main.

Adjournment:

There being no further business, Commissioner Webb made the motion, seconded by Commissioner Hendrickson to adjourn at 7:00 pm.

Rick VonRock, Planning Commission Chair

Respectfully submitted: Amy Mullerleile, Recording Secretary

DRAFT



Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



PUBLIC NOTICE

Planning Commission Meeting Tuesday, August 11, 2015 CANCELED

If you should have any questions in regards to the Planning Commission, please contact:
Michael Kardas, Community Development Director at (360) 577-3376.

Posted: Tuesday, July 21, 2015

G. R. Dohrn and Associates

Memorandum

Date: July 15, 2015
To: Kelso Planning Commission
From: Gregg Dohrn/Amy Mullerleile/Stephanie Helem
Subject: July 28th Planning Commission Meetings

At your July 28th special meeting we will continue the review of the draft Table of Permitted Uses, and the potential revisions to the Official Zoning Map. Specifically, we will further discuss the following questions:

1. Are the uses permitted in each zone appropriate? Are there any potential changes or revisions that you would like to discuss?
2. Does the Revised Official Zoning Map appear to be consistent with the Future Land Use Map? Are there any potential revisions to either map that you would like to discuss?

In addition, I have attached the provisions from the current City Development Regulations that apply to the Downtown Design Overlay Zone and that govern home businesses. If time permits, we'll review these documents and will discuss potential revisions.

Thanks for your comments at the meeting on the 14th. I went out to the area near Allen Street and Corduroy Road and I saw some areas where changes to the maps could be appropriate. Please don't hesitate to highlight other areas that don't look quite right. We will see you on the 28th!!

City of Kelso, Washington
Development Regulations Update Project
Home Business Regulations
July 17, 2015

The City of Kelso is in the process of reviewing and revising its Development Regulations in accordance with the provisions of the City's recently updated Comprehensive Plan. The following excerpt from the current regulations, are special requirements that apply to home businesses conducted in residential zones. These regulations should be reviewed to determine which should be continued, and which should be replaced, modified, or eliminated.

Kelso Municipal Code 17.15.040.

F. Minor home occupations shall meet all of the following criteria:

- 1. Minor home occupations are limited to those of a service character, but may include limited retail sales directly related to the home occupation.*
- 2. Minor home occupations shall be conducted within the dwelling unit and/or attached garage by members of the family residing in the dwelling only.*
- 3. There shall be no outside storage of materials, supplies, or display of goods or equipment of any kind related to the minor home occupation, except for one commercial vehicle as it pertains to the home occupation.*
- 4. Any need for any customer parking created by the home occupation shall be provided off street, in a location other than the required front yard setback.*
- 5. No on-street parking of commercial vehicles is allowed and adequate driveway parking space or abutting on-street parking shall be required to accommodate peak traffic expectancy.*
- 6. With the exception of existing driveways, no parking shall be allowed in setbacks or buffers.*
- 7. Hours of operation shall occur between 7:00 a.m. and 10:00 p.m.*
- 8. There shall be no exterior evidence of the home occupation, other than a permitted sign, that would cause the premises to differ from its residential character (e.g., outward physical appearance; lighting; the generation/emission of noise, fumes, or vibrations as determined by the administrative official using normal senses and from any lot line; create visible or audible interference in radio or television reception or cause fluctuations in line voltage outside the home occupation; or on average increase vehicular traffic by more than two additional vehicles at any given time).*

G. Major home occupations shall meet the following requirements:

- 1. Major home occupations may include services, small-scale retail sales of products, mail order businesses and storage of materials associated therewith.*
- 2. Major home occupations shall be conducted by members of a family residing in the dwelling, except the administrative official may authorize the family to employ a limited number of nonresident individuals to assist with the home occupation on a case-by-case basis.*
- 3. A major home occupation may be conducted within the dwelling unit, attached garage, or a detached garage only. The outward appearance shall be secondary and subordinate to the primary use of the property and the purpose of the zoning district. There shall be no exterior evidence of the home occupation, other than a permitted sign, that would cause the premises to differ from its residential character: (e.g., lighting; the generation/emission of noise, fumes, or vibrations as determined by the administrative official using normal senses and from any lot line; create visible or audible interference in radio or television reception or cause fluctuations in line voltage outside the home occupation; or on average increase vehicular traffic by more than two additional vehicles at any given time).*

*City of Kelso, Washington
Development Regulations Update Project
Home Business Regulations
July 17, 2015*

- 4. There shall be no outside storage of materials or supplies, or display of goods or equipment of any kind related to the home occupation, except one commercial vehicle as it pertains to the home occupation and employee parking.*
- 5. Any need for customer or employee parking created by the home occupation shall be provided off street, in a location other than the required front yard setback.*
- 6. No on-street parking of commercial vehicles is allowed and adequate driveway parking space or abutting on-street parking shall be required to accommodate peak traffic expectancy.*
- 7. With the exception of existing driveways, no parking shall be allowed in setbacks or buffers.*
- 8. Hours of operation shall occur between 7:00 a.m. and 10:00 p.m.*

H. Uses Not Permitted as Home Occupations. The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home occupations, interfere with or impair the use and value of adjoining properties, or violate the restriction of no exterior evidence (e.g., outward physical appearance; outside storage of materials, supplies or vehicles; generation of noise, dust, fumes, odors, electrical interference, vibrations, excessive traffic, etc.). Therefore, the uses listed below shall not be permitted as home occupations:

- 1. Beauty salons and barber shops with more than one chair;*
- 2. Gift, craft, secondhand stores;*
- 3. Kennel;*
- 4. Large item repair, including stoves, refrigerators, washers and dryers, etc.;*
- 5. Towing services;*
- 6. Trucking businesses or storage, except for the parking or storage of one commercial vehicle used solely by the owner/operator residing on the premises;*
- 7. Veterinarian clinic;*
- 8. Cabinet making, woodworking or carpentry shops;*
- 9. Antique shops;*
- 10. Health salons, spas, gymnasiums, martial arts schools, dance studios, aerobic exercise studios;*
- 11. Machine and sheet metal shops;*
- 12. Motor vehicle, trailer or boat maintenance, repair, detailing, paint, and body shops;*
- 13. Taxidermist;*
- 14. Upholstering;*
- 15. Taxi services.*

City of Kelso, Washington
Development Regulations Update Project
Downtown Design Overlay Zone
July 17, 2015

The City of Kelso is in the process of reviewing and revising its Development Regulations in accordance with the provisions of the City's recently updated Comprehensive Plan. The following excerpt from the current regulations, are special requirements that apply to a specially designated area in downtown Kelso roughly between 1st and 4th Avenues, Cowlitz Way, and Maple Street. These overlay requirements should be reviewed to determine which if any should be applicable throughout the general Commercial Zone, which should be continued as a special provision applicable to only the downtown area, and which should be replaced, modified, or eliminated.

17.30.030 Downtown design overlay.

A. The purpose of the downtown design overlay zone is to establish design guidelines to protect, maintain and enhance the unique characteristics and diversity of the downtown area of the city.

B. Applicability. The boundaries of the downtown design guidelines overlay (DDO) zone are shown on the official zoning map.

C. Review Required.

1. No permit or approval for the construction of any new building, the substantial alteration of the exterior appearance of any structure or the installation of any sign in the downtown design guidelines overlay zone shall be issued unless a certificate of design has been issued by the director. The substantial alteration of the exterior appearance of an existing structure includes the alteration, addition to or modification of the primary and/or secondary façade of the subject structure, which fundamentally alters the façade.

2. Minor alterations, emergency repairs, ordinary maintenance and repairs, interior remodeling or decorations are exempt from the requirements of the overlay zone.

3. The decision of the director shall be binding on the applicant and compliance with such decision is mandatory.

D. Projects within the downtown design overlay zone shall be subject to the standards and guidelines contained within the city of Kelso design review handbook and by the following general design guidelines:

1. Civic Spaces.

a. Sidewalks shall be designed to function as public open spaces bordered by buildings, in addition to facilitating pedestrian movement. Buildings shall be designed to enhance the pedestrian experience through the use of such features as building articulation (i.e., variations in building materials, surface texture, windows, doors, porches and other facade features), landscaping, lighting and signage without encumbering the efficient movement and parking of vehicles. Where feasible, a project application should consider relocation of overhead utilities underground.

b. Development at street intersections shall enhance intersections in ways that extend beyond functional needs through the location of building entries and the incorporation of building details, street lighting, landscaping and signage which respect and conform to the character of existing structures at the intersection.

2. Buildings.

a. New construction shall preserve and continue the traditional block development pattern of the city by creating buildings that follow in scale and proportion the traditional modularity of existing block faces with buildings constructed to street property lines and main pedestrian access to the building is from the street. New development and redevelopment shall be designed with the same scale and proportions as

would be found within the traditional block pattern with buildings constructed to the property line and with pedestrian access from the street.

b. New structures built between or among existing structures shall reflect the principles of design of the surrounding buildings in proportion, composition and detail. New buildings shall be designed to reflect turn of the century (1900) western commercial structures typical to Kelso. To accomplish these goals, building designs shall adhere to the following:

i. Proportions of the facade shall be similar to those of historic turn of the century buildings;

ii. Existing cornice lines shall be continued;

iii. Storefronts shall be aligned; and

iv. Windows, storefronts and other openings shall be in the same proportions as those of adjacent buildings both on upper and ground floor levels.

v. In circumstances where there are no appropriate structures to establish a context, buildings shall incorporate the design elements found in turn of the century (1900) western commercial buildings typically constructed in Kelso.

c. Designs that incorporate artificial or synthetic decorative detail to replicate historic precedent are discouraged, while designs that utilize traditional materials and craftsmanship to create the same quality and detail as historic buildings are encouraged.

3. Architectural Elements and Materials.

a. Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings shall exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure shall be clearly distinguished from its facade walls.

b. The design of new buildings shall incorporate architectural features, elements and details to achieve a good human scale.

c. Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

d. Buildings shall avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they shall receive design treatment to increase pedestrian comfort and interest.

e. In addition to the sign standards outlined in Chapter 17.62, signage within the design guidelines overlay shall be patterned after the signage of the era as indicated in the design review handbook. If there is a contradiction between Chapter 17.62 and the design review handbook, the handbook shall determine the required standard.

4. Parking and Access.

a. Entries shall be clearly identifiable and visible from the street.

b. Siting shall minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. Off-street parking areas on a commercial street front shall be minimized and where possible shall be located behind or under a building.

c. Building sites shall locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they shall be situated and screened from view and shall not be located in the pedestrian right-of-way. (Ord. 3699 § 1 (Att. B), 2009)

In addition, KMC 17.15.030 A 5, provides that several uses permitted in the general Commercial Zone are not permitted on the ground floor on Pacific Avenue South between Oak and Maple Streets. This provision applies to

- a. Recreation facilities;*
- b. Participant sports, indoor;*
- c. Auditoriums, clubhouses, and meeting halls;*
- d. Community centers;*
- e. Religious facilities;*
- f. Halfway house;*
- g. Day care center;*
- h. Transitional housing;*
- i. Microbrewery;*
- j. Mortuaries; and*
- k. Retail sales and services with screened outdoor storage.*

KMC 17.15.0030 A 12 further provides that retail sales and services without a drive-through window and second hand/consignment stores located in the Downtown Design Overlay Zone is subject to the following provision:

12. In the downtown design overlay district (DDO), retail use up to five-thousand-square-foot building footprint is permitted and between five-thousand-square-foot and fifteen-thousand-square-foot building footprint per building may be permitted through administrative review.

CITY OF KELSO



Historic Photograph of Allen Street circa 1900

DESIGN REVIEW HANDBOOK

Guidelines for Development within the Downtown Design Guidelines Overlay District



Kelso Community Development Department
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Kelso, Washington 98626
Phone Number: 360.423.9922
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Prepared by:

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Acknowledgements

The development and preparation of the Downtown Design Guidelines and this handbook is the result of the combined efforts of the citizens and public officials of the City of Kelso. Thanks are given to all members who participated in its development and eventual implementation.

