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ZONING

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ZONING

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CHAPTER 17.04
TITLE – PURPOSE

§ 17.04.010. Title.

This title shall be known as the "Grandview urban area zoning ordinance."
(Ord. 2011-29 § 5 (Att. B))

§ 17.04.020. Purpose of title.

The purpose of this title is to implement the comprehensive plan for the Grandview urban area. This title is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of the Grandview urban area, and:

A. To encourage and facilitate the orderly growth and development of the Grandview urban area.

B. To provide adequate open space for light and air.~~, to prevent overcrowding of the land, and to lessen congestion on the streets.~~

C. To secure economy in municipal expenditures, to facilitate adequate provisions for transportation, water, sewer, schools, parks, and other public facilities and services.

D. To increase the security of home life and preserve and create a more favorable environment for citizens and visitors of the Grandview urban area.

E. To secure safety from fire, panic and other dangers.

F. To stabilize and improve property values.

G. To enhance the economic and cultural well-being of the inhabitants of Grandview.

H. To promote the development of a more wholesome, serviceable and attractive city resulting from an orderly, planned use of resources.

I. Provide regulatory and administrative actions that do not result in an unconstitutional taking of private property.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 4)

§ 17.04.025. Illegal uses prohibited.

A. General. No use that is illegal under local, state or federal law shall be allowed in any zone within the city.

B. Production, Processing and Retailing of Marijuana Prohibited. Until such time that this code is amended to provide specific provisions and land use controls allowing and regulating production, processing, retail sale and retail outlets for the sale of marijuana and marijuana-infused products, all as defined in Initiative Measure No. 502, as codified in the Revised Code of Washington, and implementing regulations in Chapter 314-55 WAC, as now existing or hereafter amended, such uses are each prohibited and not allowed in any zone within the city.

(Ord. 2014-5 § 1; Ord. 2014-8 § 1)

§ 17.04.030. Severability clause.

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If any word, clause, sentence, paragraph, or section of this title or its application to any person or circumstance shall for any reason be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the judgment shall not affect, impair or invalidate the remainder of this title or its application to other persons or circumstances, but shall be confined in its operation to the word, clause, sentence, paragraph, persons or circumstances, or part thereof directly involved in the controversy in which the judgment shall have been rendered.
(Ord. 2011-29 § 5 (Att. B))

§ 17.04.040. Jurisdiction.

This title is enacted and administered separately by the city of Grandview and Yakima County for lands and uses within the Grandview urban area.
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.08
INTERPRETATION AND ENFORCEMENT

§ 17.08.010. Interpretation.

In interpreting and applying the provisions of this title, the provisions and standards contained herein shall be deemed to be the minimum standards or requirements with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative authority of the city council to further restrict permissive uses or to withhold or revoke permits for uses where, notwithstanding the existence of the minimum standards set forth in this title, the promotion or protection of the public health, morals, safety and welfare bears a substantial relation to such withholding, denial or revocation of permits or uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.08.020. Conflicting provisions.

Where this title imposes a greater restriction upon land, buildings, or structures than is imposed or required by other rules, regulations, standards, policies, ordinances, contracts, covenants public or private, deeds, or statutes lawfully adopted by the city of Grandview, the provisions of this title shall govern and take precedent. In the case of conflicts between the text, maps and tables of this title, the text shall govern unless otherwise stated.
(Ord. 2011-29 § 5 (Att. B))

§ 17.08.030. Enforcement.

It shall be the duty of the public works director to enforce this title through proper legal channels. No permits shall be issued for the construction, alteration, or repair of any building or part thereof unless such plans and intended use of such buildings or land conforms in all respects with the provisions of this title. Monetary penalties for violations may be assessed in accordance with GMC Title 14.
(Ord. 2011-29 § 5 (Att. B))

§ 17.08.040. Not a licensing regulation.

Nothing contained in this title shall be deemed to be a consent, license, or permit to use any property or to locate, construct, or maintain any structure or facility or to carry on any trade, industry, occupation or activity.
(Ord. 2011-29 § 5 (Att. B))

§ 17.08.050. Complaints regarding violations.

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Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the public works director. The public works director shall record properly such complaint, immediately investigate, and take action thereon as provided by this title.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.12
DEFINITIONS

§ 17.12.005. Purpose.

This chapter provides definitions for terms and phrases used in this title. Where any of the definitions conflict with the definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.010. Interpretation and construction.

A. For the purpose of this title, certain terms or words herein shall be interpreted or defined as follows: except where specifically defined in this chapter all words in this title shall carry the customary meanings.

1. Words used in the present tense shall include the future;
2. Words in the singular number include the plural number, and words in the plural number include the singular, unless the context clearly indicates otherwise;
3. "Person" includes a corporation, a member or members of a partnership or other business organization, a committee, association, board, trustee, receiver, agent, or other representative and all other legal entities;
4. "Shall" is mandatory and not directory;
5. "May" is permissive;
6. "Use," "used," or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed" to be used or occupied;
7. "City" means city of Grandview;
8. "County" means Yakima County;
9. Unless otherwise specified, all distances shall be measured horizontally;
10. Words not defined herein, but defined within the International Building Code, shall have the same meaning as defined within the International Building Code;
11. Chapter and section headings contained in this title shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this title.

B. For the purposes of this title, certain terms or words shall be interpreted and defined as in the following sections of this chapter.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.013 Accessory Dwelling Unit.

"Accessory dwelling unit means" "Accessory dwelling unit" means a self-contained residential unit that is accessory to a single-family dwelling on a lot and may be added to, created within, or detached from the primary single-family dwelling unit. An accessory dwelling unit has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the single-family dwelling including the yard, parking, or storage.

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§ 17.12.015. Accessory structure.

"Accessory structure" means any building other than the dwelling unit or main structure erected on the site.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.020. Accessory use.

"Accessory use" means a use subordinate to the principal use and located on the same lot with such principal use.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.025. Adult entertainment.

See adult use business definitions in GMC § 5.10.010.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.030. Adult entertainment facility.

See adult use business definitions in GMC § 5.10.010.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.032. Adult family home.

"Adult family home" means a regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes shall be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes shall be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.033. Affordable housing.

"Affordable housing" means residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the household's income. The department must adopt policies for residential homeownership housing, occupied by low-income households, which specify the percentage of family income that may be spent on monthly housing costs, including utilities other than telephone, to qualify as affordable housing.

§ 17.12.035. Agricultural uses (commercial).

"Agricultural uses (commercial)" means agricultural activities, involving 10 or more acres, carried on as a commercial enterprise with the object of gain, benefit, or advantage, directly or indirectly. Agricultural uses (commercial) do not include feed lots, stockyards, dairies, hog farms or poultry husbandry.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.040. Agricultural use (limited).

"Agricultural use (limited)" means an agricultural operation including the construction of farm buildings and the keeping of farm animals upon the premises, but the agricultural operation shall be for a personal use only and not be carried on as a commercial enterprise where a profit is realized.

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(Ord. 2011-29 § 5 (Att. B))

§ 17.12.045. Alley.

"Alley" means a dedicated narrow service way, not more than 20 feet wide, providing a secondary means of public access to abutting properties.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.046. All weather surface.

"All weather surface" means any roadway, driveway, alley or parking lot surface paved with crushed stone, asphalt, concrete or other pervious or impervious material in a manner that will support the weight of anticipated vehicular traffic in all weather conditions and minimize the potential for ruts, dust, potholes, or pooling of water.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.050. Alterations.

"Alterations" means as applied to a building or structure:

A. A change or rearrangement of the structural or nonstructural parts in the existing facilities; or

B. An enlargement or addition on a building or structure; or

C. Moving a building or structure from one location or position to another; or

D. A change of use.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.055. Amusement game device.

See vending and amusement devices definitions in GMC § 5.18.010. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.060. Amusement game center.

"Amusement game center" means any building or portion thereof, which contains more than two amusement game devices.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.065. Animal unit.

See animal definitions in GMC Title 6, Animals. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.070. Antique.

"Antique" means a piece of furniture, glassware, silverware, art work or other items that are at least 60 years old and are distinguished from general secondhand personal property and collectibles by educational value, historic value, artistic value, ornamental character or intrinsic aesthetic merits.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.075. Antique dealer.

"Antique dealer" means an establishment having as its primary stock-in-trade "antiques" as that term is defined in this chapter.
(Ord. 2011-29 § 5 (Att. B))

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§ 17.12.080. Apartment building.

"Apartment building" means a building with three or more dwelling units. ~~arranged, intended, or designed to be occupied by three or more families living independently of each other.~~

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.085. Auto body shop.

"Auto body shop" means a building or portion of a building wherein there is engaged the business of improvement and restoration of automobiles and other motor vehicles by sanding, priming, painting, straightening and other like repair and restoration.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.090. Auto detail shop.

"Auto detail shop" means a building or portion of a building wherein there is engaged the business of improvement of the appearance of automobiles or other vehicles by washing, waxing, polishing or other like means not within the definition of an "auto body shop," GMC § 17.12.085.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.092. Batch plant (asphalt or concrete).

"Batch plant" means a manufacturing facility for the production of paving and/or construction materials, usually temporary in nature, and normally associated with specific construction projects or mineral resource extraction facilities.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.095. Billiard or pool halls.

"Billiard or pool halls" means an establishment wherein the principal use or activity is billiards, pool, or snooker, regardless of the number of billiard, pool or snooker tables.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.100. Boat.

"Boat" means any type of water craft, whether registered or unregistered, licensed or unlicensed. The term "boat" shall include any wheeled trailer or other device on which such boat is or may be kept, stored, or transported, whether registered or unregistered, licensed or unlicensed.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.105. Boardinghouse.

"Boardinghouse" means any dwelling with less than 20 sleeping rooms in which persons whether individually or as families are housed or lodged and are provided meals at the dwelling. A rooming house or furnished rooming house is a boardinghouse.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.110. Building.

"Building" is any structure used or intended for supporting or sheltering any use or occupancy.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.115. Building, accessory.

"Accessory building" means a supplementary building, the use of which is incidental to that of the main or principal building and which is located on the same lot therewith.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.12.120. Building area.

"Building area" means the three-dimensional space within which a building is permitted to be built on a lot and which is defined by height regulations, yard setbacks, and building coverage. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.125. Building, detached.

"Detached building" means a building surrounded by open space as required herein. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.130. Building height.

"Building height" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

A. The elevation of the highest adjoining sidewalk or finished ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or finished ground surface is not more than 10 feet above lowest finished grade;

B. An elevation 10 feet higher than the lowest finished grade when the highest sidewalk or finished ground surface described in subsection A of this section is more than 10 feet above lowest finished grade.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.135. Camp trailer/travel trailer/fifth wheel.

"Camp trailer/travel trailer/fifth wheel" means a structure designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.140. Camper (pickup).

"Camper (pickup)" means a structure designed to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for recreational use, camping or vacation use.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.145. Club.

"Club" means an organization catering exclusively to members and their guests in premises and buildings for recreation and athletic purposes.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.146 Co-living

"Co-living" means a residential development with sleeping units that are independently rented or owned and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building. "Sleeping unit" means an independently rented or owned and lockable unit that provides living and sleeping space.

§ 17.12.150. Communication tower.

"Communication tower" means a freestanding or building-mounted structure, including appurtenances and antenna intended for airway communication purposes, such as a television antenna or ham radio

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tower. This definition does not include wireless communications towers defined in GMC § 17.12.485.(Ord. 2011-29 § 5 (Att. B))

§ 17.12.152. Community building.

"Community building" means a facility used for the common welfare of all persons.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.153. Community kitchen.

"Community kitchen" means a facility that offers or provides meals and food to the homeless and needy as its primary activity.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.155. Community service facilities level one.

"Community service facilities" of the level one category include, but are not limited to, day care centers, nursery schools, hospitals, sanitariums, nonprofit community health clinics, governmental and quasi-governmental activities, and related uses, which provide similar services for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.156. Community service facilities level two.

"Community service facilities" of the level two category include, but are not limited to, drug abuse and alcoholic treatment centers, halfway houses, charitable organizations, nonprofit service groups, juvenile care and treatment centers, crisis residential centers, correctional work release facilities, correctional institutions, juvenile delinquency homes and facilities, any and all facilities for incarceration or detainment, temporary shelters, emergency housing facilities, community service housing, missions, community kitchens, food banks, and other similar uses which provide social, health and welfare service for citizens; except any such use which limits the activity solely to organizational or administrative office functions, whereby the actual community service is provided elsewhere, shall be excluded from this definition.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.157 Condominium

"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to RCW 64.34.

§ 17.12.158 Cottage Housing

Cottage housing: Cluster development consisting of small attached or detached dwelling units arranged in a cluster around a common open space with shared parking facilities and a maximum individual square footage of 1,200 sq. ft.

§ 17.12.160. Day care center, nursery school, preschool.

"Day care center, nursery school, preschool" means any type of group day care programs, for children or adults, including nursery schools for children under the minimum age for education in public schools, parent cooperative nursery schools, playgroups for preschool children, covering after school care for school children, and programs which provide organized learning

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and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title, the following shall also apply to day care centers, nursery schools or preschools:

A. "Babysitting care" means a dwelling which provides occasional custodial care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.

B. "Home-based day care" means a home licensed by the Department of Social and Health Services and in which day care is regularly provided for not more than 12 children or adults for periods of less than 24 hours. Home-based day care is allowed in any home regardless of its zoning classification.

C. "Mini-day care center" means a place, other than the home of the provider, which provides regular custodial care for one to 12 children or adults for periods of less than 24 hours.

D. "Day care center" means a place which provides regular custodial care for 12 or more children or adults.

E. "Preschool/nursery schools" means a place that provides regular custodial care and/or organized learning and educational experiences for children.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.163. Discontinuance.

"Discontinuance" means the intentional or inadvertent cessation of a nonconforming use or the same or a more restrictive use of a nonconforming building including, but not limited to, the termination of a nonconforming tenancy and nonoccupancy of the building for the required period or the cessation of a nonconforming business use of a building for the prescribed period. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.165. Dwelling.

"Dwelling" means a building designed exclusively for residential purposes, including one-family, two-family, or multiple-family dwellings, but not including hotels or motel units.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.170. Dwelling, multiple.

"Multiple dwelling" means a building ~~used or designed as a residence for three or more families living independently of each other doing their own cooking therein.~~ containing three or more dwelling units. This includes apartment houses and flats.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.175. Dwelling, one-family.

"One-family dwelling" means a detached building containing one dwelling unit, including manufactured and mobile homes. ~~designed for or occupied exclusively by one family.~~

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.180. Dwelling, two-family.

"Two-family dwelling" means a building containing two or more dwelling units. ~~designed for or occupied exclusively by two families living independently of each other, except that common laundry facilities are allowed~~.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.12.185. Dwelling unit.

"Dwelling unit" means a building or portion thereof providing complete housekeeping facilities for one family.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.186. Electric vehicle battery charging station.

"Electric vehicle battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW (electricians and electrical installations) and consistent with rules adopted under RCW 19.27.540 (electric vehicle infrastructure requirements).

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.187 Emergency housing

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

§ 17.12.188 Emergency shelter

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

§ 17.12.189~~7~~. Essential public facilities.

"Essential public facilities" means those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4).

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.190. Factory-assembled home.

A "factory-assembled home" is defined as either:

A. A factory-built structure that was constructed in accordance with the U.S. Department of Housing and Urban Development requirements and bearing an appropriate Department of Labor and Industries insignia indicating such compliance; or

B. A factory-built structure designed for human occupancy, which is entirely or substantially prefabricated or assembled at a place other than a building site and is transported to a building site on streets or highways and there affixed to a permanent foundation. A factory-assembled home must be constructed to International Building Code standards as adopted by the city of Grandview for on-site construction, the Washington State Energy Code and all other uniform codes adopted by the city of Grandview governing the construction of residential structures.

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(Ord. 2011-29 § 5 (Att. B))

§ 17.12.195. Family.

"Family" means an individual or two or more persons related by blood, marriage, or legal adoption, or a group of not more than five persons unrelated by blood, marriage, or legal adoption, but, subject to International Property Maintenance Code provisions regarding minimum area requirements per number of people in living spaces, living together as a single housekeeping unit and doing their cooking on the premises of the dwelling unit.~~; provided, however, that dormitories, clubs, rooming houses having over two rooms, motels or hotels, and like groups of individuals shall not be considered a family.~~

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.196. Family day care providers.

"Family day care providers" means a child care provider who regularly provides early childhood education and early learning services for not more than 12 children in the provider's home in the family living quarters. (Ord. 2017-1 § 5)

§ 17.12.197. Foster-family home.

"Foster-family home" means an agency which regularly provides care on a 24-hour basis to one or more children, expectant mothers, or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother, or person with a developmental disability is placed. Foster-family home does not include homes for individuals residing in halfway houses, crisis residential centers (as defined in RCW 74.15.020(1)(c)), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel. Foster-family homes shall be considered a residential use of property for zoning and public and private utility rate purposes. Foster-family homes shall be a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family residential dwellings.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.200. Garage, residential.

"Residential garage" means a structure on the same lot with and accessory to a principally permitted use, used for storage only.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.205. Garage, public.

"Public garage" means any garage other than a private garage, available to the public, operated for gain and which is used for storage, repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other motor vehicles.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.210. Group care facility.

"Group care facility" means an agency, other than a foster-family home, which is maintained and operated for the care of a group of children on a 24-hour basis. Group care facility does not include homes for individuals residing in halfway houses, crisis residential centers (as defined in RCW 74.15.020(1)(c)), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel. Group care facilities shall be a permitted use in all areas zoned for commercial purposes (C-1 and C-2). Group care facilities are not

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permitted in the central business overlay district as described in GMC § 17.45.020.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.215. Group home.

"Group home" means a residence that is licensed as either a boarding home or an adult family home by the Washington State Department of Social and Health Services under Chapter 388-76 or 388-78A WAC. Group homes provide community residential instruction, supports, and services to two or more clients who are unrelated to the provider. Group home does not include homes for individuals residing in crisis residential centers (as defined in RCW 74.15.020(1)(c)), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel. Group homes shall be a permitted use in all areas permitting single-family homes (R-1, R-1S, R-2, R-3, R-1P). Group homes are not permitted in the central business overlay district as described in GMC § 17.45.040.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.217. Health officer.

"Health officer" means the Yakima County health district. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.220. Home occupation.

"Home occupation" means a profession, trade, skill or service possessed and utilized, in whole or in part, by a family member(s) for monetary gain within or upon the premises of a permanent dwelling unit in a residential district. A home occupation may involve internet-based wholesale or retail sales of any general or specific line of merchandise, products, goods or wares. A home occupation shall not involve in-person wholesale or retail sales of any general or specific line of merchandise, products, goods or wares upon said premises, unless such articles are produced thereon in the conduct of the profession, trade, skill or service.
(Ord. 2011-29 § 5 (Att. B); Ord. 2021-9 § 1)

§ 17.12.222. Home site.

"Home site" means a reasonably level, adequately drained parcel of definite size clearly indicated by corner markers, for the placing of a site-built home, a factory-assembled home or mobile home.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.223. Improved hard surface.

"Improved hard surface" means any roadway, driveway, alley or parking lot surface paved with asphalt, concrete or brick pavers.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.225. Junk yard.

"Junk yard" means a lot or structure or part thereof used for the collecting and/or storage and/or sale of waste paper, rags, scrap metal, appliances, old furniture, or discarded material and/or for the collecting, storage, and/or dismantling, and/or salvaging of machinery, equipment, boats and/or vehicles for the sale of parts thereof.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.235. Lot.

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"Lot" means a designated parcel, tract or area of land established by final plat, short plat, binding site plan, or as otherwise permitted by law.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.240. Lot area.

"Lot area" means the total horizontal area within the boundary lines of a lot exclusive of street and alley rights-of-way regardless of whether such right-of-way is improved.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.245. Lot, corner.

"Corner lot" means a lot at the junction of and abutting two or more intersecting street rights-of-way.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.250. Lot, corner, depth of.

"Depth of corner lot" means a horizontal distance between the front and rear lot lines measured in the general direction of its side lot lines.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.255. Lot coverage.

"Lot coverage" means that percentage of the lot area covered by all buildings and other impervious surfaces, including accessory buildings and patio covers or sun screens.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.260. Lot depth.

"Lot depth" means the horizontal distance between the front and rear property in the mean direction of the side lot lines.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.265. Lot, flag.

"Flag lot" means a lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right-of-way or driveway.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.270. Lot, interior.

"Interior lot" means a lot other than a corner lot. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.275. Lot, key.

"Key lot" means a lot in which the front half of the side lot line forms the rear lot line of an adjoining lot.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.280. Lot line.

"Lot line" means any line dividing a lot from a public street or alley right-of-way or dividing one lot from another.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.285. Lot, through.

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"Through lot" means an interior lot having frontage on two parallel or approximately parallel streets.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.290. Lot, width of.

"Width of lot" means the average width measured at right angles to the depth.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.292. Manufactured home.

"Manufactured home" means a single-family dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home also: (A) includes plumbing, heating, air conditioning, and electrical systems; (B) is built on a permanent chassis; and (C) can be transported in one or more sections with each section at least eight feet wide and 40 feet long when transported, or when installed on the site is 320 square feet or greater.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.294. Manufactured home park.

"Manufactured home park" means a tract of land under single ownership or control upon which two or more manufactured homes occupied as dwellings may be located.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.295. Massage parlor.

"Massage parlor" means a business principally used for the purpose of providing massages in an enclosed building.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.296. Membership club.

"Membership club" means a social, sports or fraternal association or organization that is used exclusively by members and their guests.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.300. Micro-brewery.

"Micro-brewery" means a business engaged in the production of beer and licensed by the Washington State Liquor Board as a B1 Domestic Brewery, producing less than 60,000 barrels annually.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.305. Micro-winery.

"Micro-winery" means a business licensed by the Washington State Liquor Board as a W1 Winery, producing less than 99,999 liters annually.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.310. Mini-storage facility.

"Mini-storage facility" means a building or group of buildings consisting of small, self-contained units for the storage of household or business goods, provided no hazardous substances or conditions are maintained within the facility.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.312. Mission.

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"Mission" means a facility that offers or provides temporary housing, meals, food, clothing and other commodities or any combination thereof to the homeless and needy as its primary activities.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.315. Mobile home.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States Department of Housing and Urban Development Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Act.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.317. Modular home.

"Modular home" means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein; does not contain its own running gear; and must be mounted on a permanent foundation. This definition does not include a mobile home, manufactured home, commercial coach, recreational vehicle or motor home. The same standards shall apply to modular homes as are applied to manufactured homes. See "manufactured home," GMC § 17.12.292.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.320. Motor home.

"Motor home" means a vehicular type of unit or device, whether licensed or unlicensed, primarily designed as a temporary living quarters for recreation, camping, or travel use, which contains its own motive power.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.325. Motor vehicle repair shop.

"Motor vehicle repair shop" means a building or portion of a building arranged, intended or designed to be used for making repairs to motor vehicles.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.330. Nonconforming use.

"Nonconforming use" means a use of land existing at the time of the enactment of this title and which does not conform to the regulations of the district or zone in which it is situated.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.335. Nursery school.

See definition under GMC § 17.12.160. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.340. Nursing or convalescent home.

"Nursing or convalescent home" means any building where persons are housed or lodged and furnished with meals and nursing care and which premises are licensed by the state of Washington.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.345. Open spaces.

"Open spaces" means an unoccupied space open to the sky on the same lot with a building.

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(Ord. 2011-29 § 5 (Att. B))

§ 17.12.350. Outdoor storage.

"Outdoor storage" means all materials, equipment, merchandise or objects kept or placed on the lot or not within an enclosed structure, for preservation or later use or disposal; it is not intended, however, to include the following exceptions:

A. Those objects customarily stored outside an enclosed structure due to their size and due to their being of such character as to not readily deteriorate when exposed to the elements, such as automobiles, mobile homes, boats and other vehicles, farm machinery, irrigation and heavy construction equipment, and those objects which are themselves enclosures; provided, however, said objects are being kept primarily for immediate sale or rental to others.

B. Neat and orderly outdoor displays of items or objects for immediate sale when such displays are incidental or accessory to an established commercial principal activity conducted from an enclosed structure; and further provided, that the area consumed by said displays does not exceed an amount equal to 10 percent of the net lot area.

(Ord. 2011-29 § 5 (Att. B))

§ 17.12.355. Parcel.

See definition under GMC § 17.12.235.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.360. Pawn shop.

"Pawn shop" means an establishment wherein a person, firm or corporation is engaged, in whole or in part, in the business of loaning money on the security of pledges, deposits, or conditional sales of personal property.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.361 Permanent supportive housing

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services pursuant to RCW 36.70A.030. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW

§ 17.12.365. Quarry, sand pit, gravel pit, or topsoil stripping.

"Quarry, sand pit, gravel pit, or topsoil stripping" means a lot or land or part thereof used for the purpose of extracting stone, sand, gravel or topsoil for sale as an industrial operation and exclusive of the process of grading the lot preparatory to the construction of a building for which application for a building permit has been made.
(Ord. 2011-29 § 5 (Att. B))

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§ 17.12.370. Recreational vehicle.

