

## Table of Contents

Chapter 1: Introduction.....	1
Section 1 – Preamble .....	1
1.1.01 Purpose.....	1
1.1.02 Enactment.....	1
1.1.03 Short Title.....	1
Section 2 – Severability Clause .....	2
1.2.01 Severability Clause .....	2
Section 3 – Repeal Clause .....	2
1.3.01 Repeal Clause.....	2
Section 4 – Effective Date .....	2
1.4.01 Effective Date.....	2
Section 5 – Enforcement and Penalty.....	3
1.5.01 General Statement .....	3
1.5.02 Filing and Investigation of Complaints.....	3
1.5.03 Violations.....	3
1.5.04 Civil Penalty Clause .....	3
Chapter 2: Zoning & Town Center Regulations.....	4
Section 1 – Zones, Maps and Boundaries .....	4
2.1.01 Establishment of Land Use Zones .....	4
2.1.02 Official Map .....	4
2.1.03 Zone Boundary Change .....	4
2.1.04 Interpretation of Zone Boundaries.....	5

2.1.05 Un-listed Uses .....	5
2.1.06 Un-zoned Property .....	5
Section 2 – Town Center Overlay District .....	7
2.2.01 Purpose.....	7
2.2.02 Applicability .....	7
2.2.03 Boundaries .....	7
2.2.04 Design Standards: Building Facades and Storefronts.....	7
2.2.05 Design Standards: Build-To Lines .....	8
2.2.06 Design Standards: Lighting .....	9
2.2.07 Design Standards: Building and Canopy Signs.....	9
2.2.08 Design Standards: Monument and Free-Standing Signs .....	10
2.2.09 Design Standards: Off-Street Parking .....	10
Section 3 – Nonconforming Uses and Structures .....	12
2.3.01 Purpose.....	12
2.3.02 Continuation of Nonconforming Structure or Use.....	12
2.3.03 Discontinuance of Nonconforming Use .....	12
2.3.04 Change of Nonconforming Structure.....	12
2.3.05 Change of a Nonconforming Use .....	12
2.3.06 Destruction of Nonconforming Structure or Use.....	13
2.3.07 Legal nonconforming uses and structures include: .....	13
2.3.08 Density and Dimension Standards .....	18
Chapter 3: Development Standards .....	20
Section 1 – SIGN REGULATIONS .....	20

3.1.01 Prohibited signs.....	20
3.1.02 Permit required.....	20
3.1.03 Number, general regulations for permitted permanent signs.....	22
3.1.04 Temporary signs. ....	25
3.1.05 General provisions applicable to all signs. ....	26
3.1.06 Sign location and front setbacks. ....	27
3.1.07 Sign area calculation.....	27
3.1.08 Maintenance of signs. ....	29
3.1.09 Existing nonconforming signs.....	30
3.1.10 Billboards. ....	30
<b>Section 2 – Fencing, Landscaping, and Screening.....</b>	<b>31</b>
3.2.01 Fencing. ....	31
3.2.02 Clearview triangle.....	32
3.2.03 Exemptions for Clearview triangle.....	35
3.2.04 General landscaping. ....	35
3.2.05 Dumpster screening. ....	35
3.2.06 Location of Required Landscaping .....	35
3.2.07 Public Utilities – Species Selection Guidelines.....	37
3.2.08 Types of Landscaping .....	37
3.2.09 Landscaping Requirements for Parking Areas .....	38
3.2.10 Landscaping Requirements for Planned Unit Development.....	39
3.2.11 Landscaping Plan Requirements .....	40
3.2.12 Installation, Maintenance and Enforcement .....	41

3.2.13 Irrigation and Water Conservation.....	41
Section 3 – Off-Street Parking and Loading Standards .....	42
3.3.01 Vehicle parking.....	42
3.3.02 Off-street loading.....	50
3.3.03 Bicycle parking.....	51
Section 4 – Historic Property Standards .....	52
3.4.01 Standards.....	52
3.4.02 Criteria for Designation.....	52
3.4.03 Docketing .....	53
Section 5 – Outdoor Lighting Standards .....	53
3.5.01 Application.....	53
3.5.02 General requirements. ....	53
3.5.03 Prohibited lights.....	54
3.5.04 Exceptions.....	55
3.5.05 Temporary lighting. ....	55
Section 6 – Wireless Communication Towers .....	55
3.6.01 Purpose.....	55
3.6.02 Applicability/Exemptions.....	56
3.6.03 Nonconforming Uses and Structures .....	56
3.6.04 Priority of Location and Prohibited Locations .....	56
3.6.05 Development Standards.....	57
3.6.06 Additional Standards for Residential Single and Residential Multi Districts	60
3.6.07 Additional Standards for Commercial Districts .....	60