City Council:

Don Gregory, Mayor

Keith Lawrence, Deputy Mayor

Kathleen Johnson

Jack Koelker, Sr.

Todd McDaniel

Alan Slater

Joe Wheeler

Planning Commission:

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Kent Anderson, AICP, Community Development Director

C. LeRoy Borders, City Attorney

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I. Purpose

Good building design contributes to the social and economic vitality of a community. The City of Kelso is committed to ensuring that new development (or significant redevelopment) in the downtown area is attractive, functional and of quality construction. The establishment of design guidelines and a design review process is an effective means of assuring that new development "fits" into a community.

The purpose of crafting design guidelines for the downtown is to describe ways in which new buildings within the downtown area can be made in a manner that is compatible with their surroundings. These guidelines illustrate ways to think about a proposed project's context and provide flexible examples in order to help a new project fit better in that context and enhance the area. Consistent with the goals of the City of Kelso's Comprehensive Plan, the purposes of the following guidelines are to protect and enhance the character and social and economic stability of the downtown area of the city; to improve the downtown area; and, to develop an overall design scheme for the downtown area.

For further information on these design guidelines and/or the design review process, please contact the City of Kelso Department of Community Development.

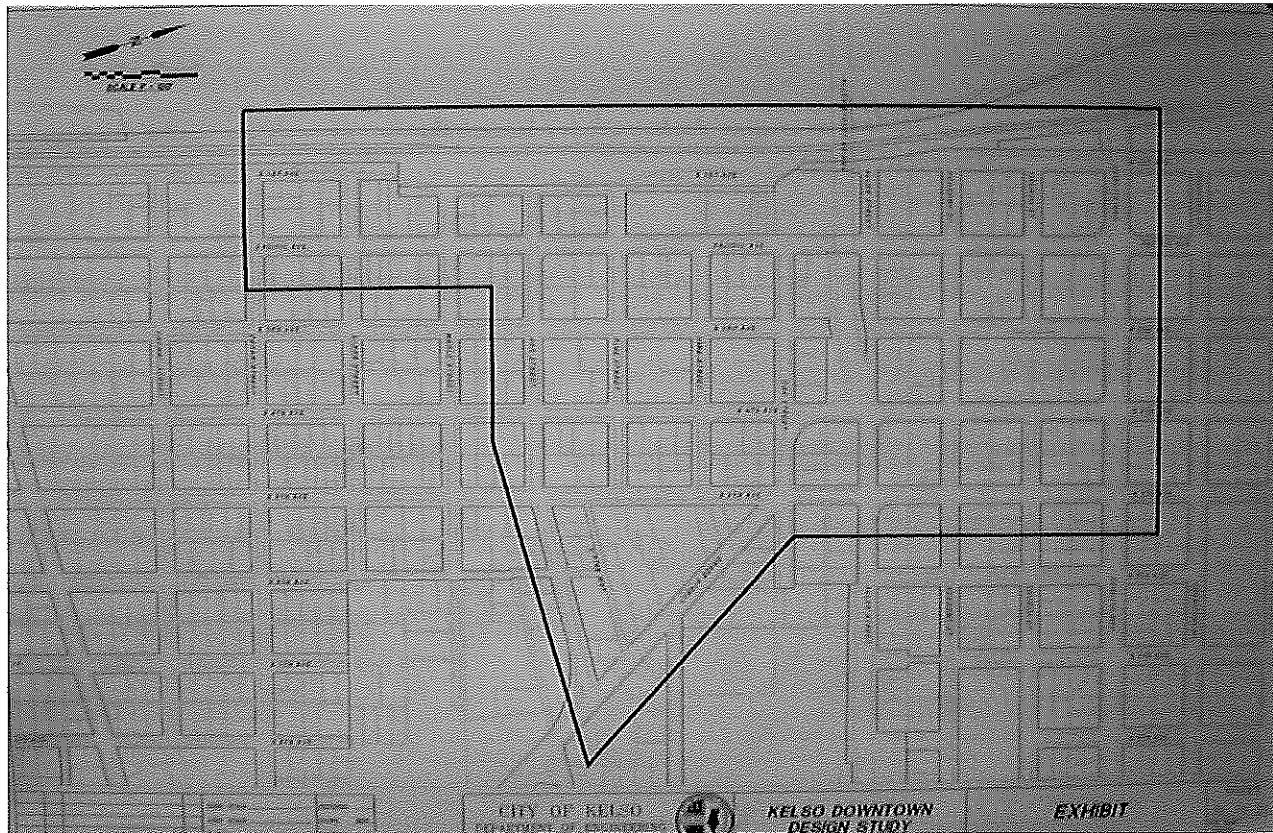
II. Introduction

Why Design Review?

Design review is intended to be a forum by which the city, a developer and the public can work cooperatively toward achieving a better community through the use of simple design principles. Those principles are presented in the design guidelines that follow. Design review is the process by which new development can contribute positively to neighborhoods by presenting a design that reinforces the positive design elements of that neighborhood. The following guidelines present a window to a past era when building design was an art form and carries those values forward to a modern expression of urban form which is pedestrian and vehicle friendly and which will enhance the appearance of the downtown area. These guidelines identify the positive design elements of turn of the century western commercial buildings and encourage their incorporation into new buildings. They are not an attempt to recreate the past as a theme park, but to identify those positive elements that can be incorporated in a modern building using modern materials yielding a building that is a visual asset to the community and a financial asset to the developer.

Where is Design Review Applicable in Kelso?

The boundaries of the downtown design guidelines overlay district are shown below. The official downtown design guidelines map is located in the office of the Director of Community Development (Director), and copies are available to the public.



When is Design Review Required?

Within the overlay district, no city permit or approval for the construction of any new building or the substantial alteration of the exterior appearance of any structure in the downtown design guidelines overlay district shall be issued unless a *certificate of review* has been issued by the Director. The *substantial alteration* of the exterior appearance of an existing structure includes the alteration, addition to or modification of a primary and or secondary façade of the subject structure, which fundamentally alters the façade by more than sixty (60) percent of the façade area. Minor alterations, emergency repairs, ordinary maintenance and repairs, interior remodeling or decorations are exempt from this requirement. There are no other exceptions to the requirement for a certificate of review.

Design review works best as a cooperative interactive process. Preapplication consultations with community development staff are encouraged; to assist developers and property owners in identifying the important design related issues and potential solutions, and to facilitate timely review. Potential applicants should contact the Community Development Department as early as possible during their design phase and arrange for a meeting to discuss these design guidelines and the review process.

What is the Design Review Process?

An application for design review should be submitted to the City of Kelso at the Community Development Department. A copy of the required application form is located at the end of this handbook. The application shall include a site plan showing the location of the building or buildings, parking, exterior lighting, signs and landscaping; exterior elevations of the front and side, along with a description of the type and finished color of exterior siding,

windows and roofing to be used; detailed drawings or architectural features, signs and trim; "as is" photographs of the subject building (if a substantial alteration), façades of adjacent development, general streetscape character and territorial or other views from the site, if any; a zoning envelope study which includes a perspective drawing; and, a description of the proponent's objectives with regard to site development. All diagrams must be drawn to scale. Additional information may be requested by the Director of Community Development prior to the issuance of a decision.

The Director may refer the application to the Board of Adjustment and Appeals (Board) for consideration and opinion. The Board may set the application for a public hearing. At the termination of the hearing the Board will issue a recommendation to the Director as to whether the proposal is consistent with the guidelines.

The Director will complete the review within 60 days of receipt of a design review application. In the event the Director fails to issue a certificate of review within such period, a certificate of review will be deemed to have been issued without decision as if the Director had so acted. The Director's decision shall be based on the extent to which the proposed project meets downtown design guidelines and in consideration of public comments and/or the Board's recommendation on the proposed project. The applicant shall be notified in writing of the Director's final action and the Director will issue a Certificate of Review within ten working days of the date on which the final action was taken.

Projects subject to the downtown design guidelines must meet all codes and regulatory requirements applicable to the subject site. Within the downtown design guidelines overlay district, the decision of the Director is binding on the applicant and compliance with such decision is mandatory.

III. Overview of Design Guidelines

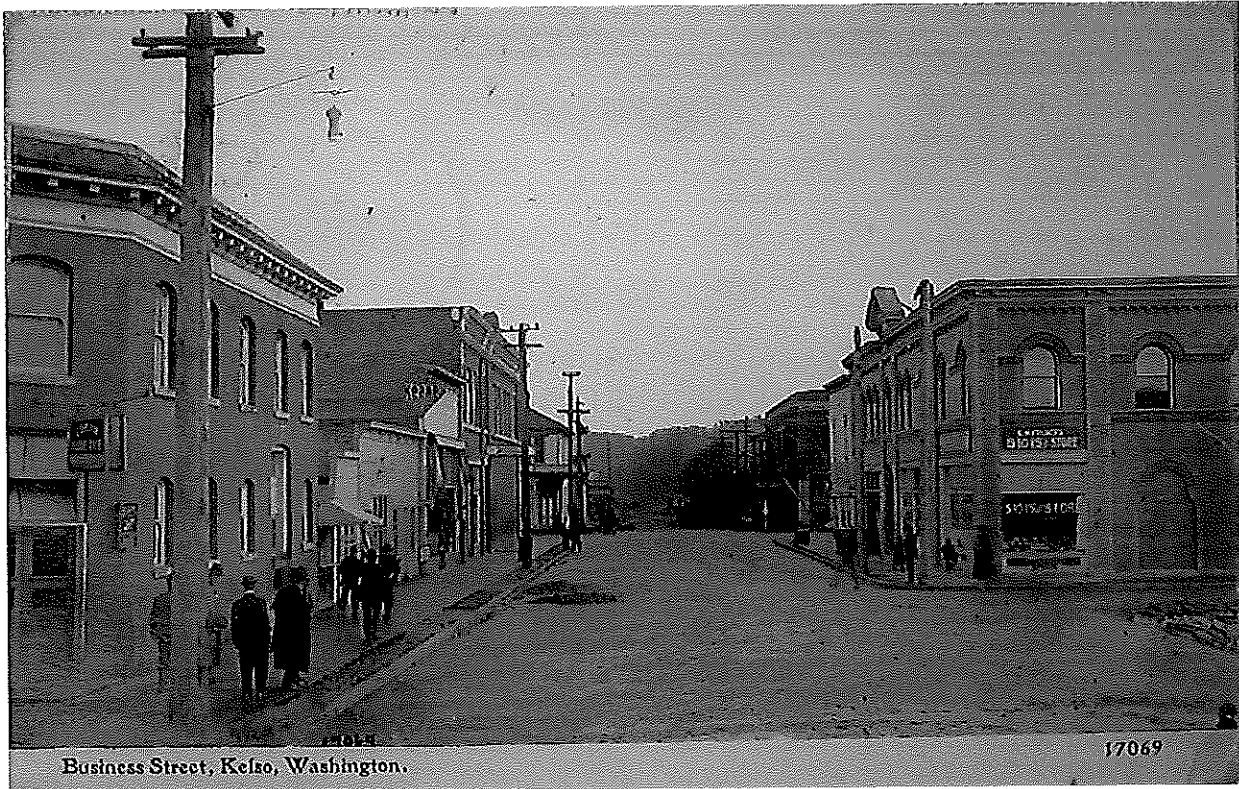
The following design guidelines have been developed to fully implement the goals of the Comprehensive Plan and to direct designers and reviewers to look closely at local conditions and produce new buildings that enhance rather than detract from their surroundings. The intentions of the design review process are to create good streetscapes and an economically viable area that people are drawn to; protect important symbols; and, ensure that new development fits in. Each of the following guideline is given equal weight. No one guideline is more important than any other. However, each building and each building site is distinct and not all of the guidelines will be applicable to every project. The applicability of the individual guidelines will be determined on a case-by-case basis, depending on the proposal, neighboring buildings and the overall character of the block. The Director determines the measure and the intent of these guidelines. As noted previously, this is a cooperative process. Preapplication meetings with city staff are the best way to determine which guidelines are applicable and important given a specific locale.