See definition under GMC § 17.69.020. (Ord. 2011-29 § 5 (Att. B))

§ 17.12.372. Recycling center.

"Recycling center" means a facility where discarded household products such as aluminum and tin cans, glass, paper, and other similar individual consumer products are deposited and stored for future reprocessing.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.373. Residential park.

"Residential park" means a tract of land five acres or larger designed and developed to accommodate two or more site-built homes or factory-assembled homes as individual single-family dwelling units.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.374. Retail sales establishment.

"Retail sales establishment" means an establishment engaged in the retail sale of general or specialized lines of merchandise, and in rendering services incidental to the sale of merchandise, at fixed point-of-sale locations. Retail sales establishment does not include adult entertainment facilities.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.375. Riding academy.

"Riding academy" means any establishment where horses are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar establishment.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.380. ~~Sanitarium or sanatorium.~~"Long-term treatment or rehabilitation facilities"

"long-term treatment or rehabilitation facility" ~~"Sanitarium" or "sanatorium"~~ means a private hospitals or treatment facilities, whether or not such facilities are operated for a profit.
~~(Ord. 2011-29 § 5 (Att. B))~~

§ 17.12.385. Secondhand dealer.

"Secondhand dealer" means an establishment having any portion of its stock-in-trade in "secondhand personal property" as that term is defined in GMC § 17.12.390.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.390. Secondhand personal property.

"Secondhand personal property" means any item (or part thereof) of secondhand personal property, regardless of condition, age or value, including scrap and melted metals, excepting the following: stamps, coins, books, reconditioned appliances, empty food containers, compact discs, computer software, goods used in trade-ins on the purchase of other merchandise of the same or greater value, used automobiles, unclaimed goods sold to collect mechanics' liens and antiques.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.395. Service building.

"Service building" means a building having either laundry facilities, or maintenance facilities or

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a combination of such uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.400. Snowmobile.

"Snowmobile" means a vehicle with a continuous tread and runner type steering device used primarily for over-snow travel.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.405. Solid fuel yard.

"Solid fuel yard" is an area that stores, processes, or disposes of wood, coal, or any other nongaseous or nonliquid fuels.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.415. Stable, private.

"Private stable" means an accessory building in which horses are kept for private use and not for hire, remuneration, or sale.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.420. Stable, public.

"Public stable" means a building in which horses are kept for remuneration, hire, or sale.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.425. Stock-in-trade.

"Stock-in-trade" means all books, magazines, posters, pictures, periodicals, other printed material, items, products, equipment, prerecorded video tapes, discs or other similar materials readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not regularly open to patrons.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.430. Container storage.

"Container storage" means a unit originally or specifically used or designed to store goods or merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers or multimodal shipping containers.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.435. Street.

"Street" means a public or private way that affords a principal means of access to abutting properties.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.440. Structure.

"Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.445. Tattoo parlor.

"Tattoo parlor" means an enclosed building used for the business of tattooing a customer's body. (Ord. 2011-29 § 5 (Att. B))

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§ 17.12.450. Tavern.

"Tavern" means an establishment licensed by Washington State to dispense beer, wine or other alcoholic beverage for consumption on the premises, the provision of which is not in any way dependent upon food sales to retain said license. Such places may also provide packaged alcoholic products for off-site consumption.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.455. Theater, motion picture.

"Motion picture theater" means a building or part of a building devoted to the showing of moving pictures on a paid admission basis. This does not include adult entertainment facilities.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.456 Transitional Housing

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

§ 17.12.457. Community service housing.

"Community service housing" means a facility that principally offers or provides subsidized housing on a daily, weekly or monthly basis and provides one or more of the additional following services at a cost, if any, subsidized by charitable or government agencies, including: (A) meals and food; (B) child or adult day care services; (C) employment, substance abuse or behavior counseling; and (D) medical, dental or mental health services; regardless of whether such community social and health welfare services are provided on premises or off the premises for the benefit of such residents.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.460. Urban area.

"Urban area" means the area within the Grandview city limits and the unincorporated portion of Yakima County within the Grandview urban growth boundary established and adopted by Yakima County.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.465. Utility trailer.

"Utility trailer" means a vehicular structure or device with or without its own mode of power, licensed or unlicensed, designed and/or used for the transportation of goods, equipment, other vehicles or devices, and materials.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.470. Vehicles.

"Vehicles" means motorized mechanical devices designed for movement by means of wheels,

skids or runners of any kind, and specifically including all such automobiles, buses, trucks, cars, vans, and motor homes even though they may be at any time immobilized in any way for any period of time for whatever duration; and also including boats and such recreational vehicles as defined herein.
(Ord. 2011-29 § 5 (Att. B))

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§ 17.12.475. Vehicle, inoperable.

"Inoperable vehicle" means a vehicle which is apparently inoperable and is extensively damaged, including but not limited to: a broken window or windshield; is absent a tire, wheel, engine, transmission, rear end, axle or driveline; or a vehicle or part thereof which is placed upon jacks, blocks or other support.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.480. Winery (commercial).

"Commercial winery" means a facility designed for crushing, pressing, fermenting, bottling and cellaring wine for retail and wholesale purposes. A commercial winery produces less than 50,000 cases of wine a year.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.485. Wireless communication tower.

"Wireless communication tower" means an unstaffed facility for the transmission and reception of radio or microwave signals used for commercial or personal communications. Wireless communication towers are composed of two or more of the following components:

A. Antenna;

B. Support structure;

C. Equipment enclosure;

D. Security barrier.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.490. Yard, front.

"Front yard" means an open and unoccupied space, except as provided herein, extending the full width of the lot between any building and any street right-of-way adjacent the lot. The front yard shall be determined by measuring perpendicular from the street right-of-way to the closest point of the building.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.495. Yard, rear.

"Rear yard" means an open and unoccupied space, except as provided herein, extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular from the rear lot line to the closest point of the building. For a corner lot the rear yard shall be parallel to the shortest lot line common to an adjacent lot.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.500. Yard, side.

"Side yard" means an open and unoccupied space, except as provided herein, extending from the front yard to the rear lot line between the principal building and the side lot line. The side yard shall be measured perpendicular from the side lot line to the closest point of the principal building.
(Ord. 2011-29 § 5 (Att. B))

§ 17.12.510. Zero Lot Line Development.

"Zero Lot Line Development" is a development consisting of buildings constructed so that one of the exterior walls sit directly on the boundary line of the property, leaving no yard space on that side.

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CHAPTER 17.16
ZONING DISTRICTS ESTABLISHED – ZONING MAP

§ 17.16.010. Establishment of zoning districts.

For the purpose of promoting the public health, safety, morals, and general welfare of the city, the city is divided into the following types of zones:

AG District	Agricultural District
MR District	Manufactured Home Park District
R-1S District	Single-Family Residential Suburban District
R-1 District	Low-Density Residential District
R-2 District	Medium-Density Residential District
R-3 District	High-Density Residential District
R-1P District	Single-Family Residential Park District
O District	Office District
C-1 District	Neighborhood Business District
C-2 District	General Business District
BP District	Business Park District
M-1 District	Light Industrial District
M-2 District	Heavy Industrial District
PF District	Public Facility District
CBO District	Central Business Overlay District

(Ord. 2011-29 § 5 (Att. B))

§ 17.16.020. Zoning map.

The districts are bounded as shown on a map entitled, "Official Zoning Map," which, together with all explanatory material thereon, is hereby adopted by reference and declared to be a part of this title.

The official zoning map for the unincorporated portion of the Grandview urban growth area shall be maintained in the Yakima County planning office. The official zoning map for that portion of the Grandview urban area within the city limits shall be maintained in the city clerk's office.

Each official zoning map shall be identified by the signatures of the legislative body having jurisdiction and the date of adoption. The official zoning map maintained by the city shall be the final authority as to the current zoning status of land in the city.

In accordance with the provisions of this title, if changes are made in district boundaries or other matters portrayed on the official zoning map, such changes shall be made on the official zoning map promptly after the amendment has been approved by the city council. The amending ordinance shall provide that they have been duly entered upon the official zoning map.

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In the event that the official zoning map becomes damaged, destroyed, or lost, or difficult to interpret because of the nature or number of changes and additions, the city council may, by ordinance, adopt a new official zoning map which shall supersede the prior official zoning map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedure set forth in this title. Any unauthorized change of whatever kind, by any person or persons, shall be considered a violation of this title and is unlawful.
(Ord. 2011-29 § 5 (Att. B))

§ 17.16.030. Rules for interpretation of district boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines;

B. Boundaries indicated as approximately following platted lots shall be construed as following such lot lines;

C. Boundaries indicated as approximately following city limits shall be construed as following city limits;

D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

E. Boundaries as indicated following shorelines shall be construed to follow the ordinary high water line of such shorelines and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines;

F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E of this section shall be also construed as indicated in subsections A through E of this section. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by subsections A through F of this section, the city clerk shall interpret the district boundaries;

H. Upon vacation of public right-of-way zoning shall extend to the centerline of said vacated right-of-way.
(Ord. 2011-29 § 5 (Att. B))

§ 17.16.040. Application of district regulations.

Except in accordance with the provisions of this title, the regulations set by this title within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, including the following:

A. No building or other structure shall hereafter be erected or altered:

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1. To exceed the height,

~~2. To accommodate or house a greater number of families,~~

~~3.~~2. To occupy a greater percentage of lot area,

~~4.~~3. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner contrary to the provisions of this title;

B. No yard or lot existing at the time of passage of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this title shall meet at least the minimum requirements established by this title;

C. Where a district boundary line divides a lot in a single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 30 feet into the more restricted portion provided the lot has frontage on a street in the less restricted district.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.20
MR MANUFACTURED HOME PARK DISTRICT

§ 17.20.010. Purpose.

It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this chapter to establish specific development standards for the design of such park developments and establish minimum siting standards for placement of manufactured homes. These standards are provided to ensure uniform, coordinated development of manufactured home parks and to ensure the general health, welfare and safety of the occupants of manufactured homes that may be located within a park developed under these standards.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.030. Conditional use permit required.

A manufactured home park shall be allowed only upon the issuance of a conditional use permit by the hearing examiner. The owner, operator and occupants of a manufactured home park shall develop and use the park in strict compliance with the conditions imposed by the permit. The conditional use permit for a manufactured home park shall expire at the end of one year unless the authorized use has been established, is actively maintained, or unless construction is being actively pursued.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.040. Completion prior to occupancy – Phasing.

All required site improvements and other conditions of the permit shall be met prior to placement of manufactured homes in the park. Completion may be accomplished by phases if such phases are identified and approved in the permit.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.050. Application, site plan design and development review.

A. All applications for manufactured home parks shall include the following:

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1. A completed permit application form and applicable fees;
2. A completed environmental checklist;
3. A deed or preliminary title report certifying ownership;
4. A site plan based upon a land survey drawn by a licensed architect, engineer or surveyor shall be submitted with the application and shall illustrate the following:
    a. Vicinity map showing the relationship of the development to adjacent properties and public streets;
    b. Boundaries and dimensions of the park and number of acres included;
    c. Location and dimensions of each space with such spaces designated by number or other designation;
    d. Enlarged site plan of typical space showing location of foundation, base, accessory structures, parking, setbacks, utility connections, and other improvements;
    e. Location and dimension of each existing or proposed building;
    f. Location and width of roadways and pedestrian ways to include main access, emergency access, intersections with public streets and driveways to each space;
    g. Location, arrangement, and design of all parking facilities;
    h. Location of each lighting fixture for exterior lighting;
    i. Location and size of all utilities with proposed points of connection to the public utilities;
    j. Location of easements (existing and proposed) for repair and maintenance of the publicly owned portion of the utilities;
    k. Location of fire hydrants;
    l. Location of signage for the park and directional signage;
    m. Location of recreational vehicle storage area (if proposed);
    n. Location of recreational and other common areas (if proposed);
    o. Location and type of landscaping, fences, walls, and other screening structures;
    p. Topography of the park site with contours indicated and a drainage plan;
    q. Any additional information relevant to determining if the proposal meets the requirements of this chapter and any other applicable city regulation.

B. The application process, development review, and approval process will be conducted in accordance with GMC Title 14.

C. A site plan shall be governed by the terms of approval of the plan, and the statutes, ordinances and regulations in effect at the time of approval unless the hearing examiner finds that a change in conditions creates a serious threat to the public health and safety.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.20.060. Siting standards.

The following minimum standards apply to the siting of manufactured home parks:

A. Minimum Setbacks.

1. Minimum front yard: 20 feet. No more than 500 square feet of front yard shall be used for two off-street parking spaces, including boats and recreational vehicles, and the remaining used for yard and play area.

2. Minimum rear and side yard: five feet.

3. Minimum clearance between another manufactured home or accessory structure: 10 feet.

4. Minimum clearance between manufactured homes and accessory structure(s) situated on the same lot: five feet, except when a carport or garage is attached to the manufactured home.

5. Minimum clearance between buildings or structures not located within the manufactured home park abutting manufactured homes or accessory structures: 15 feet.

6. Minimum clearance from an interior park street or public street: 20 feet.

B. Site Numbering. Each manufactured home lot shall have a site number (address) prominently displayed to enable emergency response personnel to find the correct unit.

C. Minimum Site Development Area. There will be no more than 12 manufactured home sites per acre of a manufactured home park. However, additional sites may be allowed up to a total of 18 sites per acre with the addition of the following:

1. Sidewalks, bicycle and walking paths;

2. Playgrounds and outdoor activities;

3. Community center;

4. Significant internal landscaping to improve privacy between manufactured home lots.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.070. Development standards.

The following standards and requirements shall govern all new, expanded or remodeled manufactured home parks and placement of manufactured homes:

A. Sanitary Sewer. All manufactured home parks shall be connected to the city sewer system, in accordance with the standards of Chapters 13.08 and 13.16 GMC.

B. Potable Water. All manufactured home parks shall be connected to the city water system, in accordance with the standards of Chapters 13.24 and 13.28 GMC.

C. Irrigation Facilities. All irrigation facilities shall be designed and installed in accordance with the standards of Chapter 16.28 GMC.

D. Solid Waste Containers. Solid waste containers shall be provided by the city, in accordance with the standards of Chapter 8.20 GMC.

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E. Storm Drainage. All storm drainage facilities shall be designed and installed in accordance with the standards of Chapter 16.28 GMC and the Standard Specifications for Road, Bridge, and Municipal Construction.

F. Fire Flow. All manufactured home parks shall provide the minimum required fire flow as established in the city International Fire Code.

G. Street Access.

1. Public Streets. Public streets within a manufactured home park shall be designed and constructed in accordance with Chapter 16.28 GMC and the Standard Specifications for Road, Bridge, and Municipal Construction.

2. Private Streets. Streets within a manufactured home park may be privately owned and shall be maintained and constructed in such a pattern as to provide convenient traffic circulation within the park. All private streets and access roads shall be designed and constructed to the following standards:

   a. The width of all park streets shall be not less than 28 feet, including curbs, and must have a minimum easement width of 30 feet.

   b. All park streets shall be paved in accordance with the standards established by the public works director.

   c. All park streets shall be clearly marked and signed for traffic direction and safety.

3. All manufactured home parks shall front an improved public street. All public streets abutting a manufactured home park shall be improved in accordance with the standards of Chapter 16.28 GMC.

4. Access to manufactured home lots shall be from interior streets only. No individual access to any manufactured home lot shall be from streets adjacent to the exterior of the manufactured home park. Driveways providing entrances or exits to the manufactured home park shall be no closer than 100 feet from an intersection, measured from the existing or proposed right-of-way, whichever is the greater.

5. All streets and access roads so designated in the review process shall be completed prior to occupancy of any manufactured home. All streets and access roads, private or public, within the park must meet the requirements of the city International Fire Code for emergency vehicle access. Each manufactured home park shall have at least one main access and one emergency access, depending upon the size of the park and other factors affecting emergency access needs.

H. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the public works director and fire chief.

I. Off-Street Parking. A minimum of two paved off-street parking spaces per manufactured home shall be provided on the lot on which the manufactured home is located. A public parking lot shall provide one parking space for every three lots for storage and overflow visitor parking.

J. Street Lighting. Street lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

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K. Landscaping and Perimeter Site Screening. All areas within the boundaries of the development shall be landscaped. All natural and artificial barriers, driveways, lawns, trees, buildings, occupied and unoccupied dwelling spaces, recreational and open space areas shall be maintained. The perimeter of the manufactured home park shall be enclosed with a fence that is no higher than six feet tall, maximum.

L. Street Signs. All streets within the park shall be named utilizing street signs consistent with city public street signs.

M. Recreation Vehicle Storage Area. If provided within a park, any area for storing recreational vehicles shall be fenced and screened.

N. Recreational and Other Common Areas. If provided within a park, any area for recreational and other common areas shall be protected from adjacent streets and parking areas.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.080. Nonconforming manufactured home parks.

All existing manufactured home parks not meeting the requirements of this chapter shall be declared nonconforming and shall not be permitted to add spaces or make any improvements that are not in full compliance with the regulations and requirements of this chapter. Any nonconforming manufactured home park which is not operated for a period of one year shall not reopen until the regulations and requirements of this chapter have been met. All standards of this section shall apply to expansion of existing manufactured home parks.

(Ord. 2011-29 § 5 (Att. B))

§ 17.20.090. Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the MR manufactured home park district:

A. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC.

(Ord. 2017-1 § 6)

CHAPTER 17.26
R-1S SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT

§ 17.26.010. Purpose.

The R-1S suburban district is established to provide a low density residential environment permitting four dwelling units per acre. Lands within this district should contain suburban residential development with large lots and expansive yards. Structures in this district are limited to single-family conventional dwellings.

(Ord. 2011-29 § 5 (Att. B))

§ 17.26.020. Permitted uses.

The following uses shall be permitted in the R-1S suburban district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.26.050; and

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B. Churches and similar places of worship; and

C. Nothing contained in this section shall be deemed to prohibit the use of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

§ 17.26.030. Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-1S suburban district:

A. Detached residential garages as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area; except on lots that are 12,000 square feet or more the height may be increased by three feet and the area may increase by 200 square feet;

B. Home occupations as defined in GMC § 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, will be permitted;

D. Agricultural uses (limited), as defined in GMC § 17.12.040, except that the keeping of animals shall be permitted on parcels consisting of 10,000 square feet over and above an area equal in size to 12,000 square feet set aside for the dwelling on the parcel;

E. Animals permitted in GMC § 6.12.010 and 6.12.020 are permitted accessory uses; provided, that all animals and barns, barnyards, chicken houses, and corrals shall be located and contained not less than 25 feet from a public roadway and not less than 100 feet from any adjoining or abutting property held under separate ownership;

F. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

G. Group homes as defined in GMC § 17.12.215;

H. Adult family homes as defined in GMC § 17.12.032.

I. Accessory Dwelling Unit (up to two), which can be attached or detached; or a combination.

~~H.~~J. (Ord. 2011-29 § 5 (Att. B); Ord. 2013-6 § 1; Ord. 2017-1 § 7)

§ 17.26.040. Conditional uses.

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by ~~special~~conditional use permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses;

D. Private nursery school, preschool, child mini-day care, and child day care center;

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E. Agricultural use (commercial); and

F. Buildings in conjunction with an agricultural use (limited), provided the parcel contains at least five acres and the building will not be used for the conduct or support of any business activity.

(Ord. 2011-29 § 5 (Att. B))

§ 17.26.050. Development standards.

A. Minimum lot area: 10,000 square feet;

B. Density: one dwelling unit per lot;

C. Maximum lot coverage: 40 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side:

a. Principal building: 10 feet.

b. Accessory structures: five feet, provided the accessory structure is located behind the rear building line.

3. Side along flanking street of corner lot: 25 feet.

4. Rear:

a. Principal building: equal to the height of the dwelling.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 30 feet.

2. Accessory buildings: 20 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC; and

I. Residential design standards: see GMC § 17.70.100.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-6 § 2)

§ 17.26.060. Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.

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D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.

2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance, critical areas, and shoreline master program.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.30
R-1 LOW DENSITY RESIDENTIAL DISTRICT

§ 17.30.010. Purpose.

The R-1 low density residential district is established to provide a low density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.
(Ord. 2011-29 § 5 (Att. B))

§ 17.30.020. Permitted uses.

The following uses shall be permitted in the R-1 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.30.050; and

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B. Churches and similar places of worship; and

C. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

§ 17.30.030. Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-1 district:

A. Detached residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations, as defined in GMC § 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC § 17.12.215;

~~E.~~F. Accessory Dwelling Units

~~F.~~G. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-7 § 1; Ord. 2017-1 § 8)

§ 17.30.040. Conditional uses.

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by ~~special~~conditional use permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery schools, preschool, child mini-day care and day care centers.

E. Cottage Housing

~~D.~~ (Ord. 2011-29 § 5 (Att. B))

§ 17.30.050. Development standards.

A. Minimum lot area: 7,500 square feet;

B. Density: one dwelling unit per lot;

C. Maximum lot coverage: 40 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

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2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

4. Rear:

a. Principal building: equal 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 30 feet.

2. Accessory buildings: 12 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC;

I. Residential design standards: see GMC § 17.70.100.
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-7 § 2)

§ 17.30.060. Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.

2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

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5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.34
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

§ 17.34.010. Purpose.

The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas.

(Ord. 2011-29 § 5 (Att. B))

§ 17.34.020. Permitted uses.

The following uses shall be permitted in the R-2 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.34.050; and

B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC § 17.34.050; and

C. Churches and similar places of worship; and

D. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

§ 17.34.030. Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted use in the R-2 district:

A. Detached single-family residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations as defined by GMC § 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and

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in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC § 17.12.215;

F. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-8 § 1; Ord. 2017-1 § 9)

§ 17.34.040. Conditional uses.

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by ~~special~~conditional use permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery school, preschool, child mini-day care and day care center.

(Ord. 2011-29 § 5 (Att. B))

§ 17.34.050. Development standards.

A. Maximum number of dwelling units permitted per lot: two;

B. Minimum area of lot: 7,500 square feet for single-family structures; 8,000 square feet for two-family structures;

C. Maximum lot coverage: 40 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

4. Rear:

a. Principal building: 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 30 feet.

2. Accessory buildings: 15 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC; and

I. Residential design standards: see GMC § 17.70.100.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-8 § 2)

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§ 17.34.060. Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.

2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.
(Ord. 2011-29 § 5 (Att. B))

§ 17.34.070. Zero lot line development.

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-2 medium density residential district.

B. Application and Procedures. All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.

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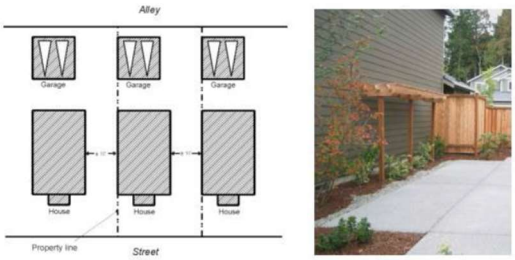
C. Development Standards. All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:

1. Platting Requirements. Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;

2. Openings Prohibited on the Zero Lot Line Side. In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;

3. Maintenance and Drainage Easements. A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and

4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.



(example from city of Ellensburg and city of Seattle)

~~4.~~

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.35
R-3 HIGH DENSITY RESIDENTIAL DISTRICT

§ 17.35.010. Purpose.

The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. ~~The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.~~

(Ord. 2011-29 § 5 (Att. B))

§ 17.35.020. Permitted uses.

The following uses shall be permitted in the R-3 district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.35.050; and

B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC § 17.35.050; and

C. Multifamily dwellings up to 22 dwelling units per acre; and

D. Churches and similar places of worship; and

E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

(Ord. 2011-29 § 5 (Att. B))

§ 17.35.030. Permitted accessory uses.

The following uses shall be permitted as accessory to a permitted used in the R-3 district:

A. Detached single-family residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations as defined by GMC § 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;

D. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

E. Group homes as defined in GMC § 17.12.215;

F. Adult family homes as defined in GMC § 17.12.032.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-9 § 1; Ord. 2017-1 § 10)

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§ 17.35.040. Conditional uses.

In addition to the unclassified uses listed in Chapter 17.86 GMC, the following uses may be permitted by ~~special~~conditional use permit as provided in Chapter 17.86 GMC:

A. Public libraries, and municipal office buildings;

B. Public and private schools, public parks and playgrounds;

C. Fire department station houses; and

D. Private nursery school, preschool, child mini-day care and child day care center.

E. Co-living

~~D.~~F. (Ord. 2011-29 § 5 (Att. B))

§ 17.35.050. Development standards.

A. Minimum area of lot for single-family dwelling: 7,500 square feet; two-family dwelling attached, 8,000 square feet and shall be governed by the standards in R-1 and R-2 districts;

B. Minimum area of lot for multifamily dwellings: 2,000~~3,000~~ square feet per dwelling unit for first four dwelling units; ~~6,000 square feet per each additional dwelling unit;~~

C. Maximum lot coverage: 80~~60~~ percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 25 feet.

4. Rear:

a. Principal building: 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 50~~35~~ feet.

