

WCC10.08 Definitions

10.08.050 “C”

“Convention center” means a building or area designated to accommodate large groups of people usually for social occasions, or the exchange of information related to professional or commercial activity. Such a facility typically contains various large assembly halls, conference rooms, and food service facilities, and has a gross floor area of at least 20,000 square feet.

10.08.115 “P”

~~“Place of assembly” means a building used in whole or in part for the gathering together of persons for such purposes as deliberation, entertainment, amusement, or awaiting transportation.~~

“Place of worship” means a structure, group of structures, or portion thereof which is utilized for the purpose of conducting religious worship, services, or ceremonies. A place of worship may contain facilities such as a sanctuary or chapel, assembly rooms, offices, kitchen, parsonage, or multi-purpose room. Uses including, but not limited to, schools, dwelling units except parsonages, and child day care facilities shall not be considered incidental to the primary use, but may be allowed subject to other provisions of this title. ~~any building primarily used for congregations gathering for religious practices.~~

10.08.130 “S”

“Sports and Entertainment Venue” means a large event space intended for the viewing of sporting events, entertainment, trade shows, expos and other similar events. Gross floor area will generally be greater than 20,000 square feet in area.

10.08.135 “T”

“Transportation Center” means a place where people await transportation via bus, train, or other forms of mass transit at a regional hub outside the public right-of-way. This includes both public and private transportation services.

10.10 District Use Chart

District Use Chart

		P = Permitted use P ₁ = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C ₁ = Permitted, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																		
Uses		Commercial Districts					Mixed Use Districts			Residential Districts					Overlay Zones					
		CBD	NWBD	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Public Assembly																				
Auditoriums and places of assembly		C	C	C	C	C	C	C	C	~	C	C	C	C	C	C	C/M	~	C	C
Transportation Center		<u>C</u>	<u>C</u>	<u>C</u>	~	~	<u>C</u>	<u>C</u>	~	~	~	~	~	~	~	<u>C</u>	~	~	~	~
Convention Center		<u>C</u>	<u>C</u>	<u>C</u>	~	~	<u>C</u>	~	~	~	~	~	~	~	<u>C</u>	<u>C</u>	~	~	~	~
Sports and entertainment venue		<u>C</u>	<u>C</u>	<u>C</u>	~	~	<u>C</u>	~	~	~	~	~	~	~	<u>C</u>	<u>C</u>	~	~	~	~

10.60.080 Off-street parking requirements.

The following requirements shall be met in all zoning districts, except when specifically regulated elsewhere in this code:

Off-Street Parking Requirements

Land Use	Standards
Public Assembly	
Mortuaries/funeral parlor, place of worship, place of assembly , auditorium, <u>convention center</u> , <u>sports and entertainment venue</u>	1 space per 3 seats or 6 feet of bench, or 10 spaces per 1,000 square feet of GFA of the main assembly area(s) when no seats/benches are designated
Retail/Hotel/Restaurants	
Retail – handling bulky merchandise, autos, furniture,	1.5 spaces per 1,000 square feet of GFA

Off-Street Parking Requirements

Land Use	Standards
machinery, construction materials, tires, fuels, feeds, repair shops, printers, newspapers, bus and truck terminals, wholesale bakeries, boat sales and rentals, delivery services, rental services, recycling facilities	
General Commercial	
Golf course or golf driving range, public service facilities, essential public facilities, recreational vehicle park, <u>transportation center</u>	Per hearing examiner and consistent with approved use level

10.32 WATERFRONT MIXED USE (WMU) DISTRICT

10.32.050 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

(8) Architectural Scale. The intent is to reduce the scale of structures and to incorporate architectural design features to increase visual interest. Articulation and modulation shall be for the full height and width of a building, except as otherwise allowed within this title.

(a) Building Size. The gross size of any new building footprint shall not be larger than 45,000 square feet except for auditoriums ~~and places of assembly,~~ conventions centers, places of worship, and sports and entertainment venues.

10.65 Conditional Uses

10.65.060 Conditional use permit criteria.

The development standards of this title shall be used by the applicant in preparing the conditional use permit application. The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria:

- (1) All requirements of a specified use can be satisfied;
- (2) The requirements of the zoning district within which the lot is located can be met;
- (3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;
- (4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;
- (5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;
- (6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and
- (7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.

(8) All activities shall comply with Chapter 6A.40 WCC regarding public disturbance noises.

10.65.080 Auditoriums, neighborhood centers, ~~places of public assembly~~, and places of worship.

(1) Maximum building height, RS, RL and RM: 40 feet. Other districts: same as the height limitation of the zoning district for other buildings.

(2) Minimum Setback Distance.

(a) Street: same as required in the underlying zoning district;

(b) Rear and side: same as required in the underlying zoning district, plus one-half foot for each foot by which the building height exceeds 20 feet where a rear or side yard adjoins an RF, RS, RL or RM district.

~~(3) Signs, when located in the RF, RS, RL, and RM zoning districts, shall comply with the following:~~

~~(a) One nonilluminated sign for each street frontage;~~

~~(b) Signs shall not exceed 12 square feet in area;~~

~~(c) Signs located in required setback areas shall observe the maximum height requirements that apply to fences;~~

~~(d) Any proposed reader boards/electronic message centers shall be reviewed as part of the conditional use permit.~~

(3) Auditoriums in residential zoning districts must be accessory to another non-residential use such as a school, neighborhood center, or institution of higher education. A separate conditional use permit is not required for this use but if a new auditorium is proposed, it must be included in the review of the CUP for that property.

(4) Landscaping and Screening. Off-street parking shall comply with Chapter [10.62](#) WCC, Landscaping and Screening, as amended.

(5) Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270 Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner.

10.65.180 Libraries, and museums, ~~and neighborhood centers.~~