IV. Design Guidelines

A. Civic Spaces

A-1 Streetscape

Streets shall be designed to function as public open spaces bordered by buildings, in addition to facilitating traffic movement. Buildings shall be designed to enhance the pedestrian experience through the use of such features as building articulation (i.e., variations in building materials, surface texture, windows, doors, porches and other façade features), landscaping, lighting and signage without encumbering the efficient movement and parking of vehicles. Where feasible, a project applicant should consider relocating overhead utilities underground.



Streets provide pathways for vehicles and pedestrians to get from home to work and home again, to shop and to recreational areas. Buildings adjacent to the street frame the streetscape and define its use, whether commercial or residential. Buildings along commercial streets shall enhance the pedestrian streetscape by being designed with interesting façades and providing overhead weather protection. Additionally, the streetscape shall be designed for the safe passage of vehicles and with areas for on-street parking so that people can exit their vehicles and become part of the pedestrian activity along the street.

A-2 Street Intersections

Development at street intersections shall enhance intersections in ways that extend beyond functional needs through the location of building entries and the incorporation of building details, street lighting, landscaping and signage, which respect and conform to the character of existing structures at the intersection.



Street intersections regulate the flow of traffic. More importantly they can serve as a gateway or frame the subsequent block and provide a sense of place. They are also the obvious point in any set of directions. Benches and landscape areas as seen above and below provide a sense of respite at intersections and allow people the time to orient and determine their next course.



B. Buildings

B-1 Building Location

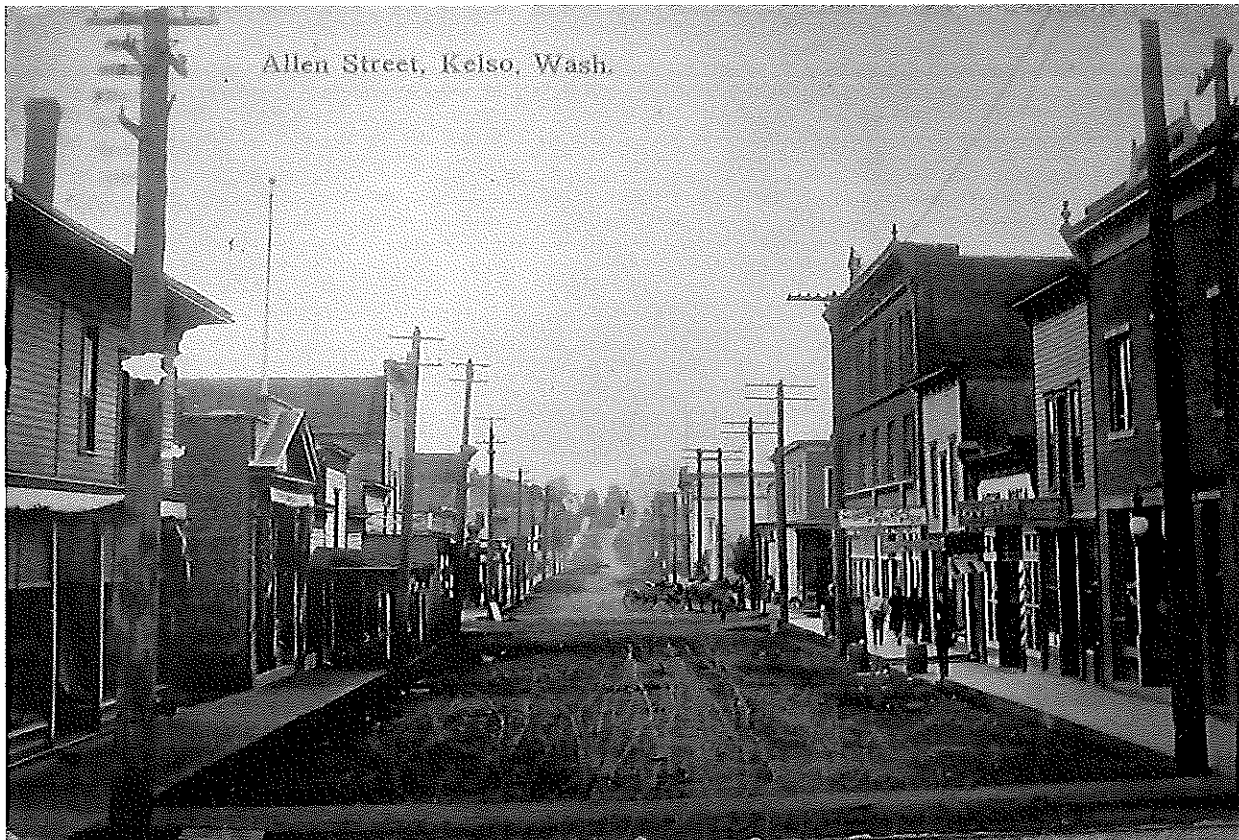
New construction shall preserve and continue the traditional block development pattern of the city by creating buildings that follow in scale and proportion the traditional modularity of existing block faces with buildings constructed to street property lines and main access from the street. New development and redevelopment shall be designed with the same scale and proportions as would be found within the traditional block pattern with buildings constructed to the property line and main pedestrian access from the street.



Turn of the century western commercial buildings are generally built out to the edge of the sidewalk. This facilitates the movement of people along the streetscape and also encourages people to stop and look at the materials in window displays. New buildings should mirror this pattern and be located adjacent to the sidewalk if possible to help define the streetscape and prevent voids along the block.

B-2 Building Design

New structures built between or among existing structures shall reflect the principles of design of the surrounding buildings in proportion, composition and detail. New buildings shall be designed to reflect turn of the century (1900) western commercial structures. To accomplish these goals, building designs shall adhere to the following: proportions of the façade shall be similar to those of historic turn of the century buildings; existing cornice lines shall be continued; storefronts shall be aligned; and, windows, storefronts and other openings shall be in the same proportions as those of adjacent buildings both on upper and ground floor levels. In circumstances where there are no appropriate structures to establish a context, buildings shall incorporate the design elements found in turn of the century western commercial buildings.



The better examples of downtown commercial buildings in the City of Kelso are from the turn of the century. New buildings should continue the rhythm of the older historical commercial buildings in proportion and character of architectural elements.

Turn of the century western commercial buildings include the following design elements:

- Tripartite design; *i.e.*, the building has a distinct base, middle and top, as in the above picture;
- Buildings are generally capped with a strong cornice line; and,
- Detailing on the buildings is a central element to the overall design.

B-3 Building Details

Designs that incorporate artificial or synthetic decorative detail to replicate historic precedent are discouraged, while designs that utilize traditional materials and craftsmanship to create the same quality and detail as historic buildings are encouraged.



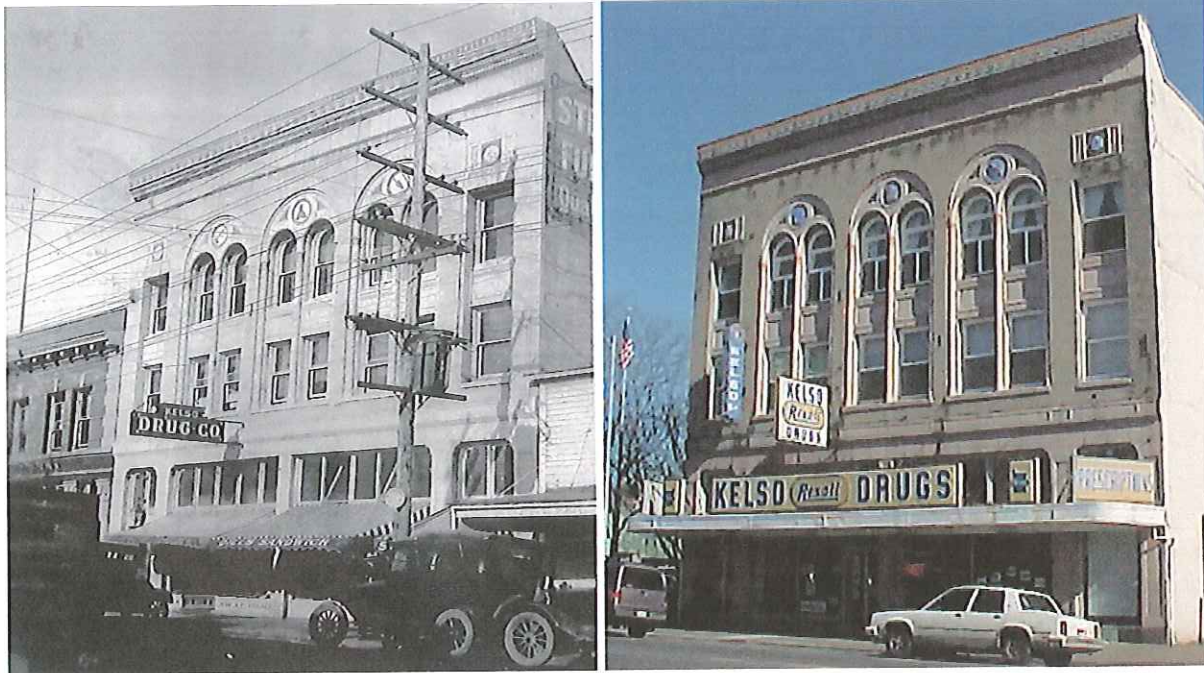
Building details should relate to the materials of the turn of the century western commercial buildings. For example, building detailing with concrete masonry unit (CMU) block relate well to the look and feel of traditional brick detailing found in older buildings.



C. Architectural Elements & Materials

C-1 Architectural Concept and Consistency

Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings shall exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure shall be clearly distinguished from its façade walls.



The many architectural elements of a building should be organized into a unified whole, so that details and features can be seen to relate to the structure and not appear as add-ons. Buildings should also derive their form from their function. Buildings, which present few or no clues through their design as to what purpose they serve, are often awkward architectural neighbors.

Architectural features may include the following:

- Building modulation or articulation;
- Bay windows;
- Rooflines, particularly a strong cornice line to cap the building;
- Building entrances; or,
- Building base.

Architectural details may include the following:

- Treatment of masonry;
- Treatment of siding;
- Articulation of columns;
- Architectural lighting;
- Detailed grilles and railings; or,
- Special trim details and moldings.

C-2 Human Scale

The design of new buildings shall incorporate architectural features, elements and details to achieve a good human scale.



The term "human scale" generally refers to the use of human proportioned architectural features and site design elements clearly oriented to human activity.

A building has a good human scale if its details, elements and materials allow people to feel comfortable using and approaching it. The façade should not feel imposing when passing by. The above one story brick façade is a good example of a façade that has a human scale; it is sized so that it does not overwhelm the sidewalk and there are windows and overhead weather protection. Features that give a building human scale also encourage human activity.

Following are examples of building elements that may be used to achieve better human scale:

- Pedestrian weather protection in the form of canopies, awnings, arcades, marquees or other elements which are wide enough to protect at least one person;
- Covered entrances;
- Upper story setbacks;
- Pedestrian lighting;
- Multi-pane windows, glazed with transparent, not reflective glass;
- Bay windows extending out from the building face that reflect an internal space such as a room or an alcove; or,
- Individual windows in upper stories that are approximately the size and proportion of a traditional window and are separated from adjacent windows by a vertical element.

C-3 Exterior Finish Materials

Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.



The selection and use of exterior materials is a key ingredient in determining how a building will look. Some materials, by their nature, can give a sense of permanence or can provide texture or scale that helps new buildings integrate into the context of the block or recall the desired era.