2. Accessory buildings: 25 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping: see Chapter 17.75 GMC; and

I. Residential design standards: see GMC § 17.70.100.
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-9 § 2)

§ 17.35.060. Area regulations – Construction and siting standards.

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A. Roof Slope. Roof slope shall be not less than a five-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that has siding materials commonly used on conventional site-built International Building Code single-family residences.

D. Front Entrance. The front entrance of each single-family dwelling shall be located facing the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.

E. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.

2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

G. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.

(Ord. 2011-29 § 5 (Att. B))

§ 17.35.070. Zero lot line development.

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

A. Districts in Which Permitted. A zero lot line development for single-family dwellings may be permitted in the R-3 high density residential district.

B. Application and Procedures. All development applications which include a zero lot line shall be processed in accordance with GMC Title 14, Administration of Development Regulations, and GMC Title 16, Subdivisions, including application requirements.

C. Development Standards. All zero lot line developments shall comply with the standards of

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this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:

1. Platting Requirements. Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;

2. Openings Prohibited on the Zero Lot Line Side. In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;

3. Maintenance and Drainage Easements. A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed 18 inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and

4. In no case shall a zero lot line dwelling be built closer than 10 feet from the lot line of a lot not approved for zero lot line development.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.36
R-1P SINGLE-FAMILY RESIDENTIAL PARK DISTRICT

§ 17.36.010. Purpose.

The R-1P single-family residential park district is established to provide for medium density residential areas which would be compatible for the development of residential parks, and to prohibit the development of incompatible uses that are detrimental to the residential character. It is also to provide protection from hazards, objectionable influences, building congestion and lack of light, air and privacy.
(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

§ 17.36.030. Permitted uses.

The following uses shall be permitted in the R-1P single-family residential park district:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC § 17.36.060;

B. Residential parks which are licensed for the placement of individual single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home within the approved park boundaries and subject to the standards as set forth in this chapter; and

C. Community recreation facilities, clubhouse, park office, laundry, storage and similar uses appurtenant to the residential park residents only.

(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

§ 17.36.040. Permitted accessory uses.

The following uses shall be permitted as accessory in the R-1P single-family residential park district:

A. Detached residential garages, as defined in GMC § 17.12.200, provided they do not exceed 20 feet in height and 1,000 square feet in area;

B. Home occupations, as defined in GMC § 17.12.220;

C. Storage buildings not exceeding 200 square feet of gross floor area and 12 feet in height; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;

D. Accessory uses and structures incidental to the convenience needs within the park and related to any permitted use; provided no container storage, as defined in GMC § 17.12.430, shall be permitted;

E. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

F. Group homes as defined in GMC § 17.12.215;

G. Adult family homes as defined in GMC § 17.12.032.

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(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 11; Ord. 2024-2 § 1)

§ 17.36.050. Conditional uses.

The following uses are permitted subject to approval of a ~~special~~conditional use permit as provided in Chapter
17.86 GMC:

A. Public and quasi-public uses related to the district; and

B. Private nursery school, preschool, child mini-day care and child day care center.
(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

§ 17.36.060. Development standards.

A. Minimum lot area: 5,000 square feet;

B. Minimum park district size: five acres;

C. Lot coverage: 50 percent;

D. Minimum yard setbacks:

1. Front: 20 feet.

2. Side: five feet.

3. Side along flanking street of corner lot: 20 feet.

4. Rear:

a. Principal building: equal 10 feet.

b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley 20 feet;

E. Maximum building height:

1. Principal building: 25 feet;

F. Fences and hedges: see Chapter 17.75 GMC;

G. Parking: see Chapter 17.78 GMC;

H. Landscaping. The landscape provisions shall be in addition to the landscape and screening provisions provided in Chapter 17.75 GMC. In apparent cases of conflict between provisions, the most restrictive shall prevail. A planting strip, not less than 20 feet in width, shall be located along all lot lines of a residential park not bordering a public street, except that distance may be reduced to 10 feet if a solid wall or fence is provided. Such planting strips shall be composed of one row of deciduous and/or evergreen trees, spaced not more than 40 feet apart and not less than three rows of shrubs, spaced not more than eight feet apart of which the trees will grow to a height of five feet or more after one full growing season and of which the shrubs will eventually grow to a height of not less than six feet. The setback areas of a residential park adjoining a public street shall be planted in grass or shrubbery. All such required landscaping shall be maintained in a healthy living condition for the life of the residential park;

I. Recreational Area. A central recreational area shall be established in each residential park

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created pursuant to the provisions of this chapter. The size of each area shall be at least 200 square feet per home site. The recreation area may contain community club houses, swimming pools, shuffleboard courts and similar facilities. The public works director may permit decentralization of the recreational facilities in accordance with principles of good planning; provided, that the total recreational area meets the above stated minimum size. The recreational areas shall be easily accessible, improved and maintained in such a manner so as to provide adequate recreational facilities for the residents of a home residential park.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-10 § 1; Ord. 2024-2 § 1)

§ 17.36.070. Minimum requirements.

A. No recreational vehicle sites for occupancy purposes shall be permitted within any residential park. An RV storage area shall be provided in all residential parks sufficient in size to permit the storage of one RV/boat for every two residential lots; and

B. Development and other minimum requirements for residential parks are provided in GMC Title 12, Streets, Sidewalks and Public Places, GMC Title 13, Public Services, GMC Title 15, Buildings and Construction, GMC Title 16, Subdivisions, and GMC Title 17, Zoning; and

C. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the R-1P single-family residential park district and all of its open space and property held in common.

(Ord. 2011-29 § 5 (Att. B); Ord. 2024-2 § 1)

§ 17.36.080. Area regulations – Construction and siting standards.

A. Roof Slope. Roof slope shall be not less than a three-foot rise for each 12 feet of horizontal run.

B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.

D. All manufactured homes shall comply with the following standards:

1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.

2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate 18 inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code. Skirting or side walls shall be installed around the perimeter and the tongue and axles shall be removed.

3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.

4. Facade. All manufactured homes shall have skirting and exterior siding that will match those of a typical site-built residence.

5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.

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E. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.

F. Residential dwellings located within the 100-year floodplain shall conform to the Grandview flood ordinance and shoreline master program.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-10 § 2; Ord. 2021-8 § 1; Ord. 2024-2 § 1)

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CHAPTER 17.40
AG AGRICULTURAL DISTRICT

§ 17.40.010. Purpose.

The purpose and function of the agricultural district is to provide for minimum land use requirements in certain portions of the incorporated areas of the city as shown in the city zoning maps.
(Ord. 2011-29 § 5 (Att. B))

§ 17.40.020. Principal permitted uses.

Principal permitted uses in the AG district are as follows:

A. Principal uses permitted outright in residential district R-1;

B. Uses permitted as conditional uses in residential district R-1;

C. All land uses, activities, operations, buildings, structures and other facilities necessary for agriculture, dairying, grazing, horticulture and the growing and harvesting of agricultural and other crops and timber; provided, however, that the aforementioned shall not include commercial or industrial processing, manufacturing or packaging of food, dairy, and other agricultural or horticultural products, except those sold at retail on the premises and timber and wood products;

D. Accessory uses of all kinds, including:

1. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;

E. The sale on the premises of all products grown and harvested, but not including any business, trade or industry.
(Ord. 2011-29 § 5 (Att. B))

§ 17.40.030. Density.

Density provisions in the AG district are as follows:

A. Minimum front yard depth, 20 feet;

B. Minimum side yard width along street or highway side of corner lot, 20 feet;

C. Minimum area of lot, not less than two acres: provided, as follows:

1. Any parcel which is 40 acres or less in size may be subdivided to create one additional lot every five years; further provided, that:

a. The new lot shall be at least one-half acre in size, but not greater than two acres in size unless the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems; and further provided, that an administrative exemption may be granted to allow the lot to be greater than two acres in size if the logical division to create

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the lot follows a physical feature which acts as an obstacle to normal and necessary farming practices.

2. The balance of the parent parcel shall be at least one-half acre.

3. The minimum lot width for these lots shall be 75 feet at the required front setback.

4. The notation shall be placed on the face of the plat indicating that the lot is situated in an agricultural area and is, therefore, subject to noise, dust, smoke, odors, and the application of chemicals resulting from usual and normal practices associated with nearby agricultural uses. Such notation shall be in a form prescribed by the Yakima County planning department.

(Ord. 2011-29 § 5 (Att. B))

§ 17.40.040. Parking.

Off-street parking shall be provided at a ratio of two spaces per dwelling unit, the size and type of the parking space to be the same as prescribed in the R-1 and R-2 districts.
(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.41
O OFFICE DISTRICT

§ 17.41.010. Purpose.

The purpose of the office district is to provide areas of adequate size and appropriate location characteristics for the development and operation of professional and administrative offices and certain complementary uses. It is further intended that this district serve as a buffer or transition between residential districts and commercial districts.
(Ord. 2011-29 § 5 (Att. B))

§ 17.41.020. Permitted uses.

The following uses shall be permitted in the office district:

A. Administrative and professional offices, such as lawyers, engineers, real estate, accountants and insurance offices;

B. Medical and dental offices;

C. Museums and art galleries;

D. Governmental office, excluding police and fire stations;

E. Funeral homes; and

F. Churches and similar places of worship.
(Ord. 2011-29 § 5 (Att. B))

§ 17.41.030. Permitted accessory uses.

A. Incidental sales and services, such as food service, pharmacies and retail sales to serve occupants and patrons of an established principal use, provided the accessory use is conducted within the principal building; and

B. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC; and

C. Accessory uses and accessory buildings including storage buildings are permitted in the office district as defined under GMC § 17.12.020 and 17.12.115; excluding container storage, as defined in GMC § 17.12.430; and

D. Single-family residential use within the business structures. Such residential use shall not exceed 40 percent of the business structure and the residence's entrance must not front on the same street as the business entrance. In addition, said residence must be occupied only by the owner or the manager of the business in which the residence is located; and

E. Adult family homes as defined in GMC § 17.12.032; and

F. Electric vehicle battery charging stations, as defined in GMC § 17.12.186.
(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 12)

§ 17.41.040. Conditional uses.

The following uses are permitted subject to the approval of ~~special~~conditional use permit as provided in

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Chapter 17.86 GMC:

A. Conditional exceptions permitted in all residential districts;

B. Private nursery school, preschool, child mini-day care and child day care center;

C. Police and fire stations;

D. Rental residential use, provided the units are within the principal building, are all above the ground floor of said building, the ground floor of said building is designed or intended to be used for a use permitted in GMC § 17.41.020 and off-street parking is provided as required by the residents; and

E. Any use determined to be of the same general character as the principal uses permitted outright in this chapter.

(Ord. 2011-29 § 5 (Att. B))

§ 17.41.050. Development standards.

A. Minimum lot area: not required, except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit;

B. Lot coverage: dictated by parking requirements, setbacks and landscaping;

C. Minimum yard setbacks:

1. Front: 15 feet, except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

2. Side: five feet except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

3. Rear: none required, except where adjoining a residential district in which case GMC § 17.74.020 shall prevail;

D. Maximum building height: 35 feet, except a greater height may be approved by ~~special~~conditional use permit;

E. Fences and hedges: see Chapter 17.75 GMC;

F. Parking: see Chapter 17.78 GMC; and

G. Landscaping: see Chapter 17.75 GMC.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.42
C-1 NEIGHBORHOOD BUSINESS DISTRICT

§ 17.42.010. Purpose.

The C-1 neighborhood business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community.
(Ord. 2011-29 § 5 (Att. B))

§ 17.42.020. Permitted uses.

The following uses shall be permitted in the C-1 neighborhood business district:

A. Any uses permitted outright in the O office district, Chapter 17.41 GMC;

B. Artist and office supplies;

C. Bakeries, retail for distribution from the premises;

D. Banks and financial institutions;

E. Barber and beauty shops;

F. Bookstores, except adult bookstores;

G. Churches and similar places of worship;

H. Clothing, shoes and accessories, and costume rentals;

I. Crafts, stationery and gift shops;

J. Day care center;

K. Fresh and frozen meats, including seafood;

L. Florists;

M. Galleries for art and restored or refinished antiques;

N. Gift shop;

O. Jewelry and gem shops, including custom work;

P. Landscaping and nursery products shop;

Q. Clubs;

R. Massage parlor;

S. Parking lots within 500 feet of a C-2 district boundary, provided such lots are paved and half of the required landscape is live vegetation; and provided further, that any such property adjacent a residential zoned parcel shall provide a site obscuring fence along the common lot line(s) in accordance with residential fence height requirements;

T. Police and fire stations;

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U. Printing shops;

V. Private nursery school, preschool, child mini-day care and child day care center;

W. Public libraries, and municipal office buildings;

X. Public and private schools, public parks and playgrounds;

Y. Restaurants, sandwich shops, cafes, catering establishments, and delicatessens;

Z. Sign shops, commercial (no outdoor storage of materials);

AA. Single-family residential use within the business structures. Such residential use shall not exceed 40 percent of the business structure and the residence's entrance must not front on the same street as the business entrance. In addition, said residence must be occupied only by the owner or the manager of the business in which the residence is located;

BB. Stores and shops for repair and similar services such as:

1. Locksmith shops,

2. Photo shops,

3. Shoe repair shops;

CC. Tailoring and seamstress shops;

DD. Upholstery shops;

EE. Veterinarian clinics for household pets (no boarding or outdoor treatment facilities).

FF. Permanent Supportive Housing

GG. T. Indoor Emergency Shelter[KN15.1]

HH. U. Residential uses in existing commercial buildings

(Ord. 2011-29 § 5 (Att. B))

§ 17.42.030. Permitted accessory uses.

Accessory uses and accessory buildings including storage buildings are permitted in the C-l district as defined under GMC § 17.12.020 and 17.12.115; excluding container storage, as defined in GMC § 17.12.430; and:

A. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC.

B. Adult family homes as defined in GMC § 17.12.032.

C. Electric vehicle battery charging stations, as defined in GMC § 17.12.186.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 13)

§ 17.42.040. Limitations on permitted uses.

All uses permitted in the C-1 neighborhood business district shall be subject to these limitations:

A. Processing and equipment and goods processed or sold shall be limited to those which are

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not objectionable by reason of odor, dust, smoke, cinders, gas, vibration, refuse matter, or water-carried waste; and

B. All business, service, processing, or storage shall be conducted wholly within an enclosed building, except off-street automobile parking and off-street loading.

(Ord. 2011-29 § 5 (Att. B))

§ 17.42.050. Permitted conditional uses.

The following uses are permitted subject to the approval of a ~~special~~conditional use permit:

A. Conditional exceptions permitted in all residential districts;

B. Convenience and mini-market stores;

C. Rental residential use, provided the units are within the principal building, are all above the ground floor of said building, the ground floor of said building is designed or intended to be used for a use permitted in GMC § 17.42.020 and off-street parking is provided as required by the residents;

D. Mini-storage facilities defined under GMC § 17.12.310;

E. Micro-breweries and micro-wineries; and

F. Any use determined to be of the same general character as the principal uses permitted outright in this chapter.

(Ord. 2011-29 § 5 (Att. B))

§ 17.42.060. Development standards.

A. Minimum lot area: not required, except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit;

B. Lot coverage: dictated by parking requirements, setbacks and landscaping;

C. Minimum yard setbacks:

1. Front: 15 feet, except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

2. Side: none required, except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

3. Rear: none required, except where adjoining a residential district in which case GMC § 17.74.020 shall prevail;

D. Maximum building height: 35 feet, except a greater height may be approved by ~~special~~conditional use permit;

E. Fences and hedges: see Chapter 17.75 GMC;

F. Parking: see Chapter 17.78 GMC; and

G. Landscaping: see Chapter 17.75 GMC.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.44
C-2 GENERAL BUSINESS DISTRICT

§ 17.44.010. Purpose.

The C-2 general business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. Such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points. It is intended that the commercial clustering concept be fostered by emphasizing pedestrian access and circulation within the district, in a manner which is healthy, safe, uninhibited and convenient for employees and visitors of all ages. Public and private off-street parking shall be located to encourage the transition from automobile to pedestrian movement. On-street parking should be shared by vicinity businesses and be oriented to short duration convenience parking for customers in the vicinity. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.
(Ord. 2011-29 § 5 (Att. B))

§ 17.44.020. Permitted uses.

The following uses shall be permitted in the C-2 district:

A. Principal uses permitted outright in the O office district, Chapter 17.41 GMC;

B. Principal uses permitted outright in the C-1 neighborhood business district, Chapter 17.42 GMC;

C. Alcohol beverage retail sales;

D. Adult use business when located not closer than 400 feet from any church, residential district, public parks, playgrounds or schools; providing all business is housed within the building (indoors) and not visible to the passing public;

E. Amusement, game and recreation centers. Places of public assembly for meetings or amusement, provided the location is more than 50 feet from a residential district, is completely enclosed and is more than 300 feet from any public school, playground or park, except that churches may be permitted without conformance to the distance requirement;

F. Auto detail shops;

G. Automobile, truck and machinery dealer (new and used), garage, automobile, truck and other vehicle repair;

H. Automobile service stations, including storage facilities for rental trailers, trucks and other conveyances;

I. Billiard and pool halls;

J. Boat sales;

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K. Card rooms, bingo parlors, dance halls and similar places;

L. Cafeterias;

M. Community service facilities level one, as defined in GMC § 17.12.155;

N. Convenience and mini-market stores;

O. Dancing schools;

P. Department stores;

Q. Drive-in facilities may be permitted through site plan review only if all of the following criteria are met:

1. The vehicle stacking lanes must be contained within a structured parking area or driveway;

2. The design of the vehicular access is compatible with pedestrian walkways and parking access. Vehicular access shall not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the building;

R. Furniture and home appliance stores;

S. Gasoline and service stations, automobile services or repair, tire stores;

T. Hardware and home improvement stores;

U. Home brewing and/or wine making equipment sales;

V. Hotels, motels and tourist facilities;

W. Import shops;

X. Itinerant merchants when licensed as a stationary or mobile vendor by the city;

Y. Laundromats and dry-cleaning establishments employing not more than five persons;

Z. Membership clubs;

AA. Micro-breweries and micro-wineries;

BB. Miniature golf courses;

CC. Mini-storage as defined under GMC § 17.12.310;

DD. Pawn shops and secondhand stores;

EE. Public markets for fresh produce and craft work;

FF. Radio and television sales and repair;

GG. Recreational vehicle sales and service;

HH. Recreational vehicle parks established as a tourist facility;

II. Research, development and assembly facilities for component devices and equipment of an electrical, electronic or electromagnetic nature;

JJ. Retail sales establishments, as defined in GMC § 17.12.374;

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KK. Sporting goods;

LL. Small animal hospitals when located not closer than 150 feet from any residential district and 400 feet or more from any hospital, nursing home, or institutions for the care of the infirm; providing the animals are housed indoors;

MM. Supermarket, grocery store;

NN. Taverns;

OO. Theaters for movies and performances (including outdoor);

PP. Variety stores;

QQ. Wholesale business; and

RR. Wineries as defined in GMC § 17.12.480.
(Ord. 2011-29 § 5 (Att. B))

SS. S. Permanent supportive housing

TT. T. Indoor Emergency Shelter

UU. U. Residential uses in existing commercial buildings.

~~SS.~~VV.

§ 17.44.030. Permitted accessory uses.

The following accessory uses and buildings, as respectively defined in GMC § 17.12.020 and 17.12.115, shall be permitted in the C-2 district:

A. Parking lots, see Chapter 17.78 GMC;

B. Alcoholic beverage sales for on-site consumption provided it is located within a restaurant area;

C. Other uses clearly incidental or secondary to a principal use;

D. Beer/wine beverage sales for on-site and off-site consumption provided the product is produced on site in a micro-brewery and/or micro-winery;

E. Sales of micro-brewery products and nonfortified wines for off-site consumption provided such sales are in conjunction with an establishment selling predominately, based upon floor area, home brewing and/or wine making equipment as permitted in GMC § 17.44.020;

F. Storage buildings are permitted;

G. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC;

H. Electric vehicle battery charging stations, as defined in GMC § 17.12.186;

I. Adult family homes as defined in GMC § 17.12.032.
(Ord. 2011-29 § 5 (Att. B); Ord. 2013-11 § 1; Ord. 2017-1 § 14)

§ 17.44.040. Limitations on permitted uses.

All uses permitted in the C-2 general business district shall be subject to these limitations:

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A. Processing and equipment and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, vibration, refuse matter, or water-carried waste.

(Ord. 2011-29 § 5 (Att. B))

§ 17.44.050. Conditional uses.

The following uses are permitted subject to the approval of a ~~special~~conditional use permit:

A. Rental residential use, provided the units are within the principal building, are all above the ground floor of said building, the ground floor of said building is designed or intended to be used for a use permitted in GMC § 17.44.020 and off-street parking is provided as required by the residents;

B. Community service facilities level two;

C. Garage and auto body shops, provided:

1. No repair work is performed out-of-doors,

2. Pumps, lubrication or other devices are located at least 15 feet from any street property line, and

3. All automobile parts and dismantled automobiles are stored within the building, except outdoor display racks;

D. Golf driving range;

E. Recreational vehicle parks;

F. Towing shop and related facilities, including bull pens;

G. Wineries producing in excess of that defined in GMC § 17.12.480; and

H. Any use determined to be of the same general character as the principal uses permitted outright in this chapter.

(Ord. 2011-29 § 5 (Att. B))

§ 17.44.060. Development standards.

A. Minimum lot area: not required except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit;

B. Lot coverage: no requirement;

C. Minimum yard setbacks:

1. Front: none required except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

2. Side: none required except where adjoining a residential district in which case GMC § 17.74.020 shall prevail.

3. Rear: none required except where adjoining a residential district in which case GMC § 17.74.020 shall prevail;

D. Maximum building height: 50 feet, except a greater height may be approved by

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~~special~~conditional use permit;

E. Fences and hedges: see Chapter 17.75 GMC;

F. Parking: see Chapter 17.78 GMC; and

G. Landscaping: see Chapter 17.75 GMC.

(Ord. 2011-29 § 5 (Att. B))

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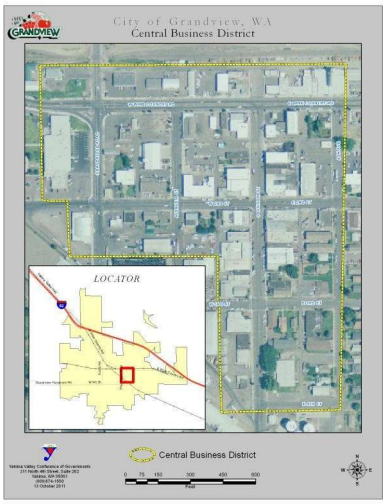
CHAPTER 17.45
CENTRAL BUSINESS OVERLAY DISTRICT

§ 17.45.010. Purpose.

The purpose of the central business overlay district is to provide regulations that reinforce a positive public image and confidence in commercial activities within the geographical area of the city described in GMC § 17.45.020. The intent of this chapter is to preserve public and private investment in property and infrastructure by restricting or prohibiting certain land uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.45.020. Applicability.

This chapter shall only apply to those lands identified as the "Central Business District" in the map below:



(Ord. 2011-29 § 5 (Att. B))

§ 17.45.030. Use in combination.

This chapter shall be used in addition to and in combination with all other district and development regulations contained in this title as they apply to the lands described in GMC § 17.45.020. The requirements of this chapter shall take precedence over the requirements of the underlying district regulations.
(Ord. 2011-29 § 5 (Att. B))

§ 17.45.040. Prohibited uses.

Evidence received by the planning commission demonstrated that certain land uses make the central business district of the city, as defined in GMC § 17.45.020, less desirable or attractive to the public due to a demonstrated history of and contribution to general public disorder, loitering, nuisance and other acts detrimental to the public image of the area. Certain other uses do not encourage the grouping of complementary and compatible uses as envisioned by the comprehensive plan.

The following listed uses, for reasons explained above, inhibit new business growth, contribute

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to business loss and decline of property values, inhibit convenient access to desired businesses, do not foster the complementary grouping of businesses, or perpetuate a public image which is undesirable or unattractive and detrimental to public and private investment in business areas and, therefore, are prohibited as follows:

A. Community service facilities level two as defined in GMC § 17.12.156 are prohibited in all districts within the geographic area described in GMC § 17.45.020.

B. Adult use businesses are prohibited in all districts within the geographic area described in GMC § 17.45.020.

C. Garage, auto repair and auto body shops, including storage facilities for rental trailers, trucks and other conveyances, are prohibited in all districts within the geographic area described in GMC § 17.45.020.

D. Group homes as described in GMC § 17.12.215.

E. Tattoo parlors as defined in GMC § 17.12.445 are prohibited in all districts within the geographic area described in GMC § 17.45.020.

F. Pawn shops as defined in GMC § 17.12.360 are prohibited in all districts within the geographic area described in GMC § 17.45.020.

G. Towing shops and related facilities are prohibited in all districts within the geographic area described in GMC § 17.45.020.

H. No outdoor storage shall be permitted in the districts within the geographic area described in GMC § 17.45.020 unless such storage is entirely enclosed by building walls and/or a solid masonry wall not less than six feet in height. No materials stored behind the wall shall extend and be visible above the wall.