3.6.08 Additional Standards for Industrial Districts .....	61
3.6.09 Additional Provisions for Public Zones .....	61
3.6.10 Temporary Uses.....	61
3.6.11 Wireless Communication Facility Permit .....	62
3.6.12 Special Exceptions .....	62
3.6.13 Application Requirements and Conditions of Issuance .....	63
3.6.14 General Criteria for Issuance of Permits .....	64
Section 7 – Adult Entertainment Businesses .....	65
3.7.01 Purpose.....	65
3.7.02 Classification .....	65
3.7.03 License Required .....	66
3.7.04 Licenses • Fees and Duration .....	66
3.7.05 License Prohibited to Certain Classes .....	66
3.7.06 License Application .....	67
3.7.07 Processing of License Applications.....	69
3.7.08 License Renewal.....	71
3.7.09 Other License Requirements.....	71
3.7.10 Expiration of License.....	72
3.7.11 Inspection.....	72
3.7.12 License Suspension and/or Revocation .....	73
3.7.13 Appeal.....	73
3.7.14 Standards of Conduct and Operation - Exotic Dance Studios.....	74
3.7.15 Standards of Conduct and Operations — Adult Arcades .....	76

3.7.16 Standards of Conduct and Operations - Adult Motion Picture Theaters .....	79
3.7.17 Liquor Regulations .....	81
3.7.18 Exemptions .....	81
3.7.19 Determination of "Obscene" .....	81
3.7.20 Restriction on Location of Adult Entertainment Businesses .....	82
<b>Section 8 – Marijuana Uses .....</b>	<b>82</b>
3.8.01 Marijuana production standards .....	82
3.8.02 Marijuana processing standards .....	83
3.8.03 Marijuana retail sales standards.....	83
3.8.04 Other licensed or registered marijuana uses prohibited .....	83
3.8.05 Marijuana production and processing in residential zones .....	84
<b>Section 9 – Supplemental Use Regulations.....</b>	<b>85</b>
3.9.01 Supplemental Use Regulations.....	85
<b>CHAPTER 4 Alternative Residential Development Options .....</b>	<b>94</b>
<b>Section 1 – Development Standards – Accessory Dwelling Units (ADUs).....</b>	<b>94</b>
4.1.01 Site.....	94
4.1.02 Building. ....	94
4.1.03 Additional Development Standards for ADUs.....	95
4.1.04 Other. ....	95
<b>Section 2 – Development Standards – Cottage Development.....</b>	<b>96</b>
4.2.01 Site.....	96
4.2.02 Building. ....	97
4.2.03 Other. ....	97

4.2.04 Permit Type.....	97
Section 3 – Development Standards – Manufactured Homes - Individual Lots. ....	97
4.3.01 Relevant Laws.....	97
4.3.02 Siting .....	98
4.3.03 Covenants & Deeds .....	98
4.3.04 Replacement.....	98
Section 4 – Development Standards – Manufactured Home Parks.....	98
4.4.01 Site Plan.....	98
4.4.02 Density .....	99
4.4.03 Open Space .....	99
4.4.04 Access.....	99
4.4.05 Setbacks .....	99
Section 5 – Development Standards – Townhouses .....	99
4.5.01 Zero Setbacks.....	99
4.5.02 Setbacks .....	100
Section 6 – Apartment Buildings.....	100
4.6.01 Permit requirements.....	100
Section 7 Community Buildings .....	101
4.7.01 Size .....	101
4.7.02 Height.....	101
4.7.03 Ownership.....	101
Section 8 – Homeowners / Property Owner Association Required.....	101
4.8.01 Association Requirements.....	101

Chapter 5 Subdivision Regulations .....	101
Section 1 – General Provisions .....	101
5.1.01 Purpose.....	101
5.1.02 Exemptions. ....	103
5.1.03 Legal Lot. ....	103
5.1.04 Approval required prior to recordation.....	104
5.1.05 Prohibition against sale, lease or transfer of property. ....	104
5.1.06 Vertical datum.....	104
5.1.07 Monumentation. ....	105
5.1.08 Professional land surveyor.....	105
5.1.09 General design.....	105
5.1.10 Findings.....	108
5.1.11 Attached single-family subdivisions.....	109
Section 2 – Preliminary Short Subdivisions, Subdivisions, and Binding Site Plans .	110
5.2.01 Application.....	110
5.2.02 Contents of application.....	110
5.2.03 Distribution of plans.....	113
5.2.04 Expiration of preliminary approval. ....	113
5.2.05 Time extensions .....	113
Section 3 – Final Short Subdivisions, Subdivisions, and Binding Site Plans .....	114
5.3.01 Final submittal.....	114
5.3.02 Contents of final plat. ....	116
5.3.03 Filing final short plat, plat or binding site plan.....	118