Materials typical to the City of Kelso and turn of the century western commercial buildings:

- Brick;
- Stone or other masonry materials;
- Wood siding; and
- Stucco.

Many other exterior building materials may be appropriate as long as the materials are appropriately detailed and finished. Modern materials such as concrete masonry unit (CMU) blocks, steel and glass marquees, and Hardiplank or Hardishingle, which recall and relate to the design of turn of the century western commercial buildings, are also appropriate. Materials shall be incorporated to take into consideration the climate and compatibility with nearby structures.

C-4 Blank Walls

Buildings shall avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they shall receive design treatment to increase pedestrian comfort and interest.



A wall may be considered "large" if it has a blank surface substantially greater in size than similar walls of neighboring buildings. Blank walls provide opportunities for defacement with graffiti. Typically, a wall greater than 25-feet in width with no window or other architectural elements will be considered a blank wall.

The following are some examples of techniques for treating blank walls:

- Install a vertical trellis in front of the wall with climbing vines or plant materials.
- Set the wall back and provide a landscaped or raised planter bed in front of the wall, which includes materials that could grow to obscure or screen the wall's surface.
- Provide art, e.g. a mosaic, mural, decorative masonry pattern, sculpture, or relief, over a substantial portion of the blank wall surface.
- Employ different textures, colors, materials, or modulation or columns to break up the surface of the wall.
- Provide special lighting, a canopy, awning, horizontal trellis or other pedestrian oriented features that break up the size of the blank wall's surface and add visual interest.

D. Parking & Access

D-1 Building Entrances

Entries shall be clearly identifiable and visible from the street.



Entrances that are visible from the street make a project more approachable and create a sense of association among neighbors.

The following are some examples of techniques used to enhance the visibility of entrances:

- Differentiate the canopy or marquee over the building entrance from the canopy or other overhead weather protection along the street.
- Frame the entrance with unique but complimentary architectural details.
- Provide clear entries off streets, not just from parking lots.
- Clear paths using building and landscape elements can enhance building entries that are not on the street. A corner entrance element such as a trellis or pergola can serve as a gateway into the complex even though the actual building is not at the corner.

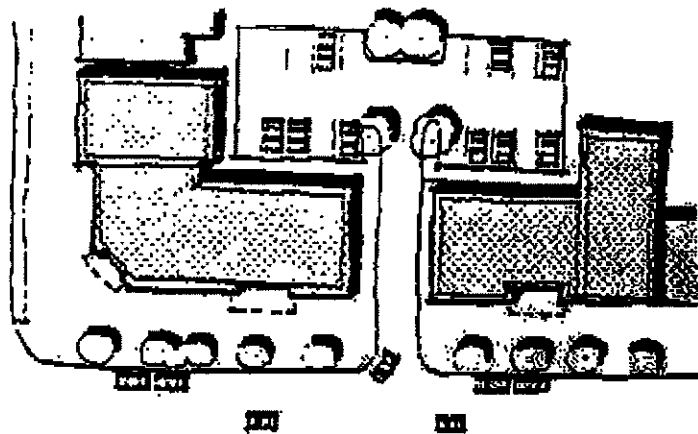
D-2 Parking and Vehicle Access

Siting shall minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. Parking on a commercial street front shall be minimized and where possible shall be located behind or under a building.

Parking located along a commercial street front between the building and the sidewalk, where pedestrian traffic is desirable, lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street. This should not be confused with on-street parking which is common on turn of the century commercial streets. On-street parking does not have the negative impact on the sidewalk that driveways do.

The following are some examples of techniques used to minimize the impacts of driveways and parking lots:

- Locate surface parking at the rear or side of a lot.
- Break large parking lots into smaller ones.
- Minimize the number and width of driveways and curbcuts.
- Share driveways with adjacent property owners.
- Locate the driveway so that it is visually less dominant.
- Locate the parking behind the building.



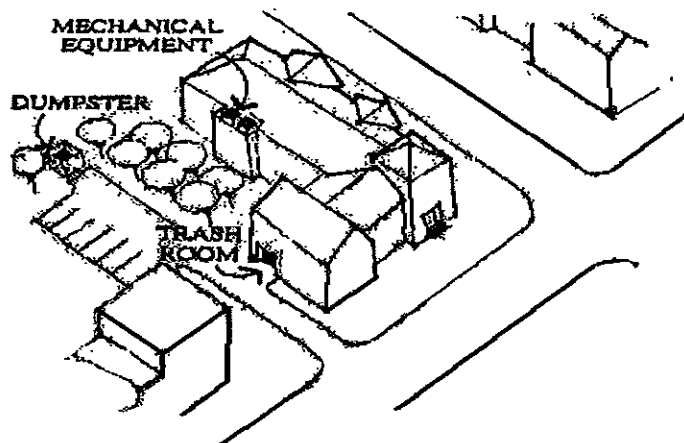
D-3 Screening Dumpsters, Utilities and Service Areas

Building sites shall locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they shall be situated and screened from view and shall not be located in the pedestrian right-of-way.

Unsightly service elements such as dumpsters and utility service meters, e.g. gas, water and electric, can detract from the compatibility of new projects and create hazards for pedestrians and autos.

The following examples illustrate considerations to address in locating and screening service areas and utilities:

- Plan the feature in a less visible location on the site
- Screen it to be less visible – utility meters can be located behind a screen wall so that it is not visible from the building entrance.
- Use durable materials that complement the building.
- Incorporate landscaping to make the screen more effective.
- Locate the opening to the area away from the sidewalk.



Appendix A

Implementing Ordinance

Design Guidelines

Building Design

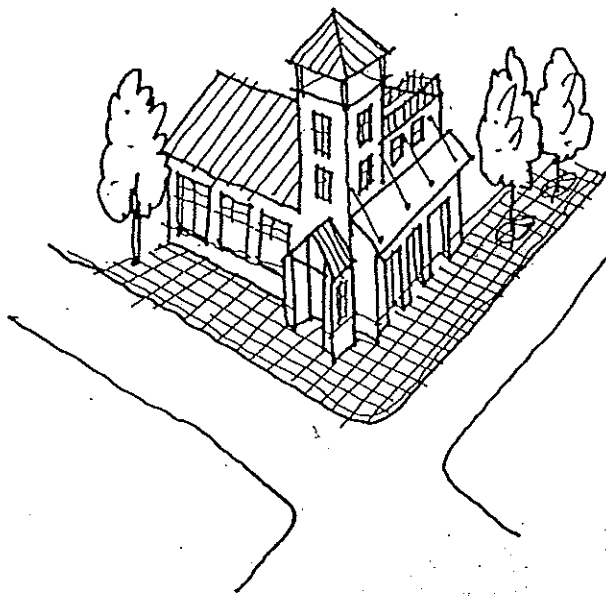
Landmark Structures

Intent:

To have buildings contribute to this gateway location.

Guideline:

New or renovated buildings that abut the intersection of _____ should incorporate distinctive architectural elements to create a "gateway" effect at this key location. Elements can include very distinctive roof forms such as cupolas or dome or cone shapes, visually expressive facades, dramatic lighting, whimsical details, artwork, showcase windows, prominent masonry banding, etc. The intended effect is to eventually have all four corners occupied by buildings that are landmarks.



Building Design

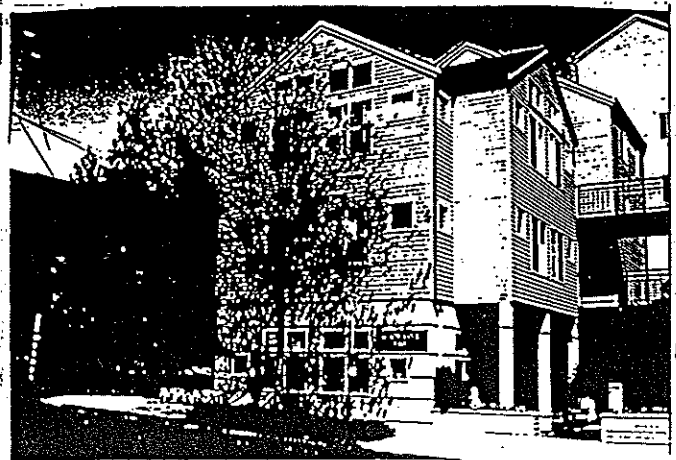
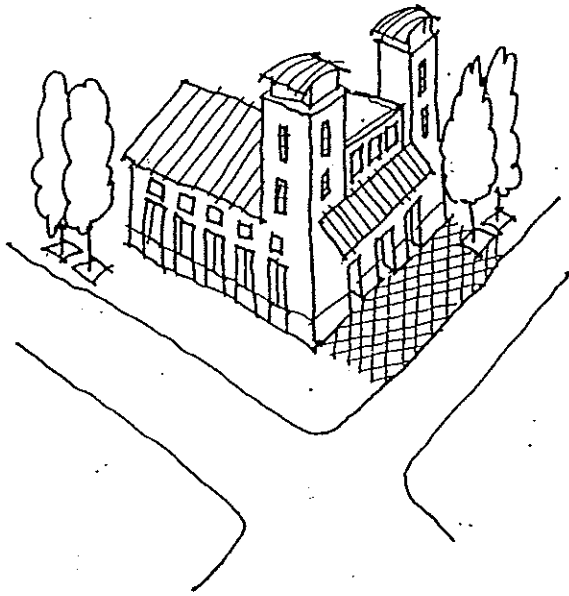
Marking Important Intersections

Intent:

To create reference points at several key locations.

Guideline:

Structures located at the intersections of _____ with _____ and _____ Avenue are encouraged to be visually prominent. This could be achieved by incorporating elements such as distinctive roof forms, building shapes that are unusual in geometry, and public plazas.



Building Design

Overall Form

Intent:

To create visual continuity among buildings having potentially different styles.

Guideline:

Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap."



Building Design

Small Scale Building Increments

Intent:

To create an environment that is visually interesting and which offers physical elements scaled to human proportions.

Guideline:

The facades of buildings along _____ and _____ should be divided into relatively small units, such as narrow storefronts, bays, and separated roof forms. Large, long uninterrupted walls are not desired. Blank, windowless walls are not allowed.



Building Design

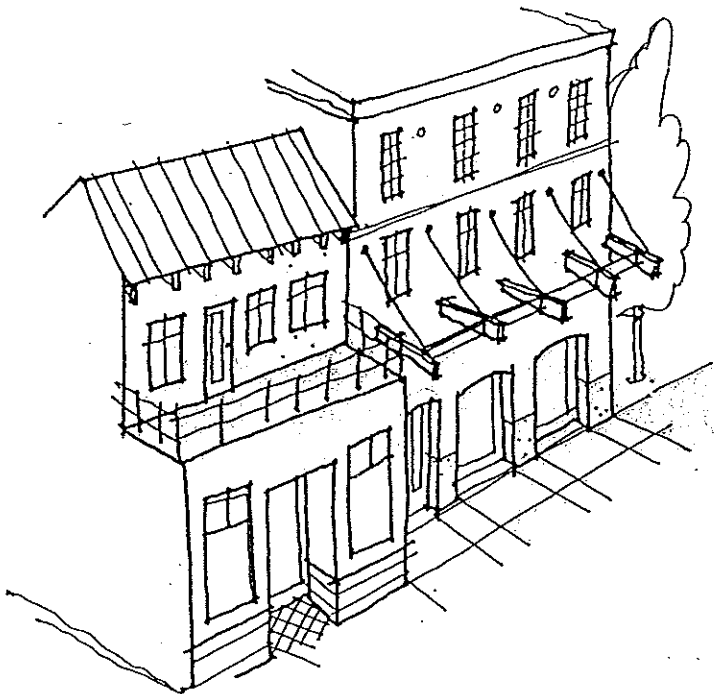
Entrances

Intent:

To make it apparent from the street where major entrances to buildings are located.

Guideline:

Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.