(Ord. 2011-29 § 5 (Att. B))

§ 17.45.050. Development standards.

In all other respects the underlying standards of the applicable zoning districts shall apply to land uses with the central business overlay district. All buildings in the areas described in GMC § 17.45.020 shall be built or remodeled in accordance with the Grandview design standards in Chapter 15.06 GMC.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.50
BP BUSINESS PARK DISTRICT

§ 17.50.010. Purpose.

The purpose of the business park district is to provide for and encourage the development of business parks that are established in a campus-like setting with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development. It is intended that the business park district provide for the grouping and clustering of professional offices, commercial uses, nonhazardous research and development facilities and high technology manufacturing that functionally interact well together. Development standards of this district are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulate, and toxic substances. Sites within this district should have primary access to or be functionally convenient to principal arterials.
(Ord. 2011-29 § 5 (Att. B))

§ 17.50.020. Permitted uses.

The following uses shall be permitted in the business park district:

A. Administrative professional and business offices;

B. Research laboratories and facilities;

C. Testing laboratories and facilities;

D. Research and development facilities for the creation of prototypes;

E. Manufacturing, assembly, testing and repair of component devices, equipment and systems of an electrical, electronic or electromagnetic nature;

F. Manufacture, testing, repair and assembly of optical devices, equipment and systems;

G. Manufacture, testing, repair and assembly of testing equipment;

H. Pharmaceutical laboratory;

I. Blueprinting, photocopying, photo engraving, and film processing;

J. Printing;

K. Manufacture of ceramic products using only previously culturized clay and using kilns fired only by electricity or gas;

L. Manufacture of control devices and gauges;

M. Industrial medical facilities;

N. Cafeteria, restaurant;

O. Offices;

P. Stores and shops for the conduct of retail business, excluding repair shops and any automotive-related retail or service businesses; and

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Q. Motels and hotels.

(Ord. 2011-29 § 5 (Att. B))

§ 17.50.030. Permitted accessory uses.

The following accessory uses and buildings as respectively defined in GMC § 17.12.020 and 17.12.115 shall be permitted in the business park district:

A. Warehousing, provided said use does not occupy more than 35 percent of any structure;

B. Auditoriums and conference facilities;

C. Day care for family members of employees;

D. Above and below ground tank storage of critical material. Above ground tanks shall not exceed 20 feet in height and shall be painted a neutral color to match or complement the principal building. Additionally, the first seven feet of all ground tanks shall be screened by a solid masonry wall;

E. Storage buildings; excluding container storage, as defined in GMC § 17.12.430;

F. Electric vehicle battery charging stations, as defined in GMC § 17.12.186;

G. In-home family day care providers, as defined in GMC § 17.12.196, licensed by the state of Washington for no more than 12 children after obtaining a city home occupation license and in conformity with Chapter 17.66 GMC.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-1 § 15)

§ 17.50.040. Conditional uses.

The following uses are permitted subject to the approval of a ~~special~~conditional use permit:

A. Business, professional, technical and trade schools; and

B. Recreational areas and facilities.

(Ord. 2011-29 § 5 (Att. B))

§ 17.50.050. Prohibited uses.

The following uses shall be prohibited in the business park district:

A. Any outdoor manufacturing, testing, processing, or similar activities;

B. Outdoor sales;

C. Residential uses including caretakers' residences; and

D. On-site hazardous substance processing and handling or hazardous waste treatment and storage facilities unless clearly incidental and secondary to a permitted use. On-site hazardous waste facilities shall be subject to the state siting criteria.

(Ord. 2011-29 § 5 (Att. B))

§ 17.50.060. Development standards.

A. Minimum lot area: no specific lot area is required, except the minimum area required for a business park zone shall be 15 acres. Land immediately adjacent an existing business park zoning district may be added to that district in increments of five acres;

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B. Lot coverage: lot area coverage by buildings or structures shall not exceed 50 percent of the total lot area;

C. Minimum yard setbacks:

1. Front yard: 50 feet.

2. Side yard: no requirements except where a business park lot abuts a residential district, then the side yard shall be 30 feet or equal to the height of the building, whichever is greater.

3. Rear yard: 30 feet or equal to the height of the building, whichever is greater;

D. Maximum building height: 45 feet except a greater height may be approved by ~~special~~conditional use ~~-~~permit;

E. Parking. All parking lots shall be improved with appropriate curbs for drainage control and to maintain landscaping areas. Parking lots shall be constructed of asphalt concrete or Portland cement concrete and shall contain canopy trees as provided in GMC § 17.75.060;

F. Landscaping. The landscaping provisions of this subsection shall be in addition to the landscape and screening provisions provided in Chapter 17.75 GMC. In apparent cases of conflict between provisions, the most restrictive shall prevail:

1. Fifteen percent of all lot areas shall be landscaped.

2. The 20 feet of front yard setback area nearest street rights-of-way shall be landscaped.

3. At least 50 percent of all building exteriors shall abut landscaped areas.

4. Except for loading and unloading zones buildings shall be no closer than 10 feet from a parking area.

5. No paving shall be permitted within four feet of the center of a tree at the time of planting.

6. One hundred percent of all landscaped areas shall contain live vegetation; said vegetation shall consist of a variety of shrubs, trees and ground covers.

7. Rear and side yard setback areas immediately adjacent neighboring properties in a different district shall be treated with landscaped elements so as to create a visual buffer.

8. At least 50 percent of the required landscape area shall be visible from the street adjoining the lot.

G. Loading and Unloading Docks. Sufficient area shall be provided on site to accommodate loading and unloading activities. Streets and street rights-of-way shall not be used for these purposes.

H. Roof Top Equipment. All roof top equipment shall be screened so as not to be visible from the horizontal plane of building roofs.

I. Outdoor Storage and Waste Disposal.

1. No outdoor storage shall be permitted in the business park zone unless such storage is entirely enclosed by building walls and/or a solid masonry wall not less than seven feet in height. No materials stored behind the wall shall extend and be visible above

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the wall.

2. No materials or waste shall be deposited upon a property within the business park zone in such a form or manner that they may be transferred to other areas by natural causes or forces.

3. All waste material shall be stored in an enclosed area in proper containers and shall be accessible to service vehicles.

J. Signage. All signs advertising the business park and/or businesses located therein shall comply with the adopted sign code in Chapter 15.16 GMC.

K. Architecture. All structures shall be constructed so as to create a unique and distinct character for the business park. Building exteriors shall consist of various types of concrete, brick, stucco, glass, tile, wood products and composite materials. The materials are to be used so as to create character and relief to the buildings.

(Ord. 2011-29 § 5 (Att. B))

§ 17.50.070. Plan required.

Plans shall comply with the provisions of GMC § 17.75.080.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.52
M-1 LIGHT INDUSTRIAL DISTRICT

§ 17.52.010. Purpose.

The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.
(Ord. 2011-29 § 5 (Att. B))

§ 17.52.020. Permitted uses.

Uses permitted in the M-l district shall be:

A. All uses permitted outright in the C-2 general business district;

B. Assembly of electrical appliances, electronic instruments and devices;

C. Automotive assembly and repair, auto body shops;

D. Auto detail shops;

E. Automobile, truck and machinery dealer (new and used), garage, automobile, truck and other vehicle repair;

F. Blacksmith, welding or other metal shops, excluding punch presses over 20 tons rated capacity and drop hammers;

G. Boat building;

H. Brewery producing in excess of that defined in GMC § 17.12.300;

I. Building material storage yard;

J. Cereal mills;

K. Churches and similar places of worship;

L. Contractors' or loggers' equipment and trucks storage yard, plant, repair, or rental;

M. Contractors' plant or storage yards;

N. Creamery, bottling, ice manufacture and cold storage plant;

O. Distillery;

P. Electrical central power station;

Q. Enameling or metal coating (galvanizing), or electroplating;

R. Farm equipment repair;

S. Food products, cosmetics, and pharmacology manufacturing, compounding, processing, and packaging; except fish and meat products and the reducing and refining of fats and oils;

T. Fuel oil distributor;

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U. Grain elevator;

V. Heavy machinery sales and service;

W. Itinerant merchants when licensed as a stationary or mobile vendor by the city;

X. Laboratories, experimental;

Y. Landscape gardening and storage area for equipment and materials;

Z. Lumber sales business;

AA. Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, food and beverage products;

BB. Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials, such as bone, cellophane, canvas, cloth, and glass;

CC. Membership clubs, as defined in GMC § 17.12.296;

DD. Micro-breweries and micro-wineries;

EE. Mini-storage as defined under in GMC § 17.12.310;

FF. Printing plant;

GG. Printing shops;

HH. Parking lots within 500 feet of a C-2 district boundary, provided such lots are paved and the development complies with the landscape and fencing requirements of the C-1 district, as enumerated in GMC § 17.42.060;

II. Police and fire stations;

JJ. Public libraries and municipal office buildings;

KK. Research, development and assembly facilities for component devices and equipment of an electrical, electronic or electromagnetic nature;

LL. Railroad facilities of all types, except repair shops;

MM. Recycling center, as defined in GMC § 17.12.372;

NN. Small animal hospitals when located not closer than 150 feet from any residential district and 400 feet or more from any hospital, nursing home, or institutions for the care of the infirm; providing the animals are housed indoors;

OO. Solid fuel yard;

PP. Spinning or knitting of cotton, wool, flax, or other fibrous materials;

QQ. Stores and shops for repair and similar services such as:

1. Locksmith shops,

2. Photo shops,

3. Shoe repair shops;

RR. Tire retreading or recapping;

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SS. Towing shop and related facilities, including bull pens;

TT. Trucking, express and storage yards;

UU. Upholstery shops;

VV. Vocational training programs and apprenticeships;

WW. Veterinarian clinics for livestock, including outdoor treatment facilities, provided all boarding or overnight holding of animals occurs indoors;

XX. Warehouse;

YY. Welding shops;

ZZ. Wholesale business; and

AAA. Wineries producing in excess of that defined in GMC § 17.12.480.
(Ord. 2011-29 § 5 (Att. B))

§ 17.52.030. Permitted accessory uses.

Accessory buildings and accessory uses shall be permitted as defined in GMC § 17.12.020 and 17.12.115.

A. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

B. Electric vehicle battery charging stations, as defined in GMC § 17.12.186.
(Ord. 2011-29 § 5 (Att. B))

§ 17.52.040. Permitted conditional uses.

The following uses may be permitted in the M-1 district upon approval of a ~~special~~conditional use permit as provided in Chapter 17.86 GMC:

A. Unclassified and other uses identified in Chapter 17.86 GMC;

B. Day care center;

C. Private nursery school, preschool, child mini-day care and child day care center;

D. Public parks and playgrounds;

E. Community service facilities level one, as defined in GMC § 17.12.155;

F. Single-family residential use within the business structures. Such residential use shall not exceed 40 percent of the business structure and the residence's entrance must not front on the same street as the business entrance. It is the intention of this provision to allow business owners or managers to maintain a residence at the business site. (Ord. 2011-29 § 5 (Att. B))

§ 17.52.050. Prohibited uses.

The following uses are prohibited in the M-1 district:

A. Residential uses, except as provided for in GMC § 17.52.040(F);

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B. Public and private schools;

C. Junkyards, automobile wrecking yards, scrap iron, scrap paper, or rag storage, sorting or bailing;

D. Distillation of bones, wood, coal, or tar;

E. Explosives, manufacture or storage;

F. Fat rendering;

G. Fertilizer manufacture;

H. Exterminator and insect poison spray manufacture; and

I. Starch plants.

(Ord. 2011-29 § 5 (Att. B))

§ 17.52.060. Development standards.

A. Minimum lot area: not required except for nonconforming residential uses which must retain a minimum of 5,000 square feet for single-family and 3,000 square feet for each additional unit;

B. Lot coverage: dictated by parking requirements, setbacks and landscaping;

C. Minimum yard setbacks: none required, except as required by Chapters 17.75 and 17.78 GMC, and by GMC § 17.74.020 where an industrial zone adjoins a residential district;

D. Maximum building height: no restrictions except for airport height limitations;

E. Fences and hedges: see Chapter 17.75 GMC;

F. Parking: see Chapter 17.78 GMC; and

G. Landscaping: see Chapter 17.75 GMC.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.54
M-2 HEAVY INDUSTRIAL DISTRICT

§ 17.54.010. Purpose.

The M-2 heavy industrial district is established to provide areas for necessary industrial and related uses that could create problems of compatibility with other land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.54.020. Permitted uses.

Uses permitted in the M-2 district shall be:

A. Principal uses permitted outright in the M-1 light industrial district except C-2 general business district uses;

B. All uses not otherwise prohibited by law, except those listed in GMC § 17.54.050, subject to a conditional use permit as provided in Chapter 17.86 GMC.
(Ord. 2011-29 § 5 (Att. B))

§ 17.54.030. Permitted accessory uses.

Accessory buildings and accessory uses shall be permitted as defined under GMC § 17.12.020 and 17.12.115.

A. Electric vehicle battery charging stations, as defined in GMC § 17.12.186.
(Ord. 2011-29 § 5 (Att. B))

§ 17.54.050. Prohibited uses.

The following uses are prohibited in the M-2 district:

A. All residential uses;

B. Public and private schools except for apprenticeship and vocational training programs;

C. Junkyards, automobile wrecking yards, scrap iron, scrap paper, or rag storage, sorting or bailing;

D. Distillation of bones;

E. Explosives, manufacturing or storage;

F. Fat rendering;

G. Fertilizer manufacture;

H. Exterminator and insect poison spray manufacture;

I. Starch plants.
(Ord. 2011-29 § 5 (Att. B))

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§ 17.54.060. Development standards.

A. Minimum lot area: not required except for nonconforming residential uses which must retain a minimum of 5,000 square feet;

B. Lot coverage: dictated by parking requirements, setbacks and landscaping;

C. Minimum yard setbacks: none required, except as required by Chapters 17.75 and 17.78 GMC, and by GMC § 17.74.020 where an industrial zone adjoins a residential district;

D. Maximum building height: no restrictions except for airport height limitations;

E. Fences and hedges: see Chapter 17.75 GMC;

F. Parking: see Chapter 17.78 GMC; and

G. Landscaping: see Chapter 17.75 GMC.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.56
PF PUBLIC FACILITY DISTRICT

§ 17.56.010. Purpose.

The purpose of the public facility zone (PF) is to provide areas for major public and quasi-public uses, and other compatible uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.56.020. Permitted uses.

The following uses are permitted:

A. Parks and open spaces for parks;

B. Community educational uses (such as schools and colleges);

C. Auditoriums, libraries, and museums;

D. Governmental and quasi-governmental uses including, but not limited to, fire halls, jails, courts, correctional facilities, and utility offices;

E. Cemeteries and mausoleums; and

F. Any other uses as determined by city council to be appropriate and compatible with the PF public facility district.

(Ord. 2011-29 § 5 (Att. B))

§ 17.56.030. Prohibited uses.

Uses prohibited in the public facility zone are those uses which are not specifically permitted in GMC § 17.56.020.
(Ord. 2011-29 § 5 (Att. B))

§ 17.56.040. Accessory uses.

Accessory uses permitted are ones which are necessarily related to and concurrent with the principal use permitted. Accessory uses must conform to all requirements for the principal use.

A. Electric vehicle battery charging stations, as defined in GMC § 17.12.186.

(Ord. 2011-29 § 5 (Att. B))

§ 17.56.050. Development restrictions.

Due to the unusual character of this district, development restrictions may vary from use to use made of the zone. Each project shall be reviewed by the appropriate city officials, hearing examiner, and planning commission to determine such requirements as to lot size, setbacks, height, sizes, landscaping, paving, surface coverage, drainage, SEPA process requirements, building codes, and other developmental restrictions and any impact fees that may be imposed and allowed by city ordinance and under state law.
(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.62
PLANNED UNIT DEVELOPMENT

§ 17.62.010. Purpose.

The purpose of this chapter is to provide opportunities for innovation, creativity and flexibility in land development within the city. It is intended to encourage the use of new techniques and technology resulting in a more creative approach to development of land that will realize economies of scale and permit flexibility that provides for aesthetic diversification of site layout and spatial arrangements between geographic features, structures, circulation patterns, utilities and open space. Furthermore, it is the purpose of this chapter to:

A. Encourage development that enhances the quality of life while protecting the health, safety and welfare of residents;

B. Encourage variety in housing opportunities;

C. Encourage the development of a viable economic base;

D. Encourage development of land uses that will be compatible with and complement existing or proposed adjacent land uses; and

E. Provide guidelines for development of planned unit developments.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.020. Permitted uses.

The planned unit development district may be approved for any use or combination of uses permitted by this title except combinations of residential and industrial uses. Uses permitted in any specific PUD district shall be enumerated in the ordinance establishing such a district.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.030. Minimum site area.

The minimum site area for a PUD is 10 acres.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.040. Relationship to adjacent areas.

The design and layout of a PUD shall take into account the relationship of the site to the surrounding areas.

A. The perimeter of the PUD shall be so designed as to minimize any undesirable impact on adjacent properties; and

B. Setbacks from the property line of a PUD shall be comparable to those of the existing development of adjacent properties or to the type of development which may be permitted on adjacent properties.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.050. Phased development.

Development of a PUD may be phased, in which case all the property anticipated for a PUD shall be submitted as a preliminary PUD showing a conceptual depiction of the eventual development

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through all phases. Subsequent to legislative approval of the preliminary PUD plan, portions of the development may be submitted as a final PUD for review and approval.
(Ord. 2011-29 § 5 (Att. B))

§ 17.62.060. Combined preliminary and final PUD.

In all cases, the preliminary PUD and final PUD may be combined and processed as a final PUD.
(Ord. 2011-29 § 5 (Att. B))

§ 17.62.070. Concurrent platting.

Plats for PUDs requiring platting may be processed concurrently with the PUD approval procedures.
(Ord. 2011-29 § 5 (Att. B))

§ 17.62.080. Design standards and requirements.

A. Subdivision Requirements. If land or structures within a proposed PUD are to be sold to more than one person, partnership, firm or corporation, or are to include the dedication of land, then the proposed PUD shall be subject to the short plat or long plat procedures of GMC Title 16;

B. Right-of-Way Requirements. All public streets shall be constructed in accordance with minimum city standards contained in GMC Title 12 and the adopted city construction standards as determined by the public works director;

C. Zoning Requirements. A PUD shall be exempt from the minimum lot size and setback standards of this title, except where on-site parking is located in front of a structure that portion of the structure shall be set back 20 feet from the property line;

D. Density. The basic density in a PUD shall be established for each land use as provided in the zoning districts of this title. The hearing examiner may recommend and the city council may authorize a density not more than 20 percent greater than what is otherwise permitted following findings that the amenities or design features which promote the purposes of this chapter are provided;

E. Lot Requirements. Minimum lot areas, lot dimensions, building heights, lot coverage and yard requirements shall be as established on the approved development plan;

F. Open Space Requirements. The PUD shall provide not less than 35 percent of the gross land area for common open space;

G. Setbacks Between Buildings. A distance between all structures shall at a minimum comply with the standards prescribed by the most current edition of the International Building and Fire Codes as adopted by the city council; and

H. Residential Design Standards. See GMC § 17.70.100.
(Ord. 2011-29 § 5 (Att. B))

§ 17.62.090. Procedure for approval of planned unit developments.

The approval of a PUD shall be by the city council, upon recommendation of the hearing examiner and shall be processed in accordance with the following procedures in addition to all applicable requirements in Chapter 2.50 GMC, GMC Titles 14 and 16 and this title:

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A. Who May Apply. Any owner or group of owners of contiguous property acting jointly may submit an application for a PUD;

B. Preapplication. Prior to the acceptance of an application for PUD approval a preapplication conference between representatives of the city and the potential applicant is required. This conference shall be set by the city clerk at the request of the potential applicant. The purpose of the preapplication conference is to acquaint the applicant with various code requirements affecting PUD districts;

C. Application. The applicant shall file a PUD application for preliminary plan approval with the city clerk. The application shall include a $500.00 fee. All applications will be processed in accordance with the provisions of GMC Title 14. The application shall be accompanied by the following:

1. A $500.00 application fee.

2. A completed SEPA checklist.

3. A vicinity map.

4. Twelve copies of maps and drawings comprising the preliminary plan;

D. Preliminary Plan. The preliminary PUD district plan shall indicate or include the following:

1. Written documents including but not limited to:

a. A legal description,

b. Statement of present ownership,

c. Statement of intent, including any plans for selling or renting the property,

d. A timetable of development, including a phasing schedule if project will be developed in phases,

e. Provisions to assure maintenance of all common areas, and

f. Proposed restrictive covenants, if any.

2. Relationship of the property to the surrounding area including identification of land use and zoning of both the site and vicinal properties.

3. Names and dimensions of streets bounding, traversing or touching upon the site.

4. Location and width of proposed streets and pedestrian ways, arrangement of common off-street parking and recreational vehicle storage areas.

5. Location, layout and conceptual landscape design of all common yards, open space and recreational areas.

6. Proposed method of street lighting and signing.

7. Existing and proposed utility systems, including irrigation plan.

8. Existing site conditions, showing contours at five-foot intervals and location of significant geographic features.

9. Approximate building locations, buildable areas and building heights;

E. Public Hearing Before the Hearing Examiner. Following a public hearing, the hearing

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examiner may recommend approval or denial of the application and accompanying PUD plans or may recommend imposition of such conditions of approval as are necessary to ensure conformity to all applicable regulations and the purposes of the PUD district. A PUD may be recommended for approval only when it has been determined that:

1. The PUD will be compatible with nearby developments and uses.

2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments.

3. The development will be consistent with the comprehensive plan and the purposes of the PUD district.

4. The public health, safety and welfare have been served.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.100. Effective preliminary planned unit development approval.

Legislative approval of a preliminary PUD shall constitute a zone change of the subject property from the former zoning designation to a PUD zone. The ordinance establishing a PUD zone will enumerate the uses permitted and the district.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.110. Preliminary PUD approval expiration.

Preliminary PUD approval shall be effective for five years from the date of approval by the city council during which time a final PUD or the first phase of a staged PUD shall be submitted for approval. If the final PUD or initial phase is not submitted within the five-year approval period, the preliminary PUD shall be null and void, unless the city council grants an extension not to exceed a one-year period. A one-year extension of the preliminary PUD approval does not require a public hearing. In a phased PUD, successive phases are to be approved and constructed within five years of the previously approved phase.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.120. Final PUD application.

After receiving preliminary approval, the applicant may submit a detailed final development plan in conformity to the approved preliminary PUD. The procedures for final PUD approval shall be as those prescribed for preliminary PUD approval in GMC § 17.62.090 except the hearing examiner review is not required for final PUD approval under this section. Detailed development plans shall contain the following information:

A. Vicinity map;

B. A detailed site plan in conformance with the approved preliminary plan showing land uses and vehicular and pedestrian circulation;

C. Boundary survey of the entire property or the development phase;

D. Construction specification for streets and pedestrian ways including a typical roadway section showing location of all utilities;

E. Location and height of all buildings indicating either the dimensions or the limits within which buildings will be constructed;

F. Preliminary engineering plans for water, sewer, storm drainage, electric power, telephone

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and gas;

G. Preliminary subdivision plat if the property is to be subdivided;

H. Landscape plans for open space, common areas, streets, pedestrian ways and recreational facilities;

I. Location, arrangement and dimensions of parking facilities and loading areas;

J. Preliminary architectural plans and elevations of typical buildings and structures; and

K. Covenants, property owner agreements or other provisions, which will govern the use, maintenance and perpetual care of the PUD and all of its open space and property held in common.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.130. Expiration of time limits.

Construction of improvements in a PUD shall begin within one year from the date of final PUD approval by the city council. An extension of time for improvements (streets and utilities) may be requested in writing by the applicant, and such request shall be granted by the city council for a period of one year. If construction does not occur within five years from the legislative approval, the PUD district designation shall be dropped from the official zoning map and zoning shall revert to the former district designation.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.140. Changes and modifications.

A. Major changes in the approved final development plan shall be considered as a new application for preliminary approval. Major changes include:

1. Change in use.

2. Major realignment of vehicular circulation patterns.

3. Increase in density or relocation of density pattern.

4. Reduction of open space.

5. Change in exterior boundaries except survey adjustments.

6. Increase in building height.

B. The public works director may approve changes in the development plan which are minor in nature and are consistent with the approved plan.

(Ord. 2011-29 § 5 (Att. B))

§ 17.62.150. Building permits.

No building permits shall be issued until final PUD or phase approval has been granted by the city council. The construction and development of all common areas and open space of each project phase shall be completed to coincide with the completion of structures. For example, when 25 percent of the structures are completed, 25 percent of the common areas are required to be completed.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.64
PLANNED DENSITY DEVELOPMENT

§ 17.64.010. Purpose.

The purpose of the planned density development is to provide a degree of flexibility and innovative land use design and development not possible under strict interpretation of the zone and subdivision ordinances. It is the intention of the planned density development designation to encourage creativity in the design of large parcels of property for residential use and to encourage the development of a variety of housing types to better serve the citizens of the Grandview urban area.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.020. Minimum site development area.

A planned density development shall contain an area not less than 10 acres.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.030. Density regulation.

The overall average residential dwelling unit density for planned density development shall not exceed the maximum allowed density requirement of the underlying zone. The number of dwelling units shall be designated on each platted lot or combination thereof, forming a site, of the subdivision at the time of approval of the preliminary plat.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.040. Ownership.

A planned density development shall be under one ownership or one unit control during the planning and development stages to assure that the development will be accomplished as planned.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.050. Streets.

All public streets shall be constructed in accordance with minimum city standards contained in GMC Title 12 and the adopted city construction standards as determined by the public works director.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.060. Setback requirement.

Minimum setbacks for structures erected within an approved planned density development site shall be as follows:

A. Perimeter. The perimeter setbacks prescribed herein shall be measured from the exterior boundary of the lot or group of contiguous lots forming the planned density development site. The front, side and rear yard setbacks of the underlying zone shall be the minimum perimeter setbacks for all structures; provided, that such minimum setbacks may be increased by the planning commission if deemed necessary to protect the appropriate use and development of adjacent lands; and

B. Interior. The minimum distance between structures within a planned density development site shall not be less than International Building Code requirements.

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(Ord. 2011-29 § 5 (Att. B))

§ 17.64.070. Building heights.

The maximum permitted building heights of the underlying zone shall prevail.
(Ord. 2011-29 § 5 (Att. B))

§ 17.64.080. Procedure.

A. Any property owner or property owners may petition by application for a planned density development designation. The application shall be accompanied by a $500.00 fee. There shall be filed with the application a title report showing an existing interest in the property by the applicant. Said title report shall also include the names and addresses of all property owners within 300 feet of the exterior boundaries of the subject property;

B. The petition shall be presented to the hearing examiner who shall after public hearing make their recommendation to the city council in writing as to whether the planned density development shall be approved, modified or denied. All planned density developments shall be platted in accordance with GMC Title 16, Subdivisions;

C. The city council may, after receiving the recommendation of the hearing examiner, designate by ordinance the planned density development and shall require said designation to be entered on the preliminary plat; and

D. If the preliminary plat is not given final approval within five years from the date of the public hearing at which approval was granted, the plat shall become invalid and approval for the planned density development shall expire.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.65
ESSENTIAL PUBLIC FACILITIES

§ 17.65.010. Purpose.

The purpose of this chapter is to provide a process to site essential public facilities (EPFs). This process involves the community and identifies and minimizes adverse impacts.
(Ord. 2011-29 § 5 (Att. B))

§ 17.65.020. List of essential public facilities.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes not falling under the purview of fair housing laws, such as adult correctional work release facilities; and those facilities appearing on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4).
(Ord. 2011-29 § 5 (Att. B))

§ 17.65.030. Applicability.

A. Listed EPFs. All listed EPFs shall be reviewed through the EPF review process.

B. Unlisted Facilities. The director shall make a determination that a facility be reviewed pursuant to this section based on the following criteria:

1. The facility is a type difficult to site because of one of the following:

   a. The facility needs a type of site of which there are few sites;

   b. The facility can locate only near another public facility;

   c. The facility has or is generally perceived by the public to have significant adverse impacts that make it difficult to site;

   d. The facility is of a type that has been difficult to site in the past;

   e. It is likely that the facility will be difficult to site; or

   f. There is a need for the facility and the city of Grandview is in the facility service area.

(Ord. 2011-29 § 5 (Att. B))

§ 17.65.040. Review process.

A. All EPFs shall comply with the provisions of this chapter. An EPF shall require a conditional use permit in all zones of the city and applications shall conform to GMC Title 14, Administration of Development Regulations. In the event of a conflict with any other Grandview Municipal Code provision, the provisions of this chapter shall govern.

B. Agencies planning on siting essential public facilities shall submit an application on forms provided by the city clerk. The application for an EPF shall include a public participation plan designed to encourage early public involvement in the siting decision and to assist in determining possible mitigation measures. Informational public meetings within the city

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shall be scheduled pursuant to this process; the number of meetings shall be set by the director consistent with the size, complexity and estimated impacts of the proposal. The director shall determine the format and location(s) for the meetings, and shall require that public notice and meeting summaries acceptable to the city shall be either prepared or paid for by the EPF sponsor.

C. An applicant may have one or more alternative sites considered during the same process.

D. The director has the authority to require the consideration of sites outside of the city of Grandview. Alternative sites shall cover the service area of the proposed essential public facility.

E. An analysis of the facility's impact on city finances shall be undertaken. Mitigation of adverse financial impacts shall be required.

F. The following criteria shall be used to make a determination on the application:

1. The applicant shall provide a justifiable need for the essential public facility and for its location within the city of Grandview.

2. The impact of the facility on the surrounding uses and environment, the city and, if applicable, the region.

3. Whether the design of the facility or the operation of the facility can be conditioned, or the impacts otherwise mitigated, to make the facility compatible with the affected area and the environment.

4. Whether the factors that make the facility difficult to site can be modified to increase the range of available sites or to minimize impacts in affected areas and the environment.

5. Whether the proposed essential public facility is consistent with the city of Grandview comprehensive plan.

6. If a variance is requested, the proposal shall comply with GMC Title 14, Administration of Development Regulations.

7. Essential public facilities shall also comply with all other applicable city and state siting and permitting requirements.

(Ord. 2011-29 § 5 (Att. B))

§ 17.65.050. Burden of proof.

The applicant has the burden of proving that the proposed use meets all relevant criteria set forth in this title.
(Ord. 2011-29 § 5 (Att. B))

§ 17.65.060. Decision.

The city council may approve an application for an EPF, approve with conditions or require modification of the proposal to comply with specified requirements or local conditions. The city council may deny an application for an EPF if the placement of the use would be unreasonably incompatible with the surrounding area or incapable of meeting the criteria required for approval or with specific standards set forth in this code.
(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.66
HOME OCCUPATIONS

§ 17.66.010. Purpose.

A home occupation chapter is established to provide a means whereby the conduct of business may be permitted as a use accessory to an established residence within a residential district. The purpose is to create an administrative framework to authorize such uses that do not pose a disruption to or conflict with the existing and planned residential environment.
(Ord. 2011-29 § 5 (Att. B))

§ 17.66.020. Prohibited home occupations.

Due to the increased possibility for generating hazardous or nuisance conditions, the following uses and those similar in nature shall not be permitted as home occupations: vehicle repair and/or maintenance; rebuilding motors; painting vehicles; welding; sheet metal shops; upholstering; firewood cutting and any Group H occupancy as defined in the International Building and Fire Codes adopted by the city.
(Ord. 2011-29 § 5 (Att. B))

§ 17.66.030. Application requirements – Fee.

A. Applications for home occupation shall be made in accordance with all provisions of GMC Title 5, upon forms provided by the city clerk. The form shall include, but not be limited to, the following information:

   1. Name, mailing address and phone number of applicant.

   2. Legal description and street address of the property.

   3. Kinds and amounts of supplies, materials and equipment to be used and the locations where they will be stored or used upon the premises.

   4. Description of all activities involved in the business and how the business will operate.

B. Business license fees for home occupations shall be $75.00. An additional $20.00 fee shall be required for any business license that requires an on-site inspection to determine compliance with GMC § 17.66.040.

(Ord. 2011-29 § 5 (Att. B))

§ 17.66.040. Environmental standards.

All home occupations shall conform to the following standards:

A. Be clearly subordinate to the principal use of the property for residential purposes;

B. Not involve modification of the property or exterior of its structures that indicates other than residential uses of the premises;

C. Is performed entirely within a permanent structure upon the premises;

D. No signs, display or other advertisement upon the property;

E. No media or other off-premises advertising shall give the address or location of the home

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occupation;

F. No outside storage of materials, supplies, products or by-products, or equipment, except a single occupational vehicle not exceeding 14,000 pounds gross vehicle weight (GVW);

G. Be conducted solely by persons residing within the dwelling unit upon the premises, subject to the definition of family;

H. Except for articles produced thereon, no merchandise, products, goods or wares may be displayed or offered for sale upon the premises;

I. No occupation requiring the customer or client to be present upon the premises while the profession, trade, skill or service is performed shall be allowed, with the exception of one-chair beauty salons/barber shops, which are permitted subject to all other provisions contained in this title;

J. No more than six customer vehicles may visit the dwelling in a given day;

K. Noise generated by the home occupation, detectable at any property line, shall not be in excess of the following standards:

1. Eight a.m. to 8:00 p.m.: 55 dba;

2. Eight p.m. to 8:00 a.m.: 45 dba;

L. No material or substance which is explosive, highly flammable, corrosive, radioactive or toxic shall be stored, created, utilized or discarded in any way without prior knowledge of and written approval by the city; provided the means or methods necessary for safety purposes do not conflict with other standards established herein;

M. The home occupation shall not generate light or glare, vibration, fumes or odors, or permit other conditions to occur or be present, which annoys, injures, or endangers the comfort, health, repose, decency or otherwise comfortable enjoyment of life and property of neighboring or surrounding residents, in accordance with the intent of this chapter;

N. The home occupation shall not occupy more than 20 percent of the gross floor area of the residence. All of an attached or detached garage may be used for a home occupation provided the area of the garage to be utilized does not exceed 600 square feet.

(Ord. 2011-29 § 5 (Att. B))

§ 17.66.050. Administrative decision.

A. Within 10 working days of the date an application is received, the public works director or his/her duly authorized agent shall render a decision to approve or deny the application for home occupation license, unless the applicant agrees to an extension. In no case shall the date of decision exceed 30 calendar days from the date the application is received.

B. If the decision of the public works director is to deny the application, notification to the applicant shall include findings in support of the public works director's decision and the applicant's rights of administrative appeal. The written decision shall be mailed promptly to the applicant by certified mail. The date of receipt by the applicant shall be the date the applicant is notified of the public works director's decision. If no appeal is received, in accordance with GMC § 17.66.060, the decision of the public works director is final.

(Ord. 2011-29 § 5 (Att. B))

§ 17.66.060. Appeal.

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Any appeal of the public works director's decision to deny a home occupation shall be filed in accordance with GMC Title 14 and Chapter 2.50 GMC and shall be reviewed by the hearing examiner. Appeals may only be filed by the applicant.
(Ord. 2011-29 § 5 (Att. B))

§ 17.66.070. Revocation of license – Appeal.

A home occupation may be revoked by the public works director if the director finds the home occupation no longer conforms to the environmental standards set forth under GMC § 17.66.040 or is a public nuisance. The license holder may file written appeal of the public works director's decision in accordance with GMC § 17.66.060.
(Ord. 2011-29 § 5 (Att. B))

§ 17.66.080. Complaints.

Any person may file a written complaint regarding a home occupation. Any written complaint received shall cause the public works director or his/her duly authorized agent to investigate the conditions upon which the complaint is based to determine if the home occupation is in compliance with the provisions of this chapter. If the investigation results in a decision to revoke a home occupation license, the revocation shall occur in accordance with GMC § 17.66.070.
(Ord. 2011-29 § 5 (Att. B))

§ 17.66.090. Transfer of location.

No home occupation may be transferred to a different location without first obtaining a new home occupation license authorizing its conduct at the proposed location.
(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.69
RECREATIONAL VEHICLE PARKS

§ 17.69.010. Purpose.

The purpose of this chapter shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the occupants of such parks and the residents of the city of Grandview.
(Ord. 2011-29 § 5 (Att. B))

§ 17.69.020. Definitions.

As used in this chapter, unless the context or subject matter clearly requires otherwise, the words and phrases defined in this section shall have the below indicated meanings; provided, that all definitions, rules and regulations defined herein that are in conflict with provisions of other city ordinances, the provisions of the recreational vehicle park ordinance shall prevail.

A. "Park model" means a recreational vehicle designed specifically for placement in a recreational vehicle park to be utilized for transient or recreational housing. Park models are distinguished from standard recreational vehicles by the lack of self-contained holding tanks. For purposes of this title, if a unit is not listed in the latest addition of the N.(1)(4)(1) Recreation Vehicle Appraisal Guide as a park model it cannot be considered a park model. Park models do not exceed 11.5 feet in width and contain 400 square feet of living space or less;

B. "Recreational vehicle" means a vehicle or portable structure built and designed to be used for temporary occupancy or travel, recreational or vacation use. Said vehicles contain plumbing, heating and electrical systems which are operated with or without connection to outside utilities. Recreational vehicles shall include, but are not limited to, campers, motor homes, camping trailers, tent trailers, fifth wheels and travel trailers; tents are excluded. A recreational vehicle shall have a body width of no more than nine feet and a body length of no more than 40 feet when factory-equipped for the road;

C. "Recreational vehicle site" means a plot of ground within a recreational vehicle park intended for temporary location of a recreational vehicle as a dwelling unit;

D. "Recreational vehicle park" means a tract or parcel of land upon which two or more recreational vehicle sites are located, for occupancy by recreational vehicles as temporary living quarters for recreation or vacation purposes;

E. "Sanitary station" or "sanitary dumping station" means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks; and

F. "Tent" means an enclosed structure or shelter fabricated entirely or in major part of cloth, canvas, plastic or similar material used for recreational or vacation purposes.
(Ord. 2011-29 § 5 (Att. B))

§ 17.69.030. Conditional use permit required.

A recreational vehicle park shall be permitted only upon the issuance of a conditional use permit by the city. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with the conditions imposed by the permit.
(Ord. 2011-29 § 5 (Att. B))

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§ 17.69.040. General requirements.

A. No recreational vehicle shall be occupied overnight unless the same is parked inside an approved recreational vehicle park;

B. No recreational vehicle shall be occupied for commercial purposes anywhere in the city, except units used for job shacks at commercial construction sites with valid building permits;

C. No recreational vehicle shall be used as a permanent place of abode, or dwelling, except for park management, for indefinite periods of time. Occupancy in a park for more than 180 days in any 12-month period shall be conclusively deemed to be permanent occupancy. Placement of the unit on a foundation or any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, is hereby prohibited;

D. Except portable awnings and screens that are attached to and carried with the recreational vehicle, no external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a park;

E. No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this chapter; and

F. No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this chapter.

(Ord. 2011-29 § 5 (Att. B))

§ 17.69.050. Completion prior to occupancy phasing.

All required site improvements and other conditions of the ~~special~~ conditional use permit shall be met prior to occupancy of any site by a recreational vehicle; provided, that completion may be accomplished by phases if such phases are identified and approved in the ~~special~~ conditional use process~~permit~~.

(Ord. 2011-29 § 5 (Att. B))

§ 17.69.060. Recreational vehicle park location criteria.

The location of recreational vehicle parks shall be reviewed for harmony with adjoining properties utilizing the criteria in GMC § 17.86.080. Recreational vehicle parks may only be established on property within the city which meets the following criteria:

A. Recreational vehicle parks may be allowed ~~permitted only~~ in the C-2 general business district and M-1 Light Industrial District;

B. The minimum site area of a park shall be ~~four~~ three acres; and

C. Parks shall be located within 2,000 feet of a state-maintained highway or interstate highway. (Ord. 2011-29 § 5 (Att. B))

§ 17.69.070. Design standards.

The following are minimum design standards for recreational vehicle parks:

A. Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre. The ~~special~~conditional use permit may limit density further to ensure compatibility with the surrounding areas;

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B. Spacing and Site Width. ~~There shall be a minimum side to side dimension of 15 feet between vehicles and an end to end dimension of 12 feet~~. Each recreational vehicle space shall have a minimum width of 24 feet; Each recreational vehicle unit must be ~~recreational vehicles~~separated by 15 feet on the side and 12 feet from the end.

C. Site Access. Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within 100 feet of the intersection with the park entrance;

D. Parking. At least one parking space for each eight sites shall be provided for visitor parking in the park;

E. Internal Park Roads. All internal park roads shall be privately owned and maintained. They shall be paved and meet standards as approved by the public works director. Park roads shall have a minimum improved width as follows:

1. The main or central road through the park shall have a width of not less than 28 feet exclusive of parking lanes.

2. Roads other than the main road shall have a width of not less than 14 feet per each travel lane.

3. One-way roads shall be permitted only where drive-through RV spaces are provided. One-way roads shall have a width of not less than 12 feet.

4. Parking lanes shall have a width of not less than 10 feet.

5. All walkways shall not be less than four feet in width;

F. Open Space/Recreational Facilities. A minimum of ~~20~~10 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. ~~The percentage requirement may be reduced to 15 percent of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool or tennis courts) are provided~~;

G. Setbacks. No recreational vehicle site shall be closer than 15 feet from any exterior park property line abutting upon a major street or shoreline or 10 feet from any other exterior park property line. Permanent structures within a park shall have minimum front and rear yards of 15 feet each, and minimum side yards of five feet each. Yard space shall be measured from the wall of the building. Building yard setbacks do not supersede other more restrictive setbacks;

H. Landscaping/Screening. All areas of recreational vehicle parks including perimeter setback areas not utilized for roadways, pathways, buildings, maintenance yards and recreational facilities shall be landscaped. Landscaping shall consist of a combination of live vegetative ground cover, lawn, shrubs, trees, flower beds and ornamental shrub beds. All landscaping plans shall be approved in conjunction with the conditional use ~~special~~ permit process and shall be guided by the following:

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1. The first 15 feet of the park exterior abutting upon a major street or shoreline shall be landscaped. Said landscaped area shall contain one shade (one and one-half inches caliper) tree every 40 feet and a grouping of three or more small trees or shrubs every 50 feet. The remainder of the setback area exposed to public view shall be treated with lawn or various ground covers.

2. The first 10 feet of all park exterior abutting properties other than those described in subsection (H)(1) of this section shall be treated with landscaping as provided in subsection (H)(1) of this section.

3. All exterior boundaries of a recreational vehicle park shall contain a six-foot solid fence. Required fencing along park exterior boundaries abutting upon a major street or shoreline shall be set back 15 feet from the property line(s).

4. One shade tree (one and one-half inches caliper) shall be required for every three recreational vehicle sites.

5. All management offices, club houses and recreational buildings shall have border and foundation plantings on at least two sides of the building.

6. All utility areas of park buildings shall be screened with landscaping, solid fencing or combination thereof.

7. All maintenance yards shall be sight screened by a solid fence and various landscape elements;

I. Landscaping/Screening Design and Maintenance. All landscaping and screening shall be designed and maintained to be aesthetically pleasing to ensure the general welfare of the community is enhanced. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition at all times;

J. Signs. Signs and advertising shall be prohibited in recreational vehicle parks except:

1. One freestanding sign in accordance with Chapter 15.16 GMC.

2. One identifying sign at each entrance of the park, which may be indirectly lighted, but not flashing. Said sign(s) shall comply with Chapter 15.16 GMC.

3. Directional and information signs for the convenience of occupants of the park;

K. Utilities. All utilities within the park shall be constructed and maintained in accordance with all applicable state and local codes:

1. Electricity. Electricity shall be provided to each recreational vehicle site.

2. Water. Water shall be provided to each recreational vehicle site.

3. Watering Station. Each recreational vehicle park shall be provided with one or more easily accessible water supply outlets for filling recreational vehicle water storage tanks.

4. Sewer Service. Sewer service shall be provided to all recreational vehicle spaces.

~~5. Sanitary Stations. Each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every 100 recreational vehicle sites or fractional part thereof. Sanitary stations shall consist of at least a trapped four-inch sewer riser pipe connected to the sewage disposal system and surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitable hinged cover;~~

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~~and a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only, not for drinking.~~

~~6.~~5. Solid Waste Disposal. Refuse containers shall be placed throughout the park in convenient locations. Refuse containers must be screened from public view on three sides. All recreational vehicle parks shall be maintained free of litter and garbage. In addition to the refuse containers placed throughout the park, at least one large (four yards or greater) container shall be located near the management building;

L. Storm Drain. All storm water drainage shall be contained in the park. Storm water control facilities require public works department approval prior to construction; and

M. Surfacing of Sites. All spaces except tent sites shall have a hard surfaced pad of the same minimum dimensions as the largest unit permitted to occupy that space. Said pad shall be located in conformance with the separation requirements of subsection B of this section. Sites utilized for tents need not be hard surfaced; however, tent spaces shall not be greater than 10 percent of the total number of sites.

(Ord. 2011-29 § 5 (Att. B))

§ 17.69.080. Accessory uses.

A. Accessory Uses. Management buildings, recreational facilities, restrooms, showers, laundry facilities, other uses, and structures customarily incidental to operation of a recreational vehicle park are deemed to be permitted accessory uses in a recreational vehicle park. In addition, grocery stores and convenience shops shall be permitted as accessory uses and are subject to the following restrictions:

1. Such establishments and the parking area primarily related to their operations shall not occupy more than five percent of the gross area of the park.

2. Such establishments shall not present visible evidence from any street outside the park of their commercial character that would attract customers other than occupants of the park.

3. The structures housing such facilities shall not be located closer than 50 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park;

B. Maintenance buildings, recreation and similar buildings must be permanent structures.

Permanent structures do not include recreational vehicles, recreational vehicles on foundations or shipping containers of any kind; and

C. Restroom and Shower Facilities. Restroom facilities shall be provided for each gender, shall be properly identified, and each shall contain showers and toilets connected to the city's sewer utility. The minimum number of such facilities shall be one commode and one shower, for each gender, for every 25 recreational vehicle sites.

(Ord. 2011-29 § 5 (Att. B))

~~**§ 17.69.085. Accessory Dwelling Units.**~~

§ 17.69.090. Park administration.

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The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved plan and conditions of the ~~special~~conditional use permit, and all applicable laws and ordinances. Each park shall have a manager available 24 hours per day, seven days per week.
(Ord. 2011-29 § 5 (Att. B))

§ 17.69.100. Recreational vehicle park application procedure.

A. The applicant shall submit an application to the city clerk on forms provided by the clerk;

B. The application shall include a $500.00 fee, be accompanied by an environmental checklist with associated fee, and a report from a title insurance company showing ownership of the property involved and a list of the names and addresses of all owners of property within 300 feet of the proposed development;

C. The application shall further be accompanied by five copies of a site plan which shall be drawn at a scale of not less than 100 feet to the inch, and shall be clear and precise. If necessary, the site plan can consist of more than one drawing. The site plan shall contain, but not necessarily be limited to, the following:

1. Name of the owner and operator, with addresses and phone numbers; and the name of the proposed recreational vehicle park.

2. Legal description of the subject tract of land.

3. Name, address and phone number of the person or firm preparing the site plan.

4. Scale of the drawing and north arrow.

5. The area and dimensions of the tract of land.

6. The number, size and location of all recreational vehicle spaces.

7. The number, location and size of all off-street parking spaces.

8. The location and width of all streets and walkways.

9. The location of service buildings, management offices, sanitary stations, recreation areas, and any other proposed facilities or structures.

10. Location of all utility easements.

11. Specifications of the water supply, sewage disposal, electrical supply, and refuse collection systems.

12. Drainage plan (may be submitted on a separate drawing).

13. Landscaping plan (may be submitted on a separate drawing).

14. Topography at an appropriate contour interval unless specifically waived by the public works department.

15. A vicinity map indicating the names and locations of all streets within at least a quarter-mile radius of the subject area.

16. Signage.

17. Fencing and screening;

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D. Conditional Permit Review. Once a complete application has been received by the city, the city clerk or his/her duly authorized agent will schedule a hearing before the hearing examiner in accordance with Chapter 2.50 GMC and GMC Title 14. The application will then continue through the standard conditional use permit process until a conditional use ~~special~~ permit is approved or denied.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.70
USE REGULATIONS

§ 17.70.010. Purpose.

The purpose of this chapter is to establish supplemental development standards which qualify or supplement, as the case may be, the district regulations contained herein. The supplemental development standards are intended to assure land use compatibility and promote the public health, safety and welfare of the community.
(Ord. 2011-29 § 5 (Att. B))

§ 17.70.030. Accessory buildings.

Accessory buildings shall not be permitted on a parcel prior to the existence of a principal use. The following standards shall apply to all accessory buildings in residential districts:

A. Roofing materials must be compatible and similar in relation to the primary structure;

B. Exterior siding must be compatible and similar in relation to the primary structure; and

C. In no case shall a detached garage have more square footage than the principal building and shall not be higher than the principal building.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.035. Accessory Dwelling Units.

The City intends to promote and encourage the creation of Accessory Dwelling Units, subject to the design and development standards found herein, for the purposes of:

1. Providing homeowners with the opportunity and flexibility to establish separate living quarters within or adjacent to their homes, whether for the purposes of caring for or providing housing for family members, or for obtaining rental income to help meet the rising costs of home ownership, or for any other legal purpose;

2. Increasing the range and availability of housing choices within the City;

3. Protecting neighborhood stability, property values, and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed in accordance with the provisions of this Section; and

4. Otherwise comply with the requirements of RCW 36.70A and other applicable portions of state law.

B. *Where Allowed.* The installation or construction of an ADU, subject to the specific design and development standards found in this Chapter, shall be allowed in all residential zones that allow for single-family homes, provided only two ADUs are allowed per lot as an accessory use to a single-family home.

C. *Where Prohibited.* ADUs are prohibited on any lot for which the primary use is commercial or industrial in nature, except that living quarters or dwelling units used for on-site security

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personnel may be allowed.

D. *General Performance Standards Apply.* All standards for the underlying zoning district, including lot size, minimum setbacks, and overall building/lot coverage shall be met with respect to the siting and dimensions of ADUs, except that a detached ADU may be sited at the lot line if that lot line abuts a public alley. Provided,

1. The city may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;
2. The city may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;

E. *Administrative Review.* An ADU permit application shall be processed as a Type I permit.

F. *General Design Standards.* The ADU shall be designed and constructed to maintain the appearance of the principal unit, including exterior finish materials, trim, roof pitch, window design, and color. Any and all requirements, limits, restrictions, or design criteria that apply to the principal unit shall also apply to the ADUs and their placement.

G. *Number Allow Per Lot.* No more than two (2) ADUs shall be permitted in conjunction with the principal unit on a single lot of record; provided, that adequate provisions for water and sewage are met, and all other applicable criteria, standards, and code requirements can be satisfied.

H. *Allowable Size.* An ADU shall have a gross floor area that is no less than three hundred (300) square feet and no greater than one thousand (1,000) square feet max.

I. *Permitted Height.* An ADU shall have a maximum roof height limit of twenty-four (24) feet. Except that an ADU to be constructed above an existing structure, including garages, may have a maximum roof height limit of thirty-two (32) feet. If an existing structure is itself being converted to an ADU, then the twenty-four (24) foot limit applies.

J. *Conversion of Existing Legally Established Structures Allowed.* An existing structure, including detached garages, may be converted to an ADU. Such a conversion is allowed even if the existing structure violates current code requirements for setbacks or lot coverage. All other requirements, including those for building code compliance, and any other provisions for health and safety shall apply.

K. *Parking Requirements.* One (1) off-street parking space shall be provided for each ADU.

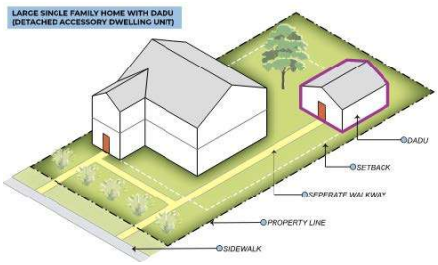
L. *Home Occupations.* Home businesses or other home occupations shall comply with criteria the same as allowed for the primary residence and adopted standards.

M. *Short-Term Rentals.* Short-term rentals are allowed for either the primary unit or accessory dwelling unit (ADU). (?) -

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N. *Overriding State and Local Laws.* This Chapter does not supersede or override other applicable local and state laws designed to protect critical areas or their buffers, environmentally sensitive areas, natural resources, nor any other duly applicable law or regulation designed for the general health and safety of the public.

Detached Accessory Dwelling Unit



Attached Accessory Dwelling Unit

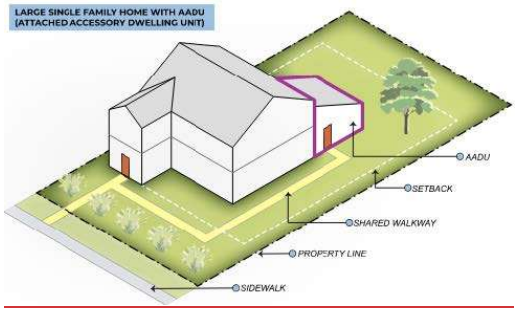


Diagram Source: City of Moses Lake

§ 17.70.050. Adult use business.

A. An adult use business shall not be permitted to locate in any zoning district other than the general business district (C-2);

B. No adult use business shall operate, and the same are prohibited from operation, within 400 feet from the nearest property line of the following:

1. Any residential zoning area.
2. Any public or private primary or secondary school.
3. Any church, synagogue, temple, mosque or other place of worship.
4. Any library, public playground or park.
5. Any public or private preschool or nursery school.
6. Any commercial day care facility;

C. No adult use business shall operate within 750 feet from the nearest property line of any other adult entertainment facility.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.70.060. Caretaker's residence.

In the commercial and industrial districts, a caretaker's residence may be permitted by ~~special~~ conditional use permit as an accessory use, provided the following circumstances are demonstrated by the applicant:

A. The caretaker's residence is solely intended to provide security for the established principal permitted use of the property;

B. The residential structure, to include factory-assembled homes, will be located on a parcel at least two times the size of the caretaker's residence; and

C. The structure will conform to other applicable codes and regulations for residential structures. A conditional use~~special~~ permit granted for a caretaker's residence may be reviewed annually upon written request of owners of property within 300 feet of such residence or upon written request of the city clerk. In the absence of written request for review, the conditional use ~~special~~ permit shall automatically be extended for one year.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.065. Cluster Development – Condominiums and Cottages:

A. *In General.* Cluster development may consist of tiny homes, cottage style housing, or other similar co-housing clusters that consist of a mixture of smaller units fixed on a single parcel of development. The purpose of this development type is to have the housing types arranged in clusters of typically (3) to (12) units around a green space. These developments are meant to allow for flexibility and uniqueness in design.

B. *Dimensional Standards.* Table Tiny Home, Cottage, and Co-Housing Cluster Lot and Building Standards illustrates the dimensional standards and an example for a housing cluster development.

C. *Screening Requirements.* In order to be compatible in character with single-family houses in the R-1 and R-2 zones, boundaries between Cluster Developments and adjacent residential zoned properties shall be screened with landscaping or architectural treatments to reduce the appearance of bulk or intrusion onto adjacent residential properties.

D. *Homeowners' Association.* If the Cluster Development is a condominium, a homeowner's association is required to be created for the purpose of regulating and providing for the use and maintenance of common areas, buildings, and similar shared improvements or features. Covenants reflecting such use and maintenance requirements shall be recorded with the Grant County Auditor.

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Cluster Housing Developments



Source: Moses Lake Municipal Code

§ 17.70.066 Cluster Development - Cottage Housing

Configuration

Cottage housing may be configured as condominiums or fee-simple lots provided they meet the standards in this title.

Development Standards.

1. Dimensional Standards
    a. Maximum floor area: 1,200 square feet.
    b. Minimum common space: 400 square feet/unit
    c. Minimum private open space: 200 square feet/unit

2. Parking and driveway location and design
    a. Parking shall be located on the same property as the cottage development;
    b. Where lots abut an alley, the garage or off-street parking area is required;
    c. Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
    d. Sitescreening the parking areas?
    e. Garages may be attached to individual cottages provided all other standards of this chapter are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common open spaces;
    f. No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

3. Common open space requirements
    a. Open space shall abut at least 50 percent of the cottages in the housing development;
    b. Open space shall have cottages abutting on at least two sides;
    c. Cottages shall be oriented around and have the main entry from the common open space;
    d. Cottages shall be within 60 feet walking distance of the common open space; and
    e. Open space shall include at least one landscaped courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

4. Private open space requirements

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Private open space shall be required adjacent to each dwelling unit for the exclusive use of the cottage resident(s). The space shall be usable and oriented toward the common open space as much as possible, with no dimension less than ten feet.

5. Character and diversity. Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. Examples of common elements include:
   a. Similar building/roof form and pitch;
   b. Similar siding materials;
   c. Similar porch detailing; and/or
   d. Similar window trim.

§ 17.69.086. Co-Living.

RCW 36.70A.538 requires cities to allow co-living housing on all lots located within a UGA that allows at least six multifamily residential units, among other standards for co-living siting and regulation.

General Provisions:

A. The city shall not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.

B. The city shall only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW.

C. The city shall not exclude co-living housing from participating in affordable housing incentive programs under RCW 36.70A.540.

Density:

For the purposes of calculating density, sleeping units count as one quarter of a dwelling unit.

Parking:

A. Off-street parking for co-living housing shall be subject to the following:

No more than one off-street parking space per four sleeping units shall be required.

Sewer Connection Fees:

Sleeping units shall be treated as one-half of a multifamily dwelling unit for the purpose of calculating fees for sewer connections.

§ 17.70.080. Unit Lot Subdivisions.

The purpose of these provisions is to allow for the more flexible creation of lots of varying sizes and types, including for single-family detached, attached housing, cottage housing, and ADUs with more than one dwelling unit on a parent lot, while applying only those site development standards applicable to the parent lot as a whole, rather than to individual lots resulting from the subdivision.

Unit lot subdivisions shall follow the application, review, and approval procedures set forth by the City of Grandview

Development as a whole on the parent lot, rather than individual unit lots, shall comply with all the design and improvement requirements for short plat and **plats** set forth in Grandview municipal code, unless otherwise specified in this section.

A lot may be divided into separately owned unit lots and common areas, provided the following standards are met:

1. The lot is located in the following zones:

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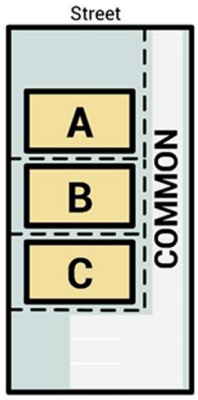
a. R-1; R-2

2. Each unit lot shall have a dwelling unit;

3. Only one unit is located per unit lot, and no dwelling units are stacked;

4. The density of the parent lot does not exceed the maximum net density of the zone, up to 9 units;

5. All buildings meet applicable provisions of the building and fire code.



Example unit lot subdivision with three unit lots and a tract held in common.

Diagram Source: City of Seattle

§ 17.70.070. Communication towers.

Communication towers as defined in GMC § 17.12.150 are permitted in all residential districts for noncommercial purposes provided:

A. Such structures and appurtenances shall not be located in the required front yard or in front of the front line of the dwelling or principal building;

B. Such structures shall not exceed a height of 10 feet within a required side or rear yard;

C. Such structures shall not exceed a height of 80 feet within the rear yard setback area; and

D. Not more than one such structure per lot or parcel shall exceed a height of 30 feet.
(Ord. 2011-29 § 5 (Att. B))

§ 17.70.075. Emergency and Transitional Housing.

Emergency and Transitional Housing – Design Standards and Approval Criteria:

A. *Underlying Standards Apply.* An application for emergency shelter, emergency housing, transitional housing, permanent supportive housing, or transitional parking shall be subject to all locally applicable land use, development, zoning, and building regulations requirements.

B. *Additional Standards.* In addition to the requirements, an application for emergency shelter, emergency housing, transitional housing, permanent supportive housing, or transitional parking shall be subject to the following standards:

1. Transitional housing and permanent supportive housing shall be limited to no more than ten (10) adults per dwelling unit, not including children under the age of eighteen (18).

2. All residents, staff, and operators shall comply with all Yakima County Health District requirements

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related to food preparation, service, and donations.

3. Trash receptacles shall be provided in multiple locations throughout the facility and site. Managing parties shall contract with the applicable trash service provider for the duration of the use.

4. The number of parking spaces shall be required based on the population served and the projected needs of the emergency shelter, emergency housing, transitional housing, or permanent supportive housing facility as outlined in the parking plan and subject to review and approval of the City. Spaces shall be provided at a minimum, and may increase at the discretion of the City after review of the parking plan as follows:

a. One (1) space for the maximum number of staff on duty throughout each day; and

b. Five (5) spaces for transitional housing and permanent supportive housing in residential zones; or

c. Ten (10) spaces for emergency shelters, emergency housing, transitional housing and permanent supportive housing in nonresidential zones;

d. Transitional parking uses do not need to provide additional parking in nonresidential zones;

e. Off-street parking shall comply with all other requirements of MLUDC Chapter 15.715 including, but not limited to, paving, drainage, location, dimensions, and design standards.

5. On-site supervision shall be provided at all times, unless it can be demonstrated through the operations plan that this level of supervision is not warranted for the population being served.

6. No children under the age of eighteen (18) are allowed to stay overnight in emergency shelters, emergency housing, transitional housing, permanent supportive housing or transitional parking sites unless accompanied by a parent or guardian, or unless the facility is licensed to provide services to youth. If a child under the age of eighteen (18) without a parent or guardian present attempts to stay in a facility not specifically licensed for providing housing to youth, the sponsor and/or managing agency shall immediately contact Child Protective Services and actively endeavor to find alternative housing for the child.

7. The sponsor and/or managing agency shall designate points of contact and provide 24-hour accessible phone contact information to the patrol operations commander for the Grandview Police Department (GDP). The names of the on-duty points of contact shall be posted on site daily, and their contact information shall be provided to the GPD.

8. Transitional parking programs are subject to the following additional requirements:

a. Restroom access either within the buildings on the property or through use of portable facilities. Restrooms shall include handwashing stations or facilities in an adequate number as determined by the City. Restroom and handwashing station access shall be available at all hours of the day and night.

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b. Organizations providing transitional parking spaces must continue to abide by the parking requirements so that the provision of transitional parking spaces does not reduce the total number of available parking spaces required for the primary use.

c. Recreational vehicles shall be allowed on a temporary basis less than fourteen (14) consecutive calendar days.

§ 17.70.080. Wireless communication facilities.

Wireless communication facilities are permitted under the following conditions:

A. Such structures shall be permitted in all industrial or C-2 zoning districts provided the location is 500 feet or more from a residential district. Any location closer than 500 feet requires ~~special~~ conditional use permit approval.

B. Such structures may be permitted by a conditional use permit in all other zoning districts provided said structures are:

1. Attached to or located on an existing or proposed building or structure that is higher than 35 feet; or

2. Located on or with a publicly owned facility such as a water reservoir, fire station, police station, school, county or port facility.

C. All wireless communication facilities shall comply with the following standards:

1. Wireless facilities shall be screened or camouflaged by employing the best available technology. This may be accomplished by use of compatible materials, strategic location, color, stealth technologies, and/or other measures to achieve minimum visibility of the facility when viewed from public rights-of-way, and adjoining properties such that a casual observer cannot identify the wireless communication facility.

D. Wireless facilities shall be located in the city in the following order of preference:

a. Attached to or located on buildings or structures that are 35 feet high or higher.

b. Located on or with a publicly owned facility.

c. Located on a site other than those listed in subsection (C)(2)(a) or (b) of this section.

2. If an applicant chooses to construct a new freestanding wireless communication facility, the burden of proof shall be on the applicant to show a wireless communication facility located on a higher order of preference site cannot reasonably be accommodated. The city reserves the right to retain a qualified consultant, at the applicant's expense, to review the supporting documentation for accuracy.

D. All applications for building permits must be accompanied by verification of approval by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA) and any other state or federal requirements for tower design and location. Additionally all tower construction plans must be designed and stamped by a licensed professional engineer.

E. All wireless communication facilities shall be removed by the facility owner within six

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months of the date the facility ceases to be operational or if the facility falls into disrepair.
(Ord. 2011-29 § 5 (Att. B))

§ 17.70.090. Compost boxes/piles.

Compost boxes or piles are permitted in rear yards only as accessory uses in any residential zoning district, provided they are maintained in such a manner so as not to be a nuisance and are located at least five feet from any adjoining property.
(Ord. 2011-29 § 5 (Att. B))

§ 17.70.100. Residential design standards.

The following design standards shall apply to all newly constructed or newly placed dwellings in R-1S, R-1, R-2, R-3, and R-1P districts:

A. The main entry doors of all dwellings must face the street on which the dwelling is addressed;

B. A minimum of 30 square feet of window surface must be on the portion of the dwelling facing the street. Dwellings with less than 32 square feet of window surface must contain covered porches with a minimum of a four-foot overhang;

C. All entry porches/landing areas must be constructed as an integral part of the dwelling architecture;

D. The main roof of all dwellings shall have a minimum 5:12 pitch; except dwellings with less than a 5:12 pitch legally established as of the effective date of the ordinance codified in this title shall be permitted to be rebuilt, altered, enlarged or remodeled without the roof being changed to a 5:12 pitch;

E. All eave overhangs shall be a minimum of 12 inches;

F. Dwellings with 4:12 pitch roofs may be permitted provided the main roof includes one or more secondary roofs intersecting the main roof at right angles. The secondary roof must have a pitch of 5:12 or greater;

G. No false or artificial dormers are permitted;

H. All foundation walls must be poured concrete or masonry block;

I. All dwellings must be permanently connected to foundations, and must meet seismic and wind loading standards for Yakima County, Washington;

J. No more than 12 inches of foundation wall can be exposed on the walls facing a street;

K. All siding must be durable materials, such as brick, masonry, stucco, vinyl, exterior-grade wood, or exterior-grade composites, each with a lifespan of at least 20 years under normal conditions;

L. All siding must extend below the top of the foundation one and one-half to two inches. A bottom trim board does not qualify as siding and cannot be used to cover the top of the foundation;

M. All trim materials around windows, doors, corners, and other areas of the dwelling must be cedar or other city-approved materials that are not subject to deterioration;

N. All electric meters must be securely attached to an exterior side wall of the dwelling.

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Meters are not permitted to face the street upon which the dwelling is addressed;

O. All additions and/or other architectural features must be designed and permanently connected to the dwelling so as to be an integral part of the dwelling; and

P. Primary driveways shall terminate into an architecturally integrated garage or carport. No parking pad is permitted in front of a dwelling unless such pad leads to a garage or carport.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.110. Relocation of existing site-built dwellings.

Existing site-built dwellings may be relocated to a new location without meeting the provisions of GMC § 17.70.100 provided the following conditions are met:

A. The dwelling must be relocated to a lot on which the dwelling meets all other requirements of the zoning district; and

B. The value of the dwelling being relocated must not be less than 100 percent of the average assessed value, as determined by the records of the county assessor, of improvements on surrounding lots in the same and adjacent blocks.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.120. Hazardous waste.

A. No person, firm, or corporation shall use any parcel(s), lot(s), or tract(s) of land for disposal of "dangerous" or "extremely hazardous" waste (chemical) as defined by Chapter 173-303 WAC; or

B. Any operation involving radioactive material greater than one curie in a sealed form, or any radioactive material in a nonsealed form, but excluding any place of medical practice; except upon a permit granted by the city council applied for in the manner prescribed by Chapter 17.86 GMC and after receipt by the city council of the recommendation of the hearing examiner. In developing a recommendation, the hearing examiner shall, in addition to the requirements of Chapter 17.86 GMC, also consider the location of the proposed use, the zoning regulations, the threat to the public health, safety or welfare, the effect of surrounding property values and development, reclamation of property, and the suitability of the property for the use proposed; and

C. Uses or activities that process or dispose of medical wastes as defined by Chapter 173-303 WAC are required to obtain a conditional use ~~special~~ permit following the procedures of Chapter 17.86 GMC.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.130. Natural resource uses.

A. Mineral Extraction. Mineral extraction, quarrying, rock crushing or related activities such as a batch plant or a premix plant may be permitted in the M-2 heavy industrial district as provided in this title. The excavation and sale of sand and gravel, clay, shale, or other natural mineral deposits (except topsoil) for the quarrying of any kind of rock formation shall be subject to the following conditions:

1. In case of an open excavation or quarry, there shall be a substantial fence with suitable gates completely enclosing the portion of the property in which the excavation is located and such fence shall be located at all points 40 feet or more from the edge of

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the excavation or quarry.

2. Whenever production in any area used as a gravel pit, sand pit, clay pit, or quarry shall have been completed, then all plants, buildings, structures and equipment shall be entirely removed from such property and stockpiles shall be removed or back-filled into the pit within one year after such completion. When production shall have been completed, then the owner shall take such measures to rehabilitate the area as deemed reasonable by the public works department and/or as required in the ~~special~~ conditional use permit.

B. Agricultural Uses.

1. All existing agricultural uses (limited to existing acreage) occurring within any zoning district of the city where not expressly permitted by this code shall be deemed a lawfully established nonconforming agricultural use.

2. The production of alfalfa or pasture grasses on acreage of any size shall be considered permitted uses within all zoning districts.

C. Stripping of Topsoil. No person, firm or corporation shall strip, excavate or otherwise remove topsoil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a business on such premises in which an excavation could be incidental thereto.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.140. Outdoor shops and sales.

Where the business of selling merchandise is permitted under this title, such business shall be within an enclosed structure meeting the requirements for the particular type of occupancy. An "enclosed structure" shall mean a building or similar established structure, but shall not mean a vehicle or other device capable of readily being removed from the premises. The requirements of this section shall not apply to businesses selling merchandise in the following situations:

A. Where there is specific authorization by this code that clearly permits the conducting of the business outside an enclosed structure, but only to the extent clearly permitted;

B. Where there is specific authorization by this code that permits a business to be conducted and such business by its very nature must be conducted outside an enclosed structure, but only to the extent that it must be so conducted;

C. Where the merchandise is of such size as to render it impractical to contain the merchandise within a building or is of a character that does not readily deteriorate when exposed to the elements;

D. Where the merchandise is plants, shrubbery, or trees growing or cut;

E. When the merchandise being sold is on the same premises, or adjoining premises, or on a premises within 200 feet of the premises from which a business is conducted from within an enclosed building and the operator of the business conducted within an enclosed building has control of and is responsible for the use of the premises;

F. Where the merchandise is fruits, vegetables, berries, butter, eggs, fish, milk, poultry, meats, or any farm products or edibles raised, caught, produced, or manufactured in any place in this state by the person selling the merchandise; and

G. Where the merchandise is food or liquid refreshment being sold for immediate consumption.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.70.150. Pawnshop and secondhand shops.

Pawnshop and secondhand dealers as defined in GMC § 17.12.360 and 17.12.385 are prohibited from operating in zones in the C-1 (neighborhood business district) zone, the central business overlay district in Chapter 17.45 GMC, the BP (business park district) zone, O (office district) zone and any residential zone. Pawnshops and secondhand dealers are permitted to operate in the C-2 (general business district) zone and the M-1 (light industrial district) zone; provided, however, no new pawnshops and secondhand dealers licenses shall be issued to an establishment located closer than 1,000 feet from an existing pawnshop or secondhand dealer. All business activities of pawnshops and secondhand dealers located in the C-2 (general business district) zone shall be conducted entirely within an enclosed structure. (Ord. 2011-29 § 5 (Att. B))

§ 17.70.160. Tattoo parlor.

Tattoo parlors as defined in GMC § 17.12.445 are prohibited from operating in the C-1 (neighborhood business district), the central business overlay district, the BP (business park district), the O (office district) and any residential zone.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.170. Temporary structures.

Temporary structures may be permitted administratively by the public works director or his/her duly authorized agent in all commercial and industrial districts when it can be found:

A. The structure is needed to provide temporary housing for an existing licensed business that is being remodeled to such an extent that the existing business structure would be unsafe or unhealthy to occupy.

B. The structure is needed to provide temporary housing for an existing licensed business that is be reconstructed after damage by fire or other causes.

Temporary structures permitted under this section shall not be required to comply with the ~~special~~ conditional use permit process as identified in GMC § 17.86.040. Temporary structures permitted under this section must, however, be located on the same property as the structure that was damaged and/or is being remodeled or repaired. A temporary structure permitted under this section must also be located so as not to create a nuisance or hazard for adjoining properties and the community in general.

In granting approval of a temporary structure under the provisions of this section, the public works director may impose conditions necessary to minimize adverse impacts.

Temporary structures permitted under this section must be promptly removed within 30 days of the final inspection of the remodel or repair work and shall not remain on site for more than 180 days. A renewal period extending this time frame may be approved by the public works director or his/her duly authorized agent.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.180. Vehicle-related uses.

A. Definitions. As used in this section, the following terms are defined as follows:

1. "Public garage" means any garage other than a private garage, available to the public, operated for gain and which is used for storage, repair, rental, greasing, washing, servicing, adjusting, or equipping of automobiles or other motor vehicles.

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2. "Motor vehicle repair shop" means a building or portion of a building arranged, intended or designed to be used for making repairs to motor vehicles.

3. "Vehicles" means motorized mechanical devices designed for movement by means of wheels, skids or runners of any kind, and specifically including all such automobiles, buses, trucks, cars, vans, and motor homes even though they may be at any time immobilized in any way for any period of time for whatever duration; and also including boats and such recreational vehicles as defined herein.

4. "Inoperable vehicle" means a vehicle which is apparently inoperable or extensively damaged, including but not limited to: a flat tire, a broken window or windshield; is absent a tire, wheel, engine, transmission, rear end, axle or driveline; or a vehicle or part thereof which is placed upon jacks, blocks or other support.

B. Inoperable or abandoned vehicles, machinery, equipment, trailer, house trailer, boat or other vehicles must be stored in an enclosed structure or screened from public view.

C. Servicing, repairing, assembling, wrecking, modifying, restoring or otherwise working on any vehicle on any premises in any zone district shall be subject to the following:

1. Work within public view shall be limited to the minor repair and maintenance of vehicles. This limitation precludes auto repair on residential premises by any commercial entity.

2. Such work shall be conducted on no more than one vehicle at any one time.

3. Major repair such as major engine overhauling, transmission repair or rear end repair or body panel repair or replacement work shall only be done within an enclosed structure (such as a garage) or in an area which is screened from public view.

4. Such work shall be done only between the hours of 7:00 a.m. and 10:00 p.m.

5. Such work shall not be done in a public right-of-way.

6. Storage of parts, equipment or other supplies needed for the repair of the vehicles on the premises must be kept within an enclosed structure or in an area which is screened from public view.

7. No such work which creates a nuisance shall be permitted.

8. Upon completion of any work allowed by this section, the property shall be cleaned of all debris, oil, grease, gasoline, cloths, rags and equipment or material used in the work and shall be left in such a condition that no hazard to persons or property shall remain.

9. Disposal of all waste products shall be done in accordance with Chapter 19.114 RCW.

10. Customer parking areas shall not be used for the storage of vehicles awaiting repair.

11. Pursuant to GMC § 17.78.170: one customer parking space is required for every 300 square feet of building space.

12. At least one handicapped parking space is required to be maintained pursuant to GMC § 17.78.110.

D. Any building to be used as an auto body shop, as defined in GMC § 17.12.085, shall have a spray paint room or spray paint booth which complies with the requirements of the International Fire Code and/or International Building Code.

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(Ord. 2011-29 § 5 (Att. B); Ord. 2013-12 § 1)

§ 17.70.190. Wineries.

The following standards must be met or exceeded:

A. Outdoor Storage. Outdoor storage of any kind, except wine storage, is prohibited unless such storage is completely screened from public view by an opaque screening device. Screening visible from public rights-of-way and less intense zoning districts shall be constructed of brick, decorative concrete, natural stone, decorative masonry or cedar fencing material. Screening shall be constructed and maintained at a sufficient height to visually screen all stored materials;

B. Utilitarian Areas. All areas of the property used for loading and unloading purposes, trash receptacles, transformers and utility purposes shall be visually screened as provided in subsection A of this section;

C. Landscape and Buffering. In addition to the landscape provisions of Chapter 17.75 GMC, the hearing examiner may require additional landscape features to ensure the proposed winery will be in harmony with and not impair the value of present and future development of adjacent lands. The spacing of shade trees in all buffer areas shall not be greater than 30 linear feet. Buffer area trees shall be a caliper size of one and one-half inch at the planting. In apparent cases of conflict with Chapter 17.75 GMC, the most restrictive standard shall prevail;

D. Exterior Lighting. Exterior lighting shall be directed on site so as not to interfere with the comfort and repose of adjoining property owners; and

E. Building Design. The exterior of all structures shall be constructed of brick, natural stone, exposed aggregate, decorative concrete, stucco, cedar siding or lap siding as approved by the public works director. Roofing materials may consist of composition shingles, standing rib or delta rib baked enamel metal roofs, or alternate as approved by the public works director.

(Ord. 2011-29 § 5 (Att. B))

§ 17.70.200. Container storage.

A. Purpose. The purpose of this section is to promote vibrant, attractive pedestrian mixed use areas while protecting residential neighborhoods and allow use of cargo containers by Grandview businesses, contractors and community-related uses to provide secure, easily accessible accessory storage at relatively inexpensive levels.

B. Temporary Use. Cargo containers may be used for temporary storage of equipment and/or materials at a construction site during active construction that is authorized by a city permit.

C. Cargo containers are not allowed in the CBO, C-1, O, MR, R-1P, R-1S, R-1, R-2 and R-3 zoning districts.

D. Cargo containers are permitted as accessory uses in residential zones at a community facility, government facility, hospital, public park and recreation facility, or school.

E. All requirements, permits and approvals of GMC pertaining to structures shall apply, including but not limited to setbacks and lot coverage.

F. Cargo containers located within a residential zone shall be no greater in size than 10 feet by 20 feet, and shall be painted to match the surrounding buildings or totally screened from public view. Upon removal of the cargo container the screening shall also be removed.

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G. Cargo containers shall not be stacked.

H. Cargo containers shall not occupy any required off-street parking spaces, vehicular access, pedestrian facilities or landscape areas for the site.

(Ord. 2013-12 § 2)

§ 17.70.210. Container storage permitted.

Cargo containers are permitted as accessory uses in the PF, AG, C-2 (not located in the CBO district), M-1 and M-2 zoning districts. Cargo containers in these zones are subject to the following requirements:

A. All requirements, permits and approvals of GMC pertaining to structures shall apply, including but not limited to setbacks and lot coverage.

B. Cargo containers shall be screened from abutting rights-of-way and adjoining lots with a minimum of 10 feet of landscaping. The director may approve alternate screening that achieves the intent of a visual barrier. In reviewing alternate screening, the director shall consider the proposed location of the cargo container, amount of usable space on the site for landscaping, view of the cargo container from abutting rights-of-way and adjoining lots, and the physical condition of the cargo container. All proposed screening shall be submitted for the review and approval by the director.

C. Cargo containers shall not be located between a building and front property line. On a site with all front property lines, the cargo container shall be placed in a location that minimizes visual impact of the cargo container from surrounding streets and properties.

D. Cargo containers shall be painted to match the primary color of the adjacent building. If the cargo container is located within a building or not visible from abutting rights-of-way and adjoining lots as determined by the director, painting is not required.

E. A cargo container located within 100 feet of a residential zone shall be no greater in size than 10 feet by 20 feet, and shall be sight screened to completely enclose the cargo container. Upon removal of the cargo container the screening shall also be removed.

F. Cargo containers shall not occupy any required off-street parking spaces, vehicular access, pedestrian facilities or landscape areas for the site.

G. Cargo containers may not be stacked.

H. Cargo containers shall not be used for warehouse/storage as the primary use of the property.

I. Outdoor cargo containers shall not be refrigerated.

(Ord. 2013-12 § 3)

§ 17.70.220. Legal nonconforming cargo containers.

A. Cargo containers that have been legally located on a site prior to July 1, 2013, shall be a legal nonconforming structure. In addition to the provisions for nonconforming structures in Chapter 17.72 GMC, cargo containers shall lose legal nonconforming status under the following circumstances:

1. Any legal nonconforming cargo container that is moved to a different location on a site shall comply with the requirements of GMC § 17.70.200.

2. If a legal nonconforming cargo container is removed from a site, any subsequent cargo containers placed on the site shall comply with the requirements of GMC

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B. Permits for cargo containers shall include all necessary approvals from the building official and fire marshal. Required permits include a building permit pursuant to GMC § 15.70.010.

C. Use of the container shall not inhibit the building official and/or fire marshal from conducting all reasonable and necessary inspections, as determined by the building official and/or fire marshal.

(Ord. 2013-12 § 4)

§ 17.70.230. Little free libraries.

A. Definition. "Little free library" shall refer to the medium-sized structure, usually crafted with wood, designed to contain books and other reading material offered to the public free of charge.

B. Siting. Little free libraries are hereby not subject to permitting or licensing requirements of the city of Grandview, are hereby considered an accessory use as defined by GMC § 17.12.020, and are hereby permitted to be placed in any zoning district within the city of Grandview; provided, that the following conditions are satisfied:

1. Little free libraries shall not be located within or overhang the public street right-of-way or any public easement.

2. Little free libraries shall not obstruct vehicular, bicycle or pedestrian traffic, either physically, or by a person utilizing the little free library.

3. Provided that little free libraries shall not obstruct access aisles or paths utilized by persons in wheelchairs or for Americans with Disabilities accessibility, little free libraries may be placed as a permitted obstruction in a required front yard (area between the front wall of a building and the public street right-of-way).

4. Little free libraries' enclosures shall be sized and arranged such that no person or child is able to enter.

5. Little free libraries shall be anchored to the ground or otherwise securely attached to something having a permanent location on the ground.

C. Violations. Violations of this chapter shall constitute a public nuisance and may be enforced pursuant to Chapter 15.72 GMC.

(Ord. 2019-11 § 1)

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CHAPTER 17.72
NONCONFORMING BUILDINGS AND USES

§ 17.72.010. Purpose.

Amendments over time to regulatory authority provided within this title may result in structures, land and uses which no longer conform to the provisions set forth for the district in which they are situated. Therefore, it is the purpose of this chapter to allow for the continuance and maintenance of legally established nonconforming uses and structures subject to standards and provisions prescribed within this chapter.
(Ord. 2011-29 § 5 (Att. B))

§ 17.72.020. Nonconformity permitted when.

The nonconforming use of a conforming building may be continued; provided, the nonconforming use is not expanded or extended into any other portion of the conforming building; nor shall any structural alterations, except those required by law, be made, and if the nonconforming use is discontinued any future use of the building shall conform to the provisions of this title.
(Ord. 2011-29 § 5 (Att. B))

§ 17.72.030. Expansion permitted when – Classification changes.

The nonconforming use of a nonconforming building may be continued and may be expanded or extended throughout the building; provided, no structural alterations are made therein. If no structural alterations are made or required, a nonconforming use of a nonconforming building may be changed to another use of the same or more restricted classification. If the nonconforming use is replaced by a more restrictive nonconforming use, the occupancy thereafter may not revert to a less restrictive use.
(Ord. 2011-29 § 5 (Att. B))

§ 17.72.040. Prohibited actions – Exceptions.

Any use or building which does not conform to this title may not be:

A. Reestablished after discontinuance for one year;

B. Extended except in conformity to this title;

C. Rebuilt after damage exceeding two-thirds of its fair sale value immediately prior to damage; fair sale value to be determined by an appraiser acceptable to the city and the property owner, except as provided below:

   1. Any single-family, duplex, or multifamily residential structure with a nonconforming use damaged by fire, explosion, accident, act of God or act of the public enemy may be restored to its status prior to the act of damage, provided such efforts are commenced within one year. If restored under these circumstances, the use shall occupy no more floor area than existed prior to the act of damage and the use and building shall remain nonconforming. If reconstruction of a nonconforming structure is not commenced within one year of the act of damage thereafter, the land and any development on it shall thereafter conform to the regulations of the zone in which it is located; provided, that a conditional use permit may be issued to reestablish a nonconforming structure, the restoration of which is not commenced within one year if

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circumstances such as lengthy litigation or disputed insurance settlements delay the applicant from commencing reconstruction within the specified one-year time frame.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.74
SITE DESIGN STANDARDS

§ 17.74.010. Purpose.

The purpose of this chapter is to establish certain basic development requirements. These are minimum standards which must be met to assure land use compatibility and promote public health, safety and welfare.

(Ord. 2011-29 § 5 (Att. B))

§ 17.74.020. Yards.

A. Variable Yard Requirements. The hearing examiner, after a public hearing held by the hearing examiner, may establish a building line along certain streets throughout certain zones or throughout certain natural areas, other than the setback requirements as established herein, when it is found that to do so will protect public health, welfare and safety;

B. Front Yard. Where any front yard is required, no building, structure, satellite dish, stationary play equipment or clothes lines shall be hereafter erected, altered, or placed so that any portion thereof shall be nearer to the front property line than the distance indicated by the depth of the required front yard, except:

1. Eaves, cornices, belt courses, and similar ornamentation may project over a front yard not more than two feet;

2. An open or enclosed porch shall be considered part of a building in the determination of the front yard setback and lot coverage;

3. Where two contiguous corner lots, or two lots separated only by an alley, form the entire frontage between two parallel streets and there is erected a solid six-foot fence, permitted accessory buildings may be located not closer than five feet from the property line along the street on which there is a solid six-foot fence. This reduced setback shall not apply to garages or accessory buildings higher than 10 feet;

4. Where two contiguous corner lots form the entire frontage between two parallel streets, the front yard along the common flanking street shall be reduced to 15 feet. This reduction shall not apply to garages that are accessed from the flanking street;

5. Within the R-1S, R-1, R-2, R-3, and R-1P districts, where the front yard of a lawfully existing structure is less than that required for the district in which the structure is located, alteration or enlargement of said structure may be permitted, but shall not further reduce the existing front yard dimension or be located closer than 15 feet from the front property line, whichever is the most restrictive;

6. Within the R-1S, R-1, R-2, R-3, and R-1P districts, where the front yards provided for lawfully existing structures upon the majority of lots within the same block front and on the same side of the street are of less depth than required by the applicable district regulation, the minimum front yard requirement for the remaining unoccupied lots within the same block front and on the same side of the street shall be reduced to a depth not less than the average front yard dimension provided by said existing structures, but in no case shall the front yard depth be less than 15 feet;

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7. Handicapped access ramps may encroach within the front yard setback of all residential zoning districts, provided such ramps are built to the Washington State Building Code standards. The ramps must also be constructed and finished to complement the dwelling with respect to finishes and construction materials and must be built in a workman-like manner;

C. Side Yard. Where any specified side yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the side lot line than the distance indicated by the width of the required side yard:

1. Exceptions. Eaves, cornices, belt courses, similar ornamentation and fireplaces may project over a side yard, but not more than two feet;

D. Rear Yard. Where any rear yard is required, no building shall hereafter be erected or altered so that any portion thereof may be nearer to the rear lot line than the distance indicated by the required rear yard, except:

1. Eaves, cornices, steps, platforms, and open porches may extend into the rear yard, but not more than four feet;

2. An open or enclosed porch shall be considered part of a building in the determination of the rear yard setback and lot coverage;

E. Commercial Yard Exception Requirements. Where a lot in a commercial district abuts or joins a front, side or rear yard in a residential district any building on the commercial lot shall conform to and meet the front, side or rear yard setbacks in the adjoining residentially zoned lot;

F. Residential Yards in Commercial Districts. Nonconforming residential uses in commercial or industrial districts must maintain residential setbacks as provided in GMC § 17.30.050; and

G. Vision Triangle. No building, wall, fence or other structure higher than 36 inches above curb grade shall be placed in a C-2 or M-1 district within any vision triangle, the equal legs of which are formed by lines measured 20 feet along the property line from the intersection of two streets, or 15 feet from the intersection of a street and alley.

(Ord. 2011-29 § 5 (Att. B))

§ 17.74.030. Building heights.

The building heights restriction shall be the height set forth in the applicable districts, with the following conditions in the C-2 zone:

A. Exceptions to Height Regulations. Chimneys, water tanks, penthouses, towers, scenery lofts, elevators, bulkheads, stacks, ornamental casting towers, monuments, steeples, cupolas, domes, false mansards, and similar structures and necessary mechanical appurtenances may be erected to any height not exceeding the cross sectional area of 20 percent of the ground floor.

(Ord. 2011-29 § 5 (Att. B))

§ 17.74.040. Business entrances on residential streets.

Where a residential district is bounded by a portion of a business district, any side street extending through such residential district into such business district shall not be used for any

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business purpose. A business structure erected in a business district shall face and open upon the street set aside for business purposes.
(Ord. 2011-29 § 5 (Att. B))

§ 17.74.050. Garage entrances.

No public garage for more than five motor vehicles shall have an entrance or exit for motor vehicles within 50 feet of a residential district.
(Ord. 2011-29 § 5 (Att. B))

§ 17.74.060. Site drainage.

All storm drainage shall be retained on site and controlled by way of drainage swales, dry-wells, French drains or other means as approved by the public works director.
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.75
LANDSCAPING AND SCREENING

§ 17.75.010. Purpose.

The purpose of this chapter is to establish minimum standards for the provision, design, and maintenance of landscape areas and sight-obscuring methods within various zoning districts of the community, thus preserving the health, safety, and general welfare of the district. Further, it is the purpose of this chapter to achieve particular objectives including, but not necessarily limited to, the following:

A. Stabilize and preserve land values within and adjoining residential, commercial and industrial districts.

B. Provide an opportunity for the development of an aesthetic visual environment within the commercial, industrial districts, and residential districts for the benefit of the users of such districts as well as passersby.

C. Preserve the safety of the general public by assuring adequate lines of sight along public streets and at intersections.

D. Provide not only for the health, safety, and general welfare of the residents, workers and visitors of the community, but also to provide for the beauty and balance of the community, as proper and necessary concerns of local government.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.020. Applicability – Nonconforming.

A. The requirements contained in this chapter shall be deemed to be minimum standards for landscape and sight screening and shall apply to all new development, except where otherwise provided and except for properties located in the M-1 light industrial district and M-2 heavy industrial district and properties located in the central business district where the design standards contained in Chapter 15.06 GMC shall be required. All properties developed in the business park district (Chapter 17.50 GMC) shall comply with the provisions of this chapter and Chapter 17.50 GMC; in apparent cases of conflict between provisions, however, the most restrictive shall prevail.

B. Legal Nonconforming Provisions. All developed properties shall comply with the landscaping provisions of this chapter within six frost-free months of written notification

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by the city, except those qualifying as nonconforming as defined hereinbelow:

1. Residential. Front yards of residential one-family and two-family dwellings existing as of the effective date of this chapter and which do not meet the 50 percent live vegetation and/or decorative rock requirement for front yards set forth in GMC § 17.75.050 shall be considered legal nonconforming yards. Front yards with decorative rock that are silted over or contain patches of exposed soil or yards totally devoid of live vegetation or decorative rock shall not qualify as legal nonconforming yards.

2. Commercial/Industrial/Multiple Dwellings. All commercial, industrial, and multiple dwelling developments existing on the effective date of this chapter and which do not meet the landscape and sight screening requirements set forth in GMC § 17.75.050

shall be considered legal nonconforming developments. Upon remodel, alteration, reconstruction or expansion of an existing building, when such change exceeds 50 percent of the assessed value of said building based on the Yakima County assessor's office revaluation cycle, the nonconforming status shall terminate and the requirements of this chapter shall apply; provided, however, in cases where strict application of this chapter would diminish existing parking, impede safe access to the property, eliminate fire lanes or substantially infringe upon other code requirements, the public works director or his/her duly authorized agent may grant relief from full compliance with this chapter. Documentation of the relief granted and the reasons therefor shall be filed with the permit records.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-13 § 1)

§ 17.75.030. Definitions.

For purposes of this chapter, the following definitions shall be used:

A. "Decorative rock" shall include washed river rock, fractured basalt, lava rock (for residential properties only) and similar rock. Decorative rock shall not include crushed surfacing rock, maintenance rock or any other rock identified in Section 9-03, Standard Specifications for Road, Bridge and Municipal Construction 2006, M41-10, prepared by the Washington State Department of Transportation;

B. "Garden" means a planting bed where seasonal flowers, vegetables, herbs, and/or fruit are cultivated;

C. "Landscape" shall include, but not be limited to, live vegetation, and ornamental forms of stone and mulch, but shall exclude pavement and impervious surfaces;

D. "Landscape area" means those individual or collective portions of the lot devoted to landscape;

E. "Landscape buffer" means a continuous strip of land, either landscaped or living greenspace, clear of all buildings, structures, parking areas, or outdoor storage areas and clear of any use other than open space, and which contains vegetative material as required in the provisions of this chapter. A landscape buffer shall not include any recreation area or private street or an existing or future public street right-of-way;

F. "Live vegetation" means healthy nursery stock consisting of shrubs, trees, ground cover or lawn. Live vegetation does not include weeds, bark or other mulches, ornamental stone or artificial plants;

G. "Lot" means the area within the property lines of the parcel or group of parcels upon which

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the proposed construction or improvements will occur, including all accessory or incidental use areas;

H. "Major project" means (1) any new nonresidential building with a gross floor area of 6,000 square feet or more; (2) any new residential building containing five or more living units; or (3) any new parking lot resulting in 12 or more new parking spaces not previously in use prior to construction;

I. "Minor project" means (1) any new nonresidential building with a gross floor area of less than 6,000 square feet; (2) any new residential building containing four or fewer living units; or (3) any new parking lot resulting in 11 or fewer new parking spaces not previously in use prior to construction;

J. "Outdoor storage" means all materials, equipment, merchandise or objects kept or placed on the lot or not within an enclosed structure, for preservation or later use or disposal; it is not intended, however, to include the following exceptions:

1. Those objects customarily stored outside an enclosed structure due to their size and due to their being of such character as to not readily deteriorate when exposed to the elements, such as automobiles, mobile homes, boats and other vehicles, farm machinery, irrigation and heavy construction equipment, and those objects which are themselves enclosures; provided, however, said objects are being kept primarily for immediate sale or rental to others;

2. Neat and orderly outdoor displays of items or objects for immediate sale when such displays are incidental or accessory to an established commercial principal activity conducted from an enclosed structure; and further provided, that the area consumed by said displays does not exceed an amount equal to 10 percent of the net lot area;

K. "Sight screen" means any fence, wall, hedge, shrubs or trees and other customary landscape materials or combination thereof, developed in accordance with the requirements set forth in this chapter, which effectively provide a solid, dense and opaque mass which prohibit view of abutting properties and ancillary uses such as trash collection and outdoor storage areas, as required in the provisions of this chapter. Customary landscape materials shall not include vehicle bodies, truck trailers or other similar items;

L. "Xeriscape" means a landscape design technique that minimizes water consumption by using some or all of the following techniques:

1. Using low water-demand or drought-resistant plants which are adaptable to the climatic, topographic, and hydrologic characteristics of a site;

2. Reducing turf areas or using turf materials that have low water-demand;

3. Using mulches in planting areas to cover soil and save moisture;

4. Using efficient irrigation layouts that zone plants according to their specific watering needs;

5. Minimizing evaporation of water;

6. Performing regular maintenance to maintain water conserving characteristics.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.040. Landscaping requirements for minor projects.

A. A minimum of a five-foot-wide strip running continuously between the street right-of-way

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and the parking area, not including ingress and egress points, shall be 100 percent landscaped with live vegetation and/or decorative rock; provided, that residential one-family and two-family dwellings shall comply with GMC § 17.75.050(C)(4).

B. Fencing, walls, and hedges must comply with the provisions of GMC § 17.75.050(C)(1). (Ord. 2011-29 § 5 (Att. B); Ord. 2013-13 § 2)

§ 17.75.050. Landscaping requirements for major projects.

A. The area between property lines and the back edge of street curbs, exclusive of city right-of-way and exclusive of sidewalks and driveways for ingress/egress, shall be 100 percent treated with landscape materials, including live vegetation and/or decorative rock.

B. Sight Screening Required.

1. Refuse including garbage and rubbish may only be stored for disposal or collection in authorized garbage cans, dumpsters, self-contained, liquid-tight compacting solid waste containers and/or detachable containers. Plastic bags may not be used except as liners for garbage cans.

2. In no case shall such enclosure and trash collection receptacle(s) be permitted within the required front yard setback areas.

3. Outdoor storage and trash collection areas shall be sight screened as follows:

a. Outdoor storage and trash collection areas located in a commercial or industrial zone shall be sight screened from any adjacent residential zones and from residential zones across a public street or alley;

b. Trash collection areas provided for multiple dwellings and provided in all O office, C-1, C-2, or BP districts shall be sight screened from any abutting street;

c. Outdoor storage and trash collection areas in C-1 (neighborhood business) zones shall be sight screened from all adjoining properties;

d. Outdoor storage and trash collection areas shall be sight screened on three sides by one or a combination of the following:

i. A building or hillside;

ii. Dense evergreen shrubs and/or trees planted to provide a year-round sight-obscuring sight screen to achieve a minimum height of six feet, within three years of planting;

iii. A solid or otherwise sight-obscuring fence or wall at least six feet in height;

e. Sight screening shall not be required for dumpsters or containers located on a temporary one-time basis for special circumstances such as construction projects and large-scale cleanup efforts;

f. Sight screening shall not be required for designated recycling bins or facilities maintained by the city of Grandview for public use.

4. Commercial and industrial side and rear yard landscaped areas adjacent to residential districts must contain a six-foot-high continuous solid sight screen. Screening materials may include evergreen trees, evergreen shrubs, and/or a sight-obscuring fence made of wood, masonry block, concrete, or slatted chain-link material. Where vegetative materials are used alone, these materials must form a continuous solid sight

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screen within three years of planting.

a. For security purposes, portions of the required sight screening, not to collectively exceed 20 linear feet along each street or alley adjacent to the lot from which vision is obscured, may be left unobstructed and open to view.

5. Loading and service areas shall not face any residential zone, unless no other location is possible. Loading and service areas adjacent to or across a public street or alley from a residential zoned district shall be sight screened with a sight-obscuring structure:

a. The structure shall be set at the back of any required landscape buffer.

b. The structure shall not encroach into any required landscaped area.

6. A developer or property owner may receive credit toward the required landscape area for pedestrian walks or ways when such walks or ways are decorative and/or textured in character and are designed as a complementary part of the landscape area. No more than 25 percent of the landscaped area can be treated with decorative pedestrian ways and be included in the overall calculations for landscaped area.

C. Design Standards.

1. Fences, Walls and Hedges.

a. The height of fences, walls and hedges located between a structure and a street or alley shall be measured from the street curb or alley grade except in those cases where topographical irregularities occur. The height of fences, walls and hedges between a structure and a common lot line shall be measured from the grade along the common lot line or top of any structural retaining wall occurring at the common lot line;

b. The height of fences, walls and hedges shall be limited to four feet within the front yard area of residentially zoned lots, retail business and office zoned lots; provided, when two contiguous corner lots, or two corner lots separated only by an alley right-of-way, form the entire frontage between parallel or nearly parallel streets, the height of fences, walls and hedges shall be limited to six feet within the front yard adjacent to the side street; except where the front door of a house faces the side street all fences greater than four feet in height must be set back to the building line of the house facing the side street;

c. The height of fences, walls and hedges within the side and rear yards of residentially zoned lots, retail business and office zoned lots shall be limited to six feet. A gate or opening with a minimum three-foot width leading into at least one side yard shall be provided;

d. Fences shall not be constructed out of tires, pallets, bed springs, multicolored materials, tarps, plastic sheets, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes. Corrugated sheet metal for fences shall be allowed only in industrial districts. Hog wire, chicken wire, horseman wire mesh, v-mesh, field fence, woven field fence, welded utility fence, or any similar or like wire fencing material is not permitted in residential or commercial zones. Horseman wire mesh and the other wire fencing listed above may be permitted in the R-1S suburban residential districts on tracts

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larger than one acre that are used for animal husbandry. Fences built with valid permits prior to the effective date of this chapter or fences on properties annexed to the city after the effective date of this chapter are exempt from this subsection;

e. Fences constructed of wrought iron with interspersed brick or block columns of up to five feet in height may be permitted within front yards in the R-1S districts provided said fencing is at least 85 percent transparent;

f. Barbed and razor wire fencing is prohibited in all residential districts, in the O office district, the C-1 neighborhood business district and the designated central business district (Chapter 17.45 GMC). Barbed wire may be permitted in the R-1S suburban residential districts on tracts larger than one acre that are used for animal husbandry. In the C-2 general business district only one strand of barbed wire is permitted along the top rail or within two inches of the top rail and provided it is located outside of the designated central business district (Chapter 17.45 GMC);

g. Electrified fences are not permitted in residential districts except as a secondary means of securing property where the electrified fence is located behind an existing fence or in the suburban residential district to contain permitted farm animals;

h. In all front yards, whether on properties with single, double, or triple frontage, rails, posts and other structural fence supports shall not be visible from a public street; except that posts and rails that are an integral part of the fence design and aesthetics and not used solely for structural support may be visible from a public street;

i. All fencing in commercial and industrial districts shall be placed on the inward side of any required perimeter landscaping, with landscape treatments occurring along the street frontage;

j. No fence, wall or hedge, landscape material or foliage higher than three feet above curb grade shall be located or planted within an area 20 feet along the property lines from the intersection of two streets including the area between such points, or 15 feet from the intersection of a street and an alley; provided, however, if an alternative fence material is used such as masonry, wrought iron, wood, or combination thereof then the fence must be at least 75 percent transparent and may be a maximum six feet in height, or a smaller, at least 75 percent transparent fence set upon a maximum three-foot wall or other structure not exceeding a combined height of six feet, may be erected within said area of intersection of street and alley so long as the fence is at all times unobstructed by foliage or other matter;

k. Fences constructed in any zoning district may be permitted at the back of sidewalks in public right-of-way upon approval of the public works department, except as provided in subsection (C)(1)(i) of this section;

l. No fence or wall shall be erected without first obtaining a building permit from the public works department;

2. Clearance Distances. Where a fire hydrant is located within a landscape area it shall be complemented by a minimum clearance radius of three feet. No tree, as measured from its center, shall be located within 10 feet of a street light standard, or within five

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feet of a driveway or a fire hydrant;

3. Commercial and Industrial Districts – Landscape Buffers.

   a. In addition to the requirements contained in this chapter, commercial and industrial zoned properties adjacent to properties in residential districts shall have a 10-foot landscape buffer on the side immediately adjacent to the residential zoning district. This landscaping is intended to soften the impacts of commercial and industrial uses on adjacent residential uses.

   b. Landscape buffers in commercial and industrial districts shall meet the following standards:

      i. Landscape buffers shall be 100 percent landscaped with live vegetation or a combination of live vegetation and ornamental rock.

      ii. Live vegetation within the landscape buffer shall be planted with a mix of evergreen and deciduous trees and shrubs interspersed throughout the landscape buffer. At maturity, the live vegetation shall cover a minimum of 25 percent of the landscape buffer;

4. One-Family and Two-Family Dwellings in Residential Districts – Front Yard Landscaping. At least 50 percent of the front yard area for residential one-family and two-family dwellings, including right-of-way but excluding driveways, shall be treated with live vegetation and/or decorative rock. Planting strips shall be treated as per GMC Title 12; and:

   a. All areas of a lot or parcel not landscaped or covered with improvements shall be maintained in such a manner as to control erosion and dust. Gardens within established landscapes are excluded from this provision in residential districts.

D. Parking Lot Landscaping.

1. The requirements of this subsection apply only to multiple dwellings and property located in the C-1 or C-2 zones.

2. New parking lots resulting in 11 or fewer new parking spaces not previously in use prior to construction (qualify as minor project as defined by GMC § 17.75.030):

   a. The width of parking lot buffers shall be dependent upon the location of the parking lot in relation to the building and street right-of-way as follows:

      i. Parking lots between the building and an arterial street shall have a minimum buffer of 10 feet between the parking lot and the property line.

      ii. Parking lots between the building and local access streets and alleys shall have a minimum buffer of five feet between the parking lot and the property line.

3. New parking lots resulting in 12 or more new parking spaces not previously in use prior to construction (qualify as major project as defined by GMC § 17.75.030).

   a. The width of parking lot buffers shall be dependent upon the location of the parking lot in relation to the building and street right-of-way as follows:

      i. Parking lots between the building and an arterial street shall have a minimum buffer of 10 feet between the parking lot and the property line.

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ii. Parking lots between the building and local access streets and alleys shall have a minimum buffer of five feet between the parking lot and the property line.

b. Interior parking area landscaping shall be provided within all parking lots for the purpose of reducing surface water runoff, providing shade, and diminishing the visual impacts of large paved areas. All other required buffers and setbacks shall not count toward the interior parking lot landscaping requirements.

i. All developments shall provide interior parking landscape areas totaling at least 10 percent of the total land area covered in parking. This requirement shall be in addition to any required sight screening or landscape buffering.

(A) Landscaping shall be placed and maintained in such a manner as to not impair vehicular visibility at parking area points of ingress/ egress.

(B) Landscaping shall be distributed throughout the parking area in a pattern that reduces the barren appearance of the parking lot.

(C) One shade tree shall be provided for every eight (1:8) parking spaces.

(D) Landscaped areas and buffers must be adequately protected from damage by vehicles through the use of a permanent curbing.

4. For all parking lots that contain greater than 400 parking stalls, pedestrian walkways shall be provided as follows:

a. Pedestrian walkways within parking areas shall provide a distinct linkage between a main entrance to the building and a concentration of vehicle parking stalls.

b. Pedestrian walkways within parking areas shall provide a distinct linkage between a main entrance to the building and exterior lot sidewalks or the street.

c. A minimum five-foot-wide pedestrian connection shall be clearly defined in a combination of two or more of the following ways (except walkways crossing vehicular travel lanes):

i. A six-inch vertical curb in combination with a raised walkway.

ii. A trellis, special railing, bollards, and/or other architectural features to accent the walkway between parking bays.

iii. Special paving, such as concrete, or contrasting surfacing, in an asphalt area.

(Ord. 2011-29 § 5 (Att. B); Ord. 2013-13 § 3)

§ 17.75.060. Standards for all landscape areas.

A. All new plants, except those planted on single-family residential properties, shall conform to American Nursery and Landscape Association (ANLA) grades and standards as published in the "American Standard for Nursery Stock" manual (ANSI Z60.1 or latest edition).

B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:

1. Deciduous trees shall have a minimum caliper of one and three-quarters inches and a

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height of eight feet.

2. Coniferous evergreen trees shall be at least five feet in height.

C. Multistemmed trees shall be permitted as an option to single-stemmed trees; provided, that such multistemmed trees are:

1. At least six feet in height;

2. Not allowed in street rights-of-way.

D. When the width of any landscape strip, buffer, or setback is 15 feet or greater, the required trees shall be staggered in two or more rows.

E. Shrubs shall be:

1. At least an ANLA container class No. 2 (two-gallon) size at time of planting;

2. At least 18 inches in height at the time of planting.

F. Shrubs within required parking lot landscape areas shall be maintained at a height not exceeding 42 inches.

G. Live vegetation used as groundcovers shall be planted and spaced to result in total coverage of the required landscape area in three years.

H. Lawns shall be planted with grass species normally grown as permanent lawn in Yakima County. Lawn areas may be sodded, sprigged, or seeded, except that solid sod shall be used in commercial zones for swales or other areas subject to erosion.

I. Plant selection shall consider adaptability to climatic, hydrologic, geologic, and topographical conditions of the site.

J. Plants having similar water use characteristics shall be grouped together in distinct hydrozones.

K. Lava rock shall not be permitted in any commercial landscaped areas.

L. When approving an area as a xeriscaped area, the city shall apply all or some of the following criteria:

1. Analysis of the site considering such factors as slopes, drainage, winds, and existing and proposed site improvements.

2. Use of appropriate techniques for soil improvements to support plant growth.

3. Use of low water-demand or drought-resistant turf grasses and plant materials.

4. Use of mulches and other ground covers in planting areas that cover soil, save moisture, and protect from soil erosion.

5. Use of appropriate type of irrigation for each area of the xeriscaped landscape.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.080. Plan required.

A. Prior to issuance of building permits, two copies of a site plan shall be submitted to the public works department for review for consistency with the provisions of this chapter. The site development plan must be drawn to scale and shall include the following:

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1. All relevant data regarding the existing site that will include a vicinity map, location and name of existing adjacent streets, driveway locations, walkways, property lines, and/or easements.

2. Boundaries, dimensions, and size in acres of the site.

3. Indication of adjoining uses and zones.

4. Layout of all use areas within the site, including parking areas and interior circulation areas, including truck circulation for loading/unloading.

5. Landscape plan with:

   a. Identification of any existing trees or plantings that are to remain on the site. Existing trees should be identified according to caliper and their common name. Existing trees and shrubs may be counted towards landscape requirement standards, provided they are depicted on the plan, retained in their location, and meet minimum standards for plant health.

   b. Location of all proposed landscape areas including the location of all landscape elements and the size, common name, scientific name, spacing, and quantity of all live vegetation to be planted.

6. Area in square feet and dimensions of individual and collective landscape areas.

7. Location and description of all existing and proposed structures such as buildings, loading areas, berms, walls, fences, screens, storage areas, street furniture including refuse containers, and lighting.

8. Location of all existing and proposed utilities, vaults, and boxes.

9. Schematic building elevations showing exterior building walls.

B. The required landscaping shall be installed to coincide with the completion of the building. For single-family dwellings the landscaping must be installed no later than three months after issuance of a certificate of occupancy. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.090. Conditions of approval.

Upon receipt of a completed building permit application the landscaping and site development plan shall be forwarded to the public works director or his/her duly authorized agent for review and approval.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.100. Maintenance – Responsibility.

All landscape and screening required under this chapter shall be so maintained as to not detract from the purpose of this chapter and shall be kept reasonably free of weeds and trash. The owner, occupants and persons responsible for or having control of the premises shall be responsible for such maintenance and said maintenance shall at a minimum conform to the following:

A. The owners, their agents and assigns are responsible for providing, protecting, and permanently maintaining all landscaping material, areas and plants required by this chapter in a healthy, growing condition, replacing it when necessary, and keeping it free of refuse

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and debris;

B. Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving removal and replacement of large trees;

C. Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard;

D. All fencing, walls and other features used for screening purposes shall be kept free of litter, debris and weeds.

(Ord. 2011-29 § 5 (Att. B))

§ 17.75.110. Penalty – Enforcement.

Enforcement of the provisions of this title will occur through the use of the administration of development regulations procedures contained in GMC Title 14.
(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.78
OFF-STREET PARKING

§ 17.78.010. Purpose.

The provisions of this chapter are intended to assure adequate off-street parking is provided for all land uses to avoid or reduce traffic congestion on public streets, increase traffic safety and reduce the visual impact of parking lots in the community.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.020. Off-street parking and loading spaces required.

Whenever a structure is erected, or altered, there shall be provided on the same lot, adjacent lot, or group of lots accessible off-street parking. No off-street parking or loading spaces shall be constructed, located, relocated or modified without the issuance of a building permit.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.030. General provisions.

A. The off-street parking and loading facilities required by this chapter shall be established prior to the occupancy of any new or enlarged structure;

B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees and shall not be used for the storage of equipment or materials, or for the sale, repair or servicing of any vehicle;

C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking;

D. The storage and parking of vehicles in front yard areas of single-family properties shall be limited to that area formed and bounded by parallel lines extending from the outer dimension of a garage, carport, or parking slab to the right-of-way. All primary parking areas and driveways in front yards shall be composed of an improved hard surface; grasscrete is permitted, except in the R-1S district driveways may be of an all-weather surface provided the first 10 feet from the right-of-way is composed of an improved hard

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surface. On lots with 100 feet of frontage or more, these primary parking areas may be circular drives;

E. An additional secondary parking area of not more than 20 feet in width between the nearest side property line and the driveway may be used for additional parking, provided the first 10 feet from the right-of-way is composed of an improved hard surface and the remainder of the secondary parking area is composed of an all-weather surface;

F. In the R-2 and R-3 residential districts off-street parking spaces for multiple-family dwellings shall not be located in the front yard, except that a single two-lane drive may extend through the required front yard provided no portion of the drive is within 10 feet of a dwelling unit entry nor five feet from any portion of a residential structure.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.040. Central business district.

The provisions of this chapter shall not apply in the central business district as defined in GMC § 17.45.020 as related to parking spaces required; provided, that all other requirements of this chapter apply to any parking lot provided by a developer/property owner.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.050. Existing parking facilities.

The following shall apply to existing parking facilities:

A. Whenever a preexisting building or structure, that is nonconforming with respect to this chapter, is remodeled, enlarged, altered, reconstructed or changed in any way by 50 percent or more of its assessed value, the requirements of this chapter shall apply.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.060. Location of required parking.

Off-street parking facilities shall be located according to the following:

A. For single-family and two-family dwellings, parking facilities shall be located on the same lot or building site as the buildings they are required to serve;

B. For uses other than those specified above, parking facilities shall not be located more than 300 feet from the buildings they are required to serve; and

C. Off-site parking greater than 300 feet but less than 500 feet from the building may be authorized by ~~special~~ conditional use permit as provided in Chapter 17.86 GMC.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.070. Computation of required spaces.

The following rules shall apply to the determination of the number of required off-street parking spaces:

A. Fraction. If the number of off-street parking spaces required in GMC § 17.78.170 contains a fraction, such number shall be changed to the next higher whole number;

B. Mixed Uses. When different uses occupy a single structure or lot, the total required parking spaces shall be the sum of the requirements of the individual uses;

C. Shared Uses. Owners of two or more uses, structures, or parcels of land within 300 feet of each other may share the same parking or loading area when the hours of operation do not

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overlap. The owners of two or more uses, structures, or parcels within 300 feet of each other may also share facilities concurrently; however, the total parking requirements shall be the sum of the requirements for each individual use. Whenever shared parking is allowed under this section, the parking lot shall be signed so as to reasonably notify the public of the availability of use, and spaces shall not be assigned, allocated or reserved between uses; and

D. Tandem Parking. Parking spaces in tandem, having a single means of ingress and egress, shall not be counted as two off-street parking spaces for the purpose of fulfilling the requirements of this chapter; except that each tandem space for single-family and two-family (duplex) dwellings shall be counted as a required parking space.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.080. Site plan required.

The submittal and approval of a site plan by the public works department is required prior to the construction of any parking lot. The site plan shall show the proposed development, locations, size, shape and design of the parking spaces, curb cuts, lighting, method of on-site drainage, adjacent streets, circulation of vehicular and pedestrian traffic, signage, finished grade, landscaping, irrigation and other features of the proposed parking lot.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.090. Parking lot standards.

All parking lots and spaces required pursuant to this chapter and those properties consisting solely of parking development shall be designed and approved to meet the following standards:

A. New parking lots resulting in 11 or fewer new parking spaces not previously in use prior to construction (qualify as minor project as defined by GMC § 17.75.030).

1. Surfacing. All parking must be surfaced with gravel on a stable substrate;

2. Lighting. Any parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

3. Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

B. New parking lots resulting in 12 or more new parking spaces not previously in use prior to construction (qualify as major project as defined by GMC § 17.75.030).

1. Property Located in C-1 or C-2 Zones and Multiple Dwellings.

a. Surfacing.

i. Parking lots designated for customer/client parking, all spaces required pursuant to GMC § 17.78.170, and all parking areas located between the right-of-way line and the face of buildings shall be surfaced with asphalt, Portland cement concrete or grasscrete. Those areas out of direct public view utilized for employee parking, and service vehicle parking and storage, that are located behind the front yard setback or front of the building, are exempt from the hard surfacing requirements.

ii. All parking not requiring hard surfacing as provided in subsection (A)(1) of this section must be surfaced with gravel on a stable substrate.

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iii. No parking lot or driveway consisting of gravel shall abut a public street right-of-way. All driveways shall be surfaced as provided in subsection (A)(1) of this section for a distance of five feet on each side of driveway openings to a point 10 feet from the right-of-way line;

b. Grading and Drainage. All parking lot drainage shall be contained on site.

Drainage facilities shall be designed according to accepted engineering standards;

c. Border Barricades. All parking areas designed for customer/client paring and all parking areas located between a right-of-way line and a building face shall have curbing installed around perimeter areas and around all landscape elements;

d. Markings. Parking stalls shall be delineated by paint or other markings as approved by the public works department;

e. Landscaping. All parking lots shall conform to the landscape provisions of Chapter 17.75 GMC;

f. Lighting. Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

g. Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

2. Property Located in M-1 Zone.

a. Surfacing. All driveways shall be surfaced for a distance of five feet on each side of driveway openings to a point 10 feet from the right-of-way line with asphalt, Portland cement concrete or grasscrete. All parking must be surfaced with gravel on a stable substrate;

b. Grading and Drainage. All parking lot drainage shall be contained on site. Drainage facilities shall be designed according to accepted engineering standards;

c. Lighting. Parking lot lighting shall be so arranged as to not constitute a nuisance or hazard to passing traffic, or encroach on adjoining residential properties; and

d. Maintenance. All parking lots shall be regularly maintained and kept free of weeds and litter. Maintenance shall include the repair of traffic control devices, signs, light standards, fences, surfacing materials, curbs, landscaping, and drainage facilities.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.100. Special event parking lots.

Special event parking lots used on an infrequent basis such as those associated with seasonal play fields shall be exempt from the provisions of this chapter.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.110. Handicapped parking.

Handicapped parking shall be provided in accordance with Chapter19.27 RCW.

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(Ord. 2011-29 § 5 (Att. B))

§ 17.78.120. Parking space dimensions.

Parking stall dimensions are provided in Table 78-1.

Table 78-1: Parking Space Dimensions (all dimensions are based on a basic 9' x 19' stall):

Angle of Parking	Stall Width	Curb Length per Car	Stall Depth	Minimum Driveway Width	Lot Width (1 row + 1 driveway)	Sq. Ft.	Lot Width (2 rows + 1 driveway)	Sq. Ft.
Along Curb 0 degrees	8	23'	8'	12'	20'	460	28'	644
30 degrees	9	18'	17'4"	11'	28'4"	511	45'8"	824
45 degrees	9	12'7"	19'8"	13'	32'8"	420	52'6"	668
60 degrees	9	10'4"	21'	18'	39'	406	60'	624
90 degrees	9	9'	19'	24'	43'	387	62'	558

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.130. Compact car allowance.

Any parking area required by this chapter may provide parking spaces designed for compact cars, the minimum dimensions of which shall be seven and one-half feet in width and 15 feet in length, provided such provision does not exceed 25 percent of the total number of parking spaces required by this chapter, and further provided such compact car parking spaces are identified by above-grade signs.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.140. Recreational equipment parking.

Boats, motor homes, camp trailers, travel trailers, fifth wheels, pickup campers, utility trailers, and snowmobiles as defined herein may be stored in all yard areas within the R-1, R-2 and R-3 districts, and only within the side and rear yards in the R-1S district. All storage areas shall be surfaced with all-weather materials such as asphalt, brick, stone, concrete, grasscrete or gravel. Additionally, the storage and parking of said items in residential districts shall, at all times, comply with the parking conditions in GMC § 17.78.030(D). Bona fide guests of the occupants of the premises may temporarily park on driveways for periods not to exceed 10 days in any 60-day period.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.150. Uses not specified.

Off-street parking requirements for uses not specifically listed herein shall be determined by the public works director or his/her duly authorized agent based upon the requirement for similar uses.
(Ord. 2011-29 § 5 (Att. B))

§ 17.78.160. Off-street loading.

Off-street loading and unloading spaces shall be required for any use requiring frequent loading

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or unloading from trucks or other large vehicles:

A. Loading Space Size. The required loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loading or unloading at the structure. Each off-street loading space shall have the minimum dimensions of 12 feet in width and 25 feet in length. On-site maneuvering space of not less than 52 feet in length shall be provided adjacent to the loading dock. This maneuvering space shall not include any area designated for off-street parking;

B. Loading Space Location. Required off-street loading and related maneuvering space shall be located only on the property served by the load facility. No part of any vehicle using the loading space will be allowed to project into the right-of-way of any public or private road; and

C. Off-Street Loading – Schools. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any public or private school.

(Ord. 2011-29 § 5 (Att. B))

§ 17.78.170. Required off-street parking.

The number of off-street parking spaces for various land uses will be as follows:

USE	REQUIRED PARKING
1. Amusement and Recreation	
Auditoriums, exhibit halls, stadiums, and sports arenas	One space for four fixed seats based upon maximum seating capacity or at least one space for every 10 lineal feet of bench seating, or places with no fixed seating, one space for every 100 square feet of floor area
Bowling alleys	Four spaces for each lane
Game rooms, card rooms, pool halls	One space for each playing table, or one space for every three machines
Gymnasiums, exercise facilities	One space for each 200 square feet of floor area
Horse racing tracks, speedways	One space for each four bandstand seats based upon maximum seating capacity or at least one space for every 10 lineal feet of bench seating
Movie theaters	One space for each four seats
Roller/ice-skating rinks	One space for each 200 square feet of skating surface area
Swimming pools	One space for each 200 square feet of water surface area
2. Community Services	

USE	REQUIRED PARKING

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Churches, synagogues, temples and funeral homes	One space for each four seats based upon maximum seating capacity or at least one space for every 10 lineal feet of bench seating
Convalescent homes, nursing homes, congregate care facilities	One space for each three beds plus one space for each two employees
Fire and police stations	One space for each 300 square feet of floor area
Hospital	One space for every five patients plus one additional space for each staff doctor and one space for each three employees
Library	One space for each 250 square feet of floor area
Museums, art galleries	One space for each 250 square feet of floor area
Juvenile detention centers	One and one-half spaces for each bed
3. Educational Facilities	
Elementary schools	One and one-half spaces for each classroom or teaching station
Middle schools	Two spaces for each teaching station
High schools	One space for each employee plus one space for each eight students
School auditoriums	See requirements for auditoriums under Amusement and Recreation
Day care centers	One parking space for each employee and one space per six children
Vocational schools, beauty schools	One parking space for each 300 square feet of floor area
4. Manufacturing Industries	
All uses	One space for each 400 square feet of gross floor area or one space for each employee per shift
5. Residential	
All residential units	Two spaces per unit
Congregate care facilities	One space for every three beds and one space for every two employees
Accessory Dwelling units	1 space for each ADU on lots smaller than 6,000 square feet before before any zero lot line subdivisions or split lots. 2 spaces per unit as a condition of permitting development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.
6. Retail Trade and Services	
General retail uses	One space for each 300 square feet of floor area
Beauty and barber shop	One space for each 150 square feet of floor area
Financial institutions	One space for each 300 square feet of floor area

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Furniture and appliances	One space for each 600 square feet of floor area
USE	REQUIRED PARKING
Office buildings, medical offices	One space for each 300 square feet on the ground floor; One space for each 500 square feet of floor space above or below the first floor
Motels and hotels	One space for each lodging room and one space for two employees
Restaurants	One space for 100 square feet of floor
7. Transportation	
Bus and train stations	One space for each 400 square feet of floor area

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.86
~~SPECIAL~~CONDITIONAL USE PERMITS

§ 17.86.010. General provisions.

Unclassified uses enumerated in GMC § 17.86.020, and any other uses not specifically referred to in this title, shall be subject to the regulations contained in this chapter, in addition to all applicable requirements of this title. All such uses, due to their nature, are deemed to require ~~special~~conditional use ~~-~~review to consider, on a case-by-case basis, their consistency with the intent of, and permitted uses allowed within, the particular zone. Conditional uses and other uses specifically referred to in this title may be permitted only within their respective districts, subject to the provisions of this chapter. Unclassified uses enumerated in GMC § 17.86.020 may be permitted within any district where not otherwise prohibited.
(Ord. 2011-29 § 5 (Att. B))

§ 17.86.020. Unclassified uses.

The following uses shall be considered unclassified:

A. Cemeteries, crematories, mausoleums, and other places of burial or interment of remains;

B. Airports, heliports, or any other landing or maneuvering space for aircraft, together with terminals and other customary facilities accessory to the unclassified use;

C. Golf courses, pitch and putt courses and similar facilities for public, private or membership use;

D. Monasteries, convents or other functionally similar facilities;

E. Off-site parking lots, except those required for a residential use, provided such parking area is not more than 500 feet from the building;

F. Electrical substations and load transfer stations, natural gas booster stations, and other similar utility facilities;

G. Park and ride lots, off-street transfer stations or other similar facility involving the storage, start-up