5.3.04 Recordation.....	118
5.3.05 Surety in lieu of construction limitations. ....	119
5.3.06 Phasing. ....	119
Section 4 – Preliminary Plat, Short Plat, and Binding Site Plan Alterations .....	120
5.4.01 Applications.....	120
5.4.02 Preliminary plat, short plat and binding site plan alterations – Notice, decision, filing plan.....	120
Section 5 – Final Plat, Short Plat, and Binding Site Plan Alterations .....	121
5.5.01 Application.....	121
5.5.02 Final plat alterations – Notice, public hearing, decision, filing requirements. ....	121
5.5.03 Final short plat and binding site plan alterations – Notice, decision, filing requirements. ....	121
5.5.04 Record of survey to establish lots within a binding site plan.....	122
Section 6 – Plat Vacation.....	123
5.6.01 Application.....	123
5.6.02 Plat vacation — Process. ....	123
Section 7 – Boundary Line Adjustments / Eliminations.....	123
5.7.01 Scope .....	123
5.7.02 Application and drawing requirements .....	124
5.7.03 Recordation.....	126
Section 8 – Planned Residential Developments .....	126
5.8.01 Purpose.....	126
5.8.02 Where permitted.....	127
5.8.03 Permitted uses. ....	127

5.8.04 Relationship to other development provisions.....	127
5.8.05 Development standards .....	127
5.8.06 Open space standards .....	129
5.8.07 Administration.....	133
5.8.08 Homeowners' or property owners' association required.....	133
<b>Chapter 6 Various Permitting and Processing Standards .....</b>	<b>134</b>
<b>Section 1 – Application Requirements.....</b>	<b>134</b>
6.1.01 Purpose and applicability.....	134
6.1.02 Types of development applications.....	134
6.1.03 Assignment of development application classification.....	135
6.1.04 Exempt activities.....	137
6.1.05 Development application requirements.....	138
6.1.06 Final decision authority.....	138
6.1.07 Required application procedures.....	138
6.1.08 Pre-application conference.....	139
6.1.09 Counter-complete determination.....	140
6.1.10 Fully complete determination.....	140
6.1.11 Notice of application.....	141
6.1.12 Notice of public hearing.....	144
6.1.13 Final decision.....	146
6.1.14 Type IV applications – Comprehensive Plan amendments, development agreements associated with a Comprehensive Plan amendment.....	149
6.1.15 Type IV applications – Text amendments to Chapters 2 through 9.....	153
6.1.16 Vesting of applications .....	155

Section 2 – Building Permits .....	158
6.2.01 Purpose.....	158
6.2.02 Application Procedure .....	158
6.2.03 Review and Inspection.....	158
6.2.04 Resubmission of Applications .....	158
6.2.05 Building Permit/Installation Permit Fee.....	158
6.2.06 Exemptions .....	159
6.2.07 Time Limit.....	159
Section 3 – Variances and Administrative Exceptions .....	159
6.3.01 Purpose.....	159
6.3.02 Conditions .....	160
6.3.03 Criteria for Granting Variances.....	160
6.3.04 Application Procedure .....	160
6.3.05 Town Council Review.....	160
6.3.06 Appeal.....	161
Section 4 – Administrative Exceptions.....	161
6.4.01 Purpose.....	161
6.4.02 Allowed exceptions.....	161
6.4.03 Decision criteria.....	162
Section 5 – Conditional Use Permits .....	162
6.5.01 Purpose.....	162
6.5.02 Conditions .....	162
6.5.03 Application Procedure .....	163

6.5.04 Town Council Review.....	163
6.5.05 Conditional Use Review .....	163
6.5.06 Appeal.....	164
Section 6 – Temporary Use Permits.....	164
6.6.01 Purpose.....	164
6.6.02 Permit type.....	164
6.6.03 Applicability.....	164
6.6.04 Decision criteria.....	164
6.6.05 Conditions. ....	166
Section 7 – Essential Public Facilities (EPFs) .....	166
6.7.01 Facilities of regional/statewide significance.....	166
6.7.02 Local siting procedures. ....	167
Chapter 7: Environmental Standards .....	168
Section 1 – State Environmental Policy Act.....	168
7.1.01 Purpose.....	168
7.1.02 Designation of responsible official.....	168
7.1.03 Lead agency determination and agency responsibilities.....	168
7.1.04 Categorical exemptions.....	169
7.1.05 Environmental checklist.....	170
7.1.06 Threshold determination.....	170
7.1.07 Threshold determination – Determination of non-significance (DNS).....	170
7.1.08 Threshold determination – Mitigated determination of non-significance (MDNS).....	172
7.1.09 Optional DNS process.....	173