Building Design

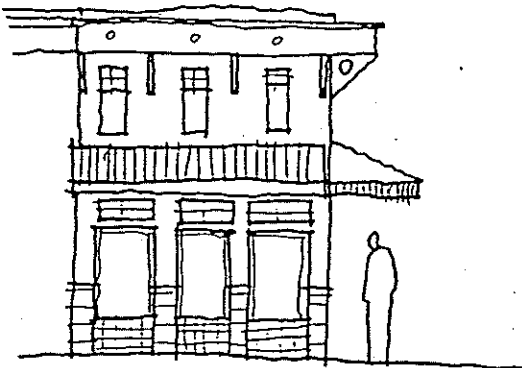
Street Walls

Intent:

To have buildings visually and functionally interact with the public sidewalks.

Guideline:

Facades of new or renovated buildings that abut the sidewalk should abut the back of the sidewalk (some of which may be on private property in order to provide the width of sidewalk indicated elsewhere in these guidelines). Parking shall not be located in front of buildings. Canopies or awnings over the sidewalk are encouraged.



Building Design

Ground Floor Transparency

Intent:

To provide visual connections between activities inside and outside buildings.

Guideline:

The ground floors of buildings that face sidewalks or pedestrian pathways should have generous amounts of clear glass that allows people to see into the building.



Building Design

Weather Protection

Intent:

To allow pedestrians some protection from rainfall as they use the town center.

Guideline:

Weather protection features such as canopies and awnings should be provided along the sidewalk and street frontage. The minimum width of such elements is 4 feet. Minimum height is 8 feet, maximum height is 10'.



Building Design

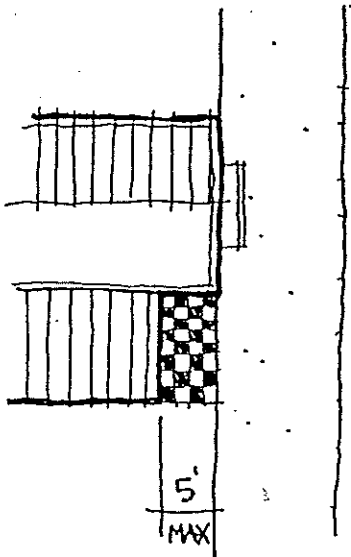
Set-To Lines for Commercial Uses

Intent:

To establish a close relationship between activities within buildings and activities in the public right of way.

Guideline:

Commercial building facades on _____ and _____ should abut the back of the sidewalk, or be within 5 feet of it. The exception would be locations where the City has identified the need to have a public space or a wider sidewalk.



Building Design

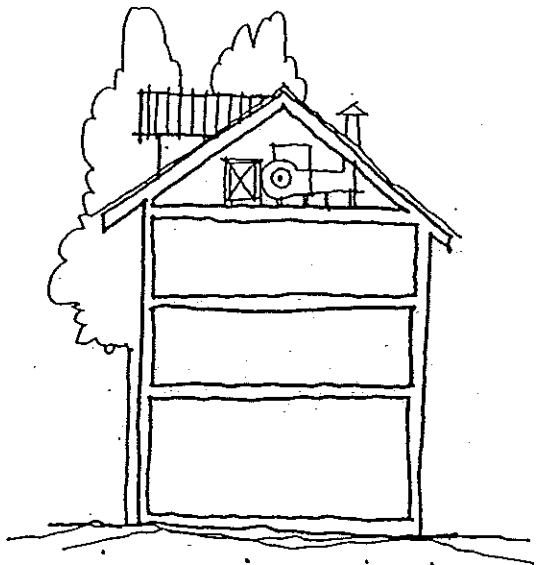
Conceal Mechanical Equipment

Intent:

To ensure that larger pieces of mechanical equipment are visually unobtrusive.

Guideline:

Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.



Site Design

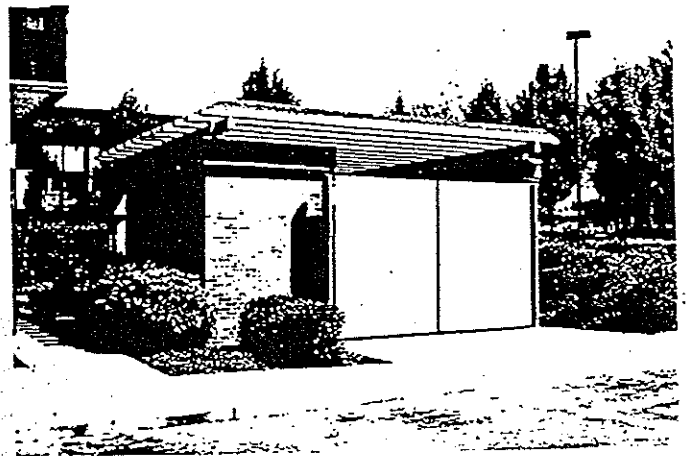
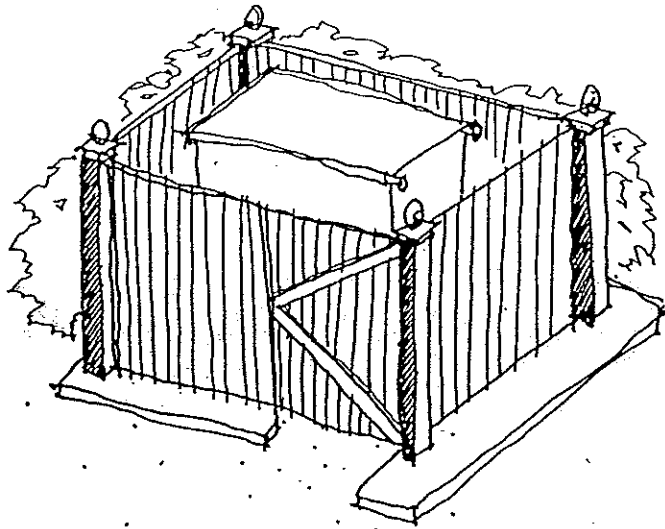
Screen Service Areas

Intent:

To conceal loading, trash, and storage areas from view.

Guideline:

Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.



Building Design

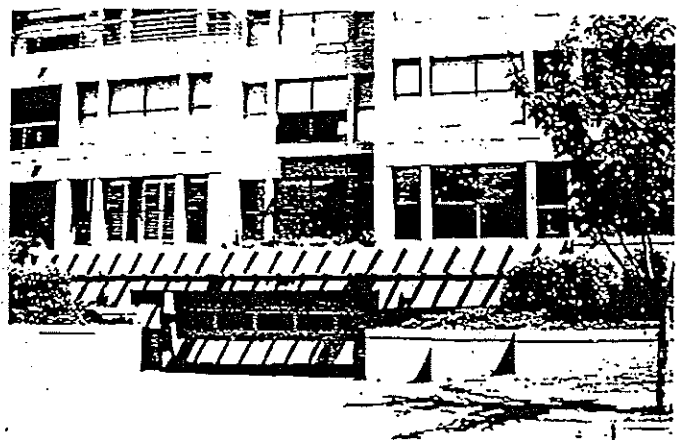
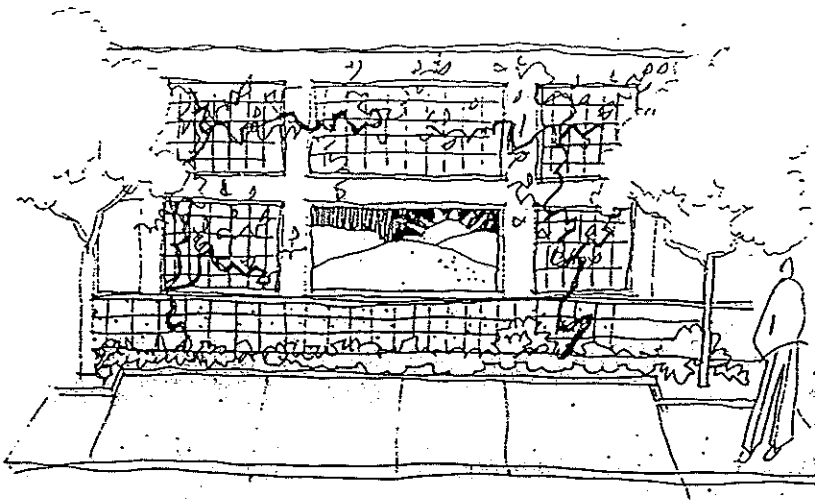
Structured Parking

Intent:

To diminish the visual impact of parking as viewed from streets.

Guideline:

Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.



Site Design

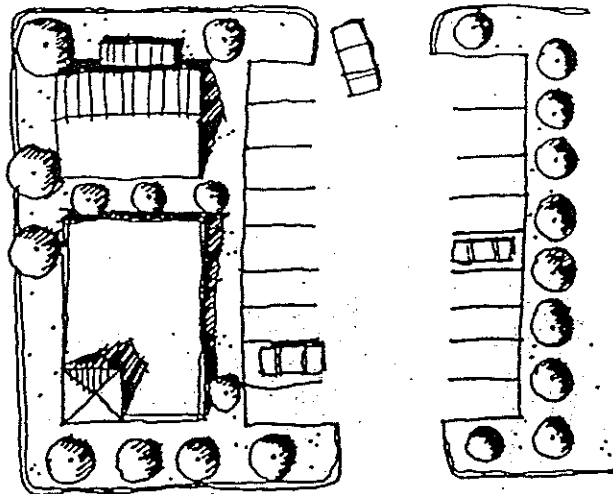
Parking Lot Location

Intent:

To have parking lots be as visually unobtrusive as possible.

Guideline:

Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.



Site Design

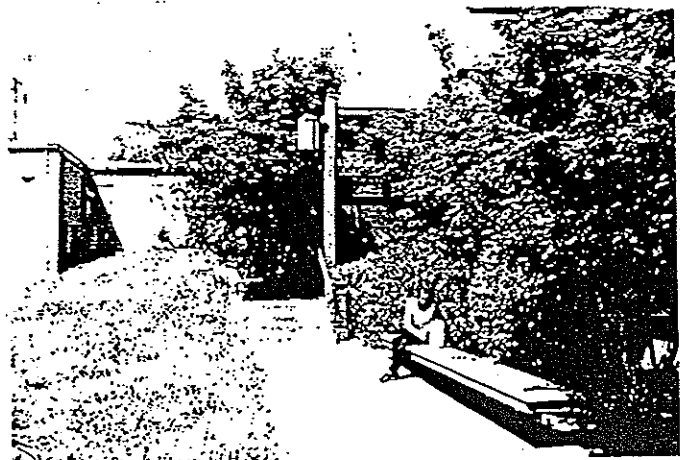
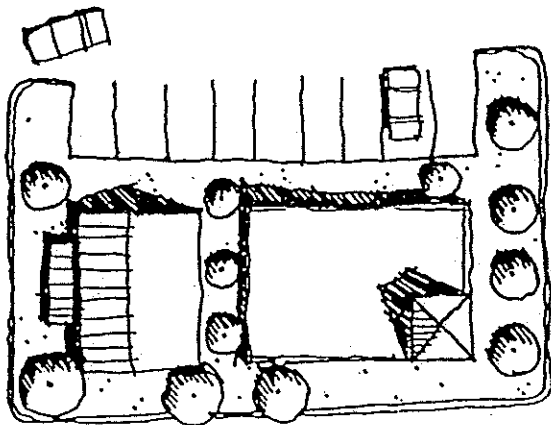
Pedestrian Connections

Intent:

To create a network of safe, comfortable and attractive linkages for people on foot.

Guideline:

New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.



Site Design

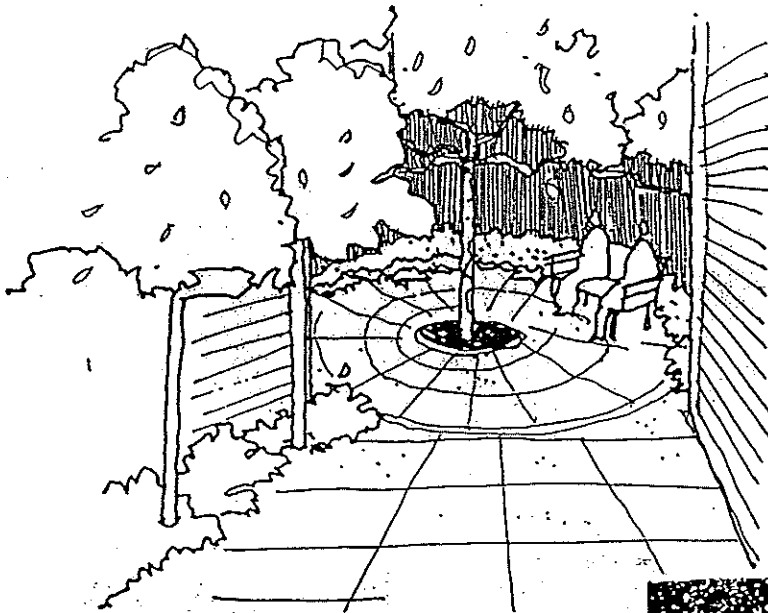
Outdoor Open Spaces and Amenities

Intent:

To establish, over time, a variety of open spaces within the town center.

Guideline:

New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.



Site Design

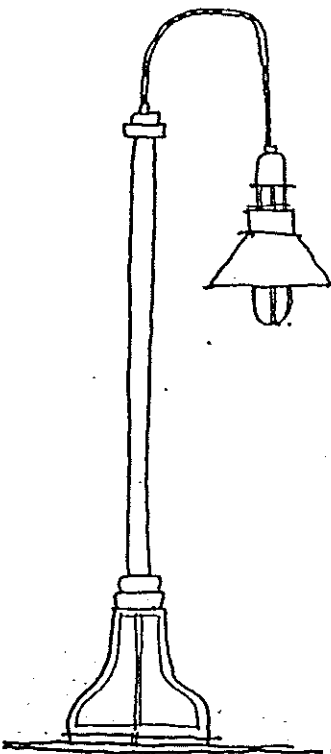
Shielded Lighting

Intent:

To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.

Guideline:

Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.



Site Design

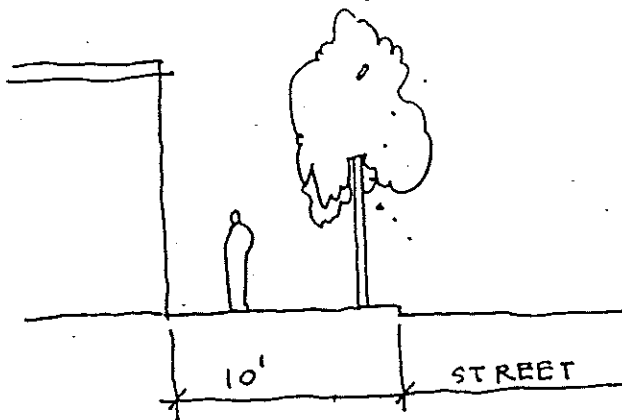
Sidewalks and Street Trees

Intent:

To use sidewalks and street trees as a strong element of continuity throughout the core.

Guideline:

New development and redevelopment along _____ and _____ should provide an expansion of the existing sidewalk width to 10 feet. Street trees should also be provided. The minimum caliper should be 2 1/2" and the maximum spacing should be 30.'



Signs

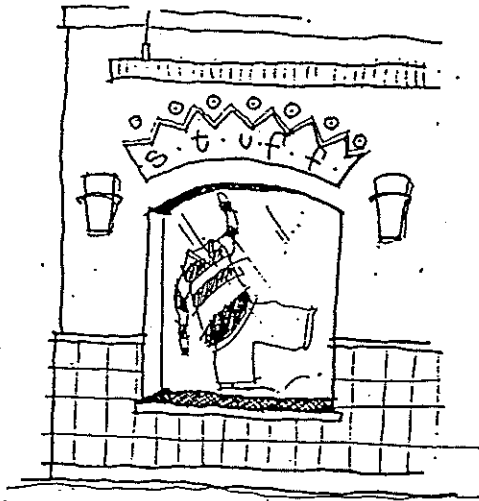
Building-mounted Signs

Intent:

To have building facades be the principal location for announcing goods and services.

Guidelines:

Signs shall be located on the facades of buildings. (Freestanding pole-mounted or monument signs are not allowed.)



Signs

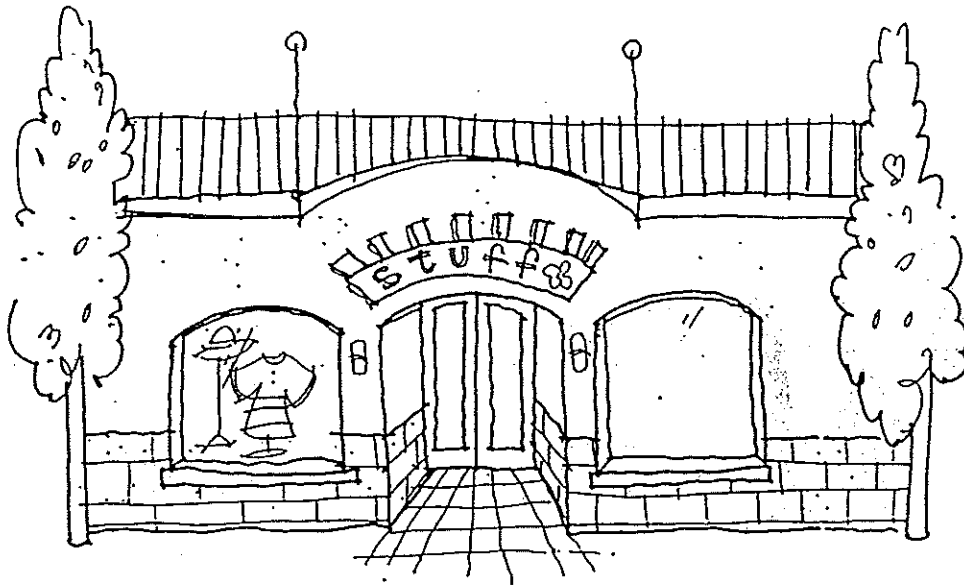
Integration

Intent:

To ensure that signage is a part of the overall design approach to a project and not an afterthought.

Guideline:

The design of signs should be integrated with the architecture and site design of a project.



Signs

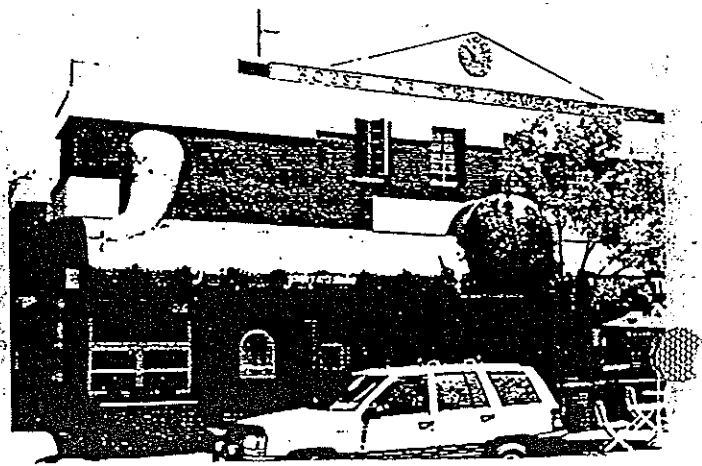
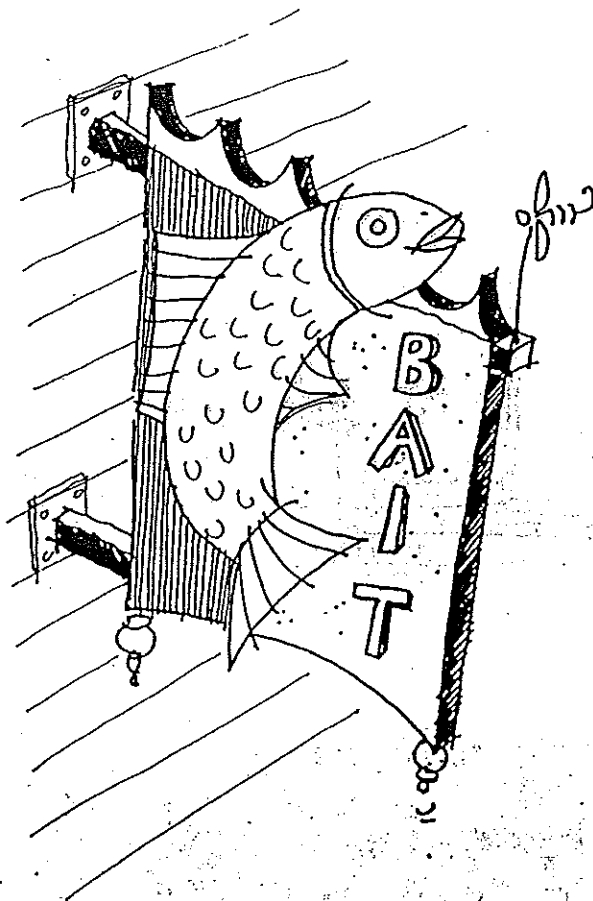
Creativity

Intent:

To encourage interesting and even unusual approaches to graphic design.

Guideline:

Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.



Signs

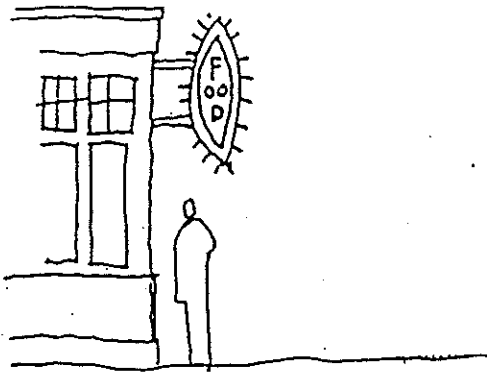
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Signs

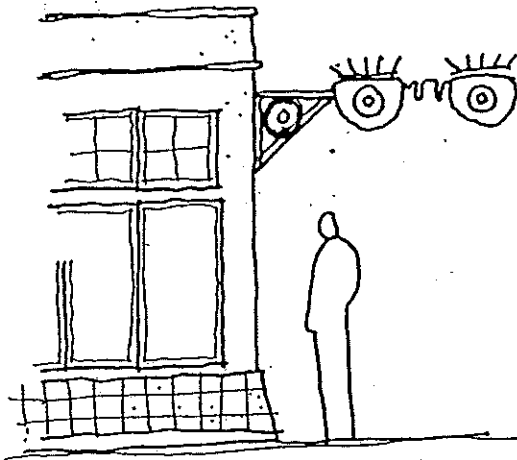
Overhanging Signs

Intent:

To encourage signs oriented to pedestrians.

Guideline:

Signs that overhang the sidewalk and that are scaled to pedestrians are encouraged.



Signs

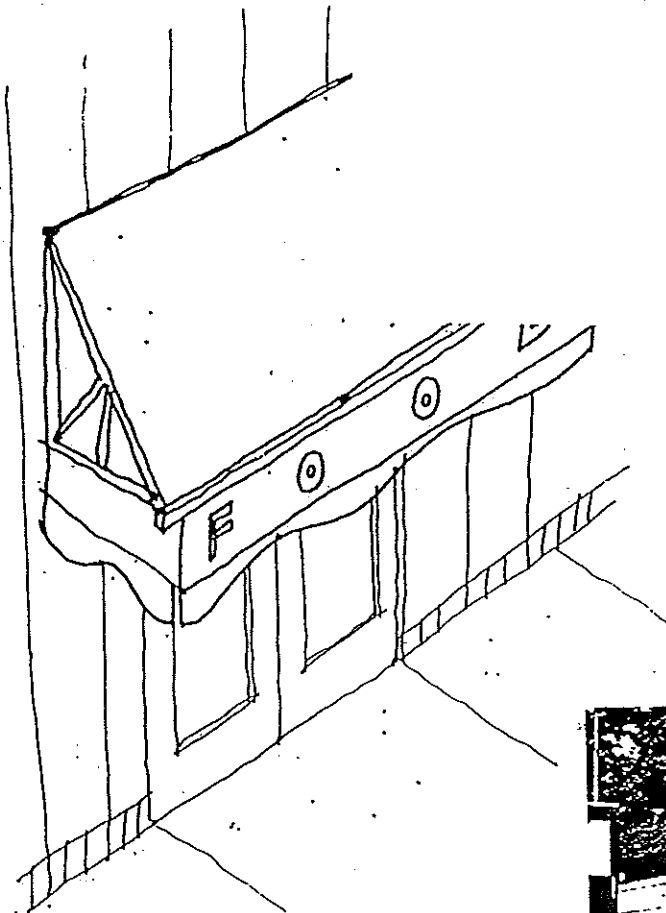
Awning Signs

Intent:

To produce a visual effect that emphasizes buildings and vegetation, not advertising.

Guideline:

Signs painted on awnings are allowed, but awnings should not be internally illuminated.



Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	
Amusement and Recreation										
Athletic club/exercise facility/gym					P	P	P			
Boat launch	CUP	CUP	CUP			CUP	CUP	CUP	CUP	
Bowling					P	P				
Community center				P	P (5)	P	P		CUP	
Cultural facility					P	P				
Public park	P	P	P	P	P	P	P		P	
Participant/spectator sports				P (7)	P	P	P		P	
RV park/campground						P		P	CUP	
Skating					P	P				
Theater					P	P				
Community Services										
Art gallery					P	P	P			
Auditorium/meeting hall					P (5)	P	P			
Church/religious institution	P	P	P	P (7)	P (5)	P	P			Define to include accessory buildings
Daycare - adult					P (5)					
Daycare - children (12 or fewer)					P (5)					
Daycare - children (13 or more)										
Emergency Shelter					CUP					
Halfway house					P (5)					
Health care facility				P (7)	P	P	P			
Hospital						P	P			
Museum					P	P	P			
Secure community transition facility										Check definition and state law
Social/fraternal organization					P	P	P			
Urban rest stop					CUP					

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions	
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open		
<i>What about?</i>											
<i>Community treatment facility (8 or more)</i>											
<i>Crisis residential center (6 or fewer)</i>											
<i>Halfway house (8 or fewer)</i>											
<i>Halfway house (9 to 20)</i>											
Government Facilities											
Detention facility					CUP	CUP	CUP				
Essential public facility											Required in partially planning community?
Maintenance/public works facility					CUP	CUP	CUP				
Federal/state/local government office/facility					P	P	P				
Post office					CUP	CUP	CUP				
Prison/correctional facility					CUP	CUP	CUP				
Housing											
Accessory dwelling unit	P	P									See WCIA letter
Adult family home	P	P	P								
Caretaker residence					P	P	P	P	P		
Child care-in home (5 or less)	P	P	P								Check state definitions
Child care-in home (6 or more)	P	P	P								Check state definitions
Community garden	P	P	P								
Community residential facility (6 or fewer)											
Community residential facility (7 or more)											
Duplex	(2)	(3)	P								

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	
Home business	P	P	P							Is there a distinction between major/minor?
Livestock		P								
Mobile home										Review state law
Mobile home park										
Multi-family (3+ units)			P			CUP				
Single-family residence	P	P	(1)	(1)	(1)	(1)				
Temporary housing	S								S	
Transitional housing - large					P (5)					
Transitional housing - small					P (5)					
<i>What about?</i>										
<i>Congregate living facility</i>										
<i>Cottage housing</i>										
<i>Homeless encampments</i>										See WCIA letter
<i>Specialty housing</i>										Liberty Lake
<i>Zero lot line residences</i>										Liberty Lake
<i>Transitional housing</i>										See Kelso definitions
Manufacturing										
Agricultural processing							P			
Aquaculture							P			
Brewery/distillery/winery -large scale							P			
Commercial indoor storage							P			
Commercial laundry							P			
Commercial moving/freight terminals							P			
Computer/electronic equipment							P			
Construction /landscaping equipment/supplies							P			
Contractors yard							P			

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	
Dredge spoils storage							CUP	CUP		
Fabrication/assembly/packaging							P			
Food products							P			
Furniture and fixtures							P			
Hazardous materials							P	P		
Junk or salvage yard							P			
Laboratory for scientific research							P			
Manufactured home sales							P			
Marijuana - state licensed processing							P			Check recent ordinance
Marijuana - state licensed production							P			Check recent ordinance
Master planned industrial facility							P	P		
Micro brewery/distillery/winery					P (5)(7)	P	P			
Mining								P		
Printing and publishing							P			
Recycling center							P			
Sale of items manufactured on site							P			
Vocational schools							P			
Water oriented commercial/industrial							P			
Wood products							P			
Retail trades and services										
Adult entertainment/retail										See ordinance
Antique store					P	P	P			
Bed and breakfast inn	P	P	P	P	P	P	P			
Brewpub				P	P	P	P			
Building supplies/hardware/home repair						P	P			
Cart vendor				P	P	P	P			
Cemetery/mausoleum	P	P	P						P	
Convenience store				P	P	P	P			
Craft/hobby store					P	P	P			

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	
Dry cleaners/self service laundry				P	P	P				
Entertainment					P (7)	P	P			
Farmer's market				P (17)	P (17)	P (17)	P (17)			
Fast food restaurant					P (7)	P	P			
Financial institution					P	P	P			
Fitness center				P	P	P	P			
Funeral home/mortuary					P (5)(7)	P	P			
Hotel/ motel					P (7)	P				
Kennels							P			
Marijuana - state licensed sales							P			Only permitted in sexually oriented business overlay zone.
Mixed-use commercial/residential			P	P	P (7)	P	P			Residential uses must be located above the ground floor.
Personal services				P	P (5)(7)	P	P			
Pet shop				P	P	P	P			
Professional offices					P (7)	P	P			
Restaurants				P	P (7)	P	P			
Retail sales/services				P (7)	P (5)(7)	P	P			Insert conditions regarding outdoor sales
Roadside stand	?	?	?	S	S	S	S			
Secondhand/consignment store				P (7)	P (7)	P	P			
Self service storage facility			P		P	P	P			
Sexually oriented business										Only permitted in sexually oriented business overlay zone.
Small engine repair				?	P	P	P			
Tavern/pub					P (7)	P	P			
Temporary construction/sales office	S	S	S	S	S	S	S	S	S	
Temporary use	S	S	S	S	S	S	S	S		
Veterinarian clinic				P (7)	?	P	P			
Warehouse							P			
Wholesale business						P	P			

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions	
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open		
<i>What about?</i>											
<i>Sidewalk sales?</i>											
<i>Outdoor dining?</i>											
<i>Garage/yard sales?</i>											
<i>Large scale retail sales?</i>											
<i>Temporary seasonal sales</i>											
<i>Retail mall</i>											
Transportation											
Marine shipping facility							P	P			
Park and ride lot							P	P			
Parking facility - covered						P	P	P			
Parking facility - outdoor (primary use)						P	P	P			
Transit facilities						P	P	P			
Transit stop	P	P	P	P	P	P	P	P			
Rail service/repair								P			
Utilities											
Communication antennas, category 1											See Kenyon Sullivan memo
Communication antennas, category 2											See Kenyon Sullivan memo
Communication antennas, category 3											See Kenyon Sullivan memo
Communication facility							P	P	P		
Communication towers and monopoles											See Kenyon Sullivan memo
Public facility	P	P	P	P	P	P	P	P	P	CUP	
Public utility buildings						P	P	P			
Vehicles, Vessels, and Airplanes											

Categories/Uses	Residential Districts			Non-Residential Districts						Special Conditions
	RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	
Airport							P			
Automotive rental and leasing						P	P			
Automotive sales						P	P			
Automotive towing and storage						P	P			
Aviation sales/supplies/services/storage						P	P			
Boat sales, services and storage						P	P			
Commercial truck stop						P	P			
Commercial truck/ RV/trailer sales/services						P	P			
Vehicle maintenance/repair				P (13)	P	P	P			
Vehicle washing					P	P	P			
<i>Note: Mark defined terms with an asterisk.</i>										
Footnotes:										
(1) Only existing single family residences are permitted and are subject to the RSF-5 development standards.										
(2) Only existing duplexes are permitted.										
(3) Only one duplex allowed per legal parcel.										Why? Possibly delete?
(5) Not permitted on the ground floor on Pacific Avenue between Oak and Maple Streets?										Is this desirable?
(7) Building footprints up to 10,000 sq ft may be permitted provided that all outdoor storage shall be screened except for agricultural produce and landscaping retail sales.										

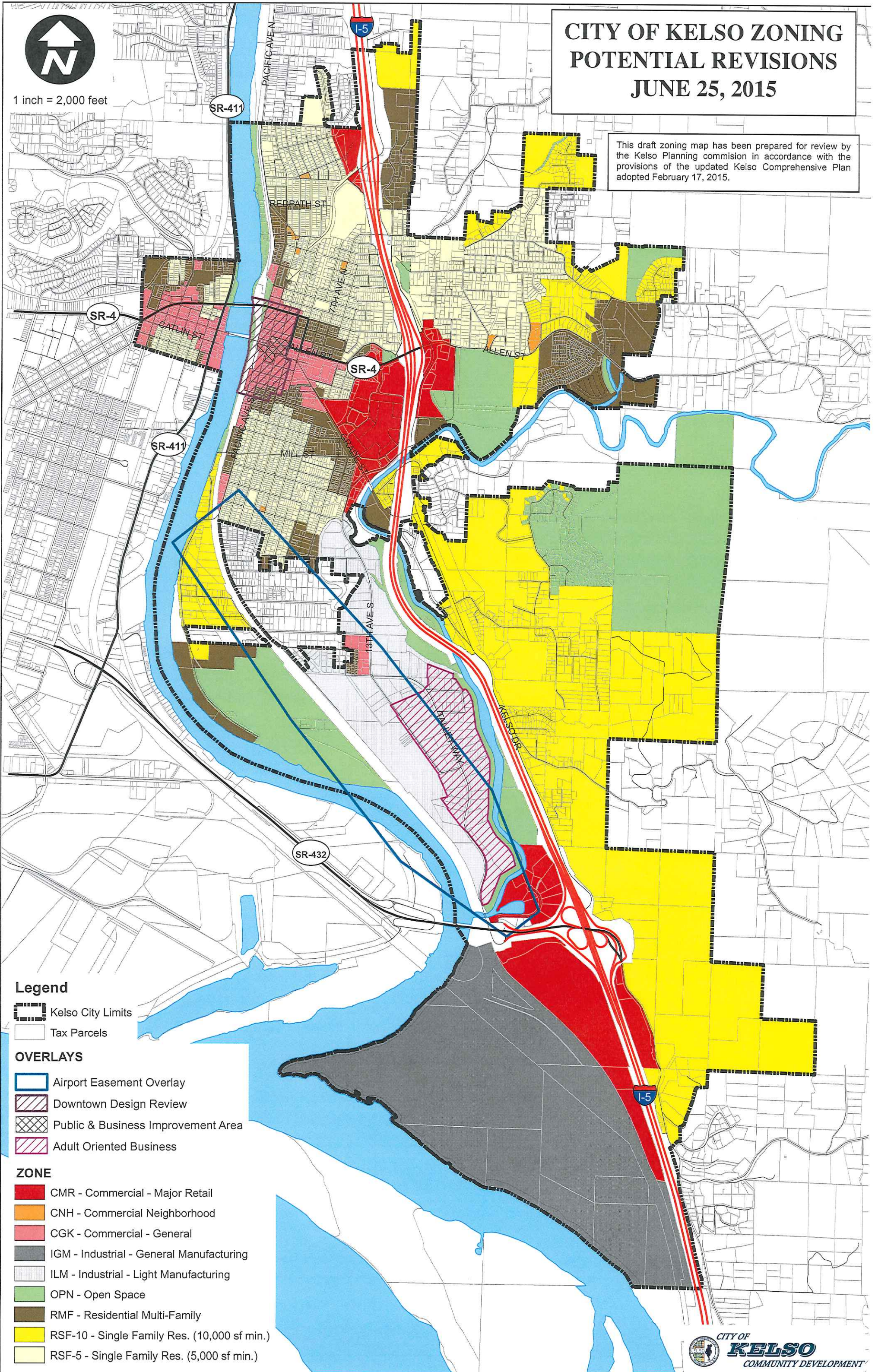
		Residential Districts			Non-Residential Districts						
Categories/Uses		RSF-5	RSF-10	RMF	NS	GC	RC	LI	GI	Open	Special Conditions
(13)	Limited to lubrication, oil change and tune-up. Vehicles remaining on site more than 72 hours must be screened in accordance with outdoor storage standards xxxxx.										
(17)	Temporary uses may be permitted up to 6 months through a Special Temporary Use Permit.										



1 inch = 2,000 feet

CITY OF KELSO ZONING POTENTIAL REVISIONS JUNE 25, 2015

This draft zoning map has been prepared for review by the Kelso Planning commission in accordance with the provisions of the updated Kelso Comprehensive Plan adopted February 17, 2015.



Legend

- Kelso City Limits
- Tax Parcels

OVERLAYS

- Airport Easement Overlay
- Downtown Design Review
- Public & Business Improvement Area
- Adult Oriented Business

ZONE

- CMR - Commercial - Major Retail
- CNH - Commercial Neighborhood
- CGK - Commercial - General
- IGM - Industrial - General Manufacturing
- ILM - Industrial - Light Manufacturing
- OPN - Open Space
- RMF - Residential Multi-Family
- RSF-10 - Single Family Res. (10,000 sf min.)
- RSF-5 - Single Family Res. (5,000 sf min.)

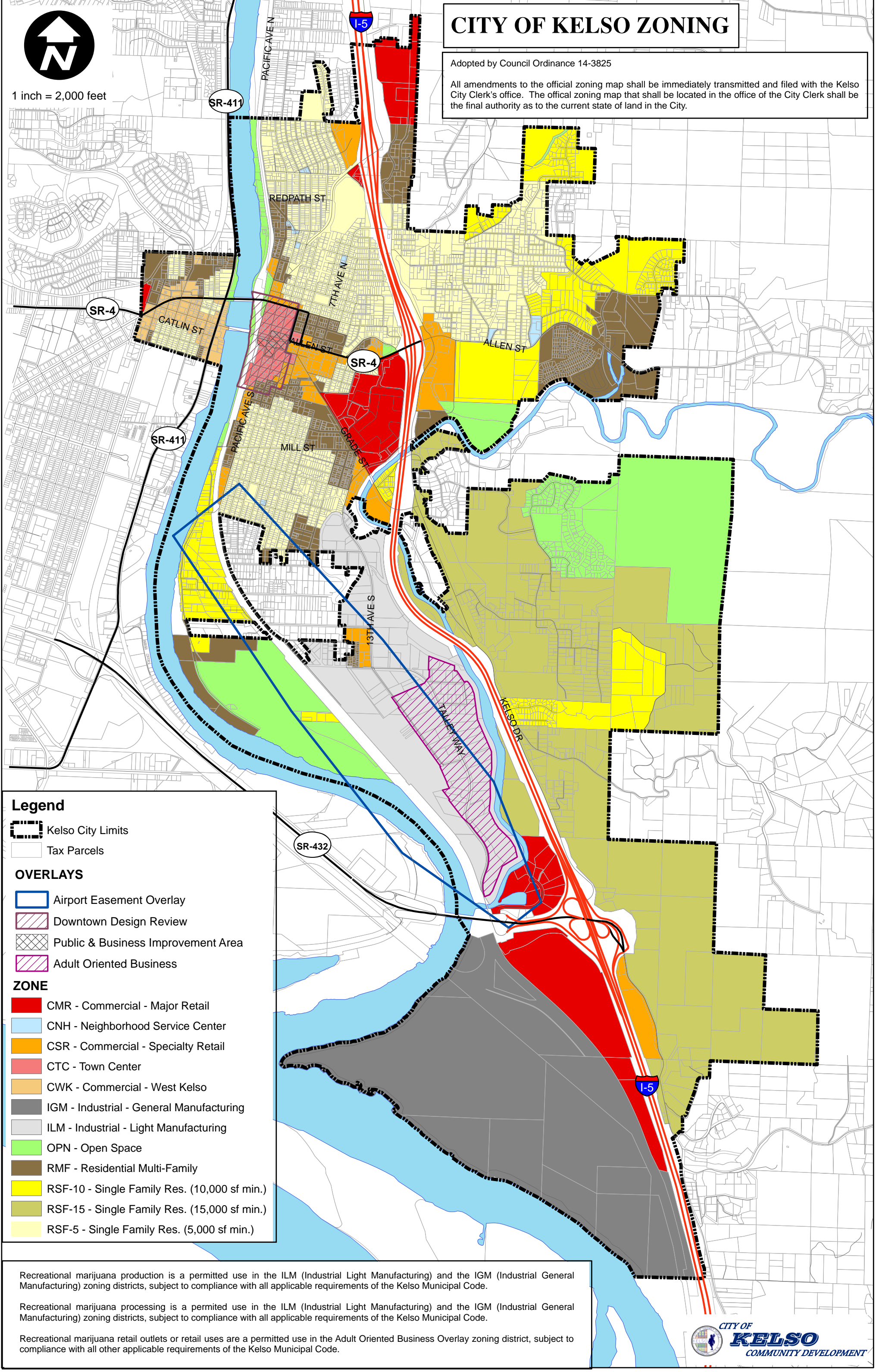


1 inch = 2,000 feet

CITY OF KELSO ZONING

Adopted by Council Ordinance 14-3825

All amendments to the official zoning map shall be immediately transmitted and filed with the Kelso City Clerk's office. The official zoning map that shall be located in the office of the City Clerk shall be the final authority as to the current state of land in the City.



Legend

Kelso City Limits

Tax Parcels

OVERLAYS

Airport Easement Overlay

Downtown Design Review

Public & Business Improvement Area

Adult Oriented Business

ZONE

CMR - Commercial - Major Retail

CNH - Neighborhood Service Center

CSR - Commercial - Specialty Retail

CTC - Town Center

CWK - Commercial - West Kelso

IGM - Industrial - General Manufacturing

ILM - Industrial - Light Manufacturing

OPN - Open Space

RMF - Residential Multi-Family

RSF-10 - Single Family Res. (10,000 sf min.)

RSF-15 - Single Family Res. (15,000 sf min.)

RSF-5 - Single Family Res. (5,000 sf min.)

Recreational marijuana production is a permitted use in the ILM (Industrial Light Manufacturing) and the IGM (Industrial General Manufacturing) zoning districts, subject to compliance with all applicable requirements of the Kelso Municipal Code.

Recreational marijuana processing is a permitted use in the ILM (Industrial Light Manufacturing) and the IGM (Industrial General Manufacturing) zoning districts, subject to compliance with all applicable requirements of the Kelso Municipal Code.

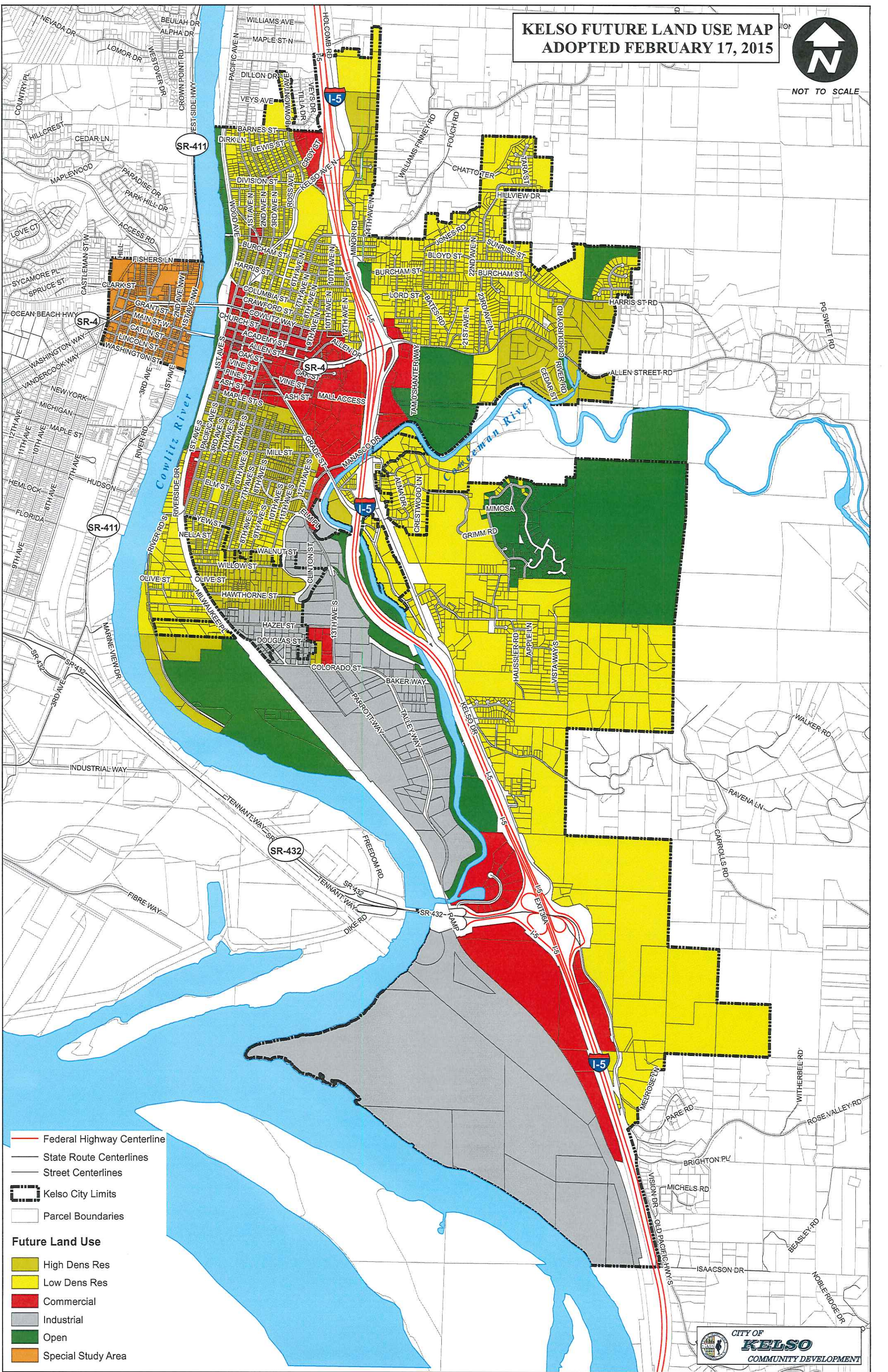
Recreational marijuana retail outlets or retail uses are a permitted use in the Adult Oriented Business Overlay zoning district, subject to compliance with all other applicable requirements of the Kelso Municipal Code.

KELSO FUTURE LAND USE MAP

ADOPTED FEBRUARY 17, 2015



NOT TO SCALE



- Federal Highway Centerline
 - State Route Centerlines
 - Street Centerlines
 - Kelso City Limits
 - Parcel Boundaries
- Future Land Use**
- High Dens Res
 - Low Dens Res
 - Commercial
 - Industrial
 - Open
 - Special Study Area