7.1.10 Threshold determination – Determination of significance (DS) .....	174
7.1.11 Environmental impact statement (EIS).....	175
7.1.12 Environmental impact statement – Preparation.....	175
7.1.13 Commenting.....	176
7.1.14 Using existing environmental documents.....	178
7.1.15 SEPA agency decisions, conditions, and appeal. ....	178
7.1.16 Definitions. ....	180
7.1.17 Forms.....	180
<b>Section 2 – Critical Areas .....</b>	<b>180</b>
7.2.01 Authority .....	180
7.2.02 Purpose.....	180
7.2.03 Critical areas regulations – Purpose. ....	180
7.2.04 Applicability. ....	181
7.2.05 Exemptions from critical area review and reporting requirements.....	181
7.2.06 Maps and inventories.....	182
7.2.07 Critical area review.....	183
7.2.08 Critical area report requirements for all critical areas.....	183
7.2.09 Mitigation sequencing.....	185
7.2.10 Compensatory mitigation.....	186
7.2.11 Violations.....	189
7.2.12 Wetlands. ....	191
7.2.13 Delineation and classification.....	191
7.2.14 Wetland buffer areas.....	192

7.2.15 Signs and fencing.....	197
7.2.16 Wetland mitigation.....	198
7.2.17 Additional critical area report requirements for wetlands.....	200
7.2.18 Fish and wildlife habitat conservation areas.....	202
7.2.19 Designation .....	202
7.2.20 Habitat buffers and riparian management zones.....	205
7.2.22 Adjustment of habitat buffer areas. ....	208
7.2.23 Fish and wildlife habitat mitigation.....	209
7.2.24 Additional critical area report requirements for fish and wildlife habitat conservation areas.....	211
7.2.25 Special flood hazard areas.....	213
7.2.26 Additional critical areas report requirements for special flood hazard areas. .....	213
7.2.26 Geologically hazardous areas.....	214
7.2.27 Exemptions. ....	214
7.2.28 Designation and classification.....	214
7.2.29 Performance standards.....	216
7.2.30 Additional critical areas report requirements for geologically hazardous areas.....	219
7.2.31 Reasonable use determination.....	220
Section 3 – Floodplain Regulations .....	221
7.3.1 Basis for establishing the areas of special flood hazard.....	221
7.3.2 Interpretation.....	221
7.3.3 Warning and disclaimer of liability .....	221
7.3.4 Administration .....	222

7.3.5 Application for development permit: .....	222
7.3.6 Designation of the local administrator .....	222
7.3.7 Duties and responsibilities of the local administrator:.....	222
7.3.8 Conditions for variances.....	224
7.3.9 Provisions for flood hazard reductions .....	225
7.3.10 Specific Standards: .....	226
7.3.11 AE and AI-30 zones with base flood elevations but no floodways:.....	228
7.3.12 Floodways:.....	228
7.3.13 Critical facility: .....	229
Section 4 – Shoreline Management.....	229
7.4.01     Purpose.....	229
7.4.02 Regulations .....	230
Introduction - Specific Shoreline Uses .....	239
Chapter 8: Amendments, Annexation & Concurrency .....	264
Section 1 – Zoning and Development Regulation Amendments (map and text).....	264
8.1.01 Initiation of Amendment .....	264
8.1.02 Application Procedure .....	264
8.1.03 Town Council Review.....	264
8.1.04 Emergency Amendment.....	265
8.1.05 Project Review Docketing .....	265
8.1.06 Amendment Procedures.....	265
8.1.07 Public Hearing and Notice.....	266
Section 2 – Comprehensive Plan Amendments (maps and text).....	266

8.2.01 Consistency with Other Town Regulations.....	266
8.2.02 Initiation of Amendment .....	266
8.2.03 Application Procedure .....	266
8.2.04 Town Council Review.....	267
8.2.05 Emergency Amendment.....	267
8.2.06 Project Review Docketing .....	267
8.2.07 Amendment Cycles .....	268
8.2.08 Amendment Procedures.....	268
8.2.09 Public Hearing and Notice.....	268
<b>Section 3 – Annexations .....</b>	<b>269</b>
8.3.01 Annexation Location within the Urban Growth Area.....	269
8.3.02 Annexation Zoning Consistent with the Comprehensive Plan.....	269
8.3.03 Urban Growth Area Boundary Review .....	269
<b>Section 4 – Concurrency Management.....</b>	<b>270</b>
8.4.01 Purpose.....	270
8.4.02 Concurrency Determination.....	270
8.4.03 Exemptions .....	271
8.4.04 Concurrency Monitoring .....	272
8.4.05 Intergovernmental Coordination .....	272
8.4.06 Fees .....	272
<b>Chapter 9: Definitions.....</b>	<b>272</b>
<b>Section I – Introductory Note .....</b>	<b>272</b>
9.1.01 Definition Sources .....	272

Section 2 – Definitions .....	273
9.2.01 Definitions .....	273
9.2.02 Floodplain Regulations Definitions .....	302
9.2.03 Adult Entertainment Businesses Definitions.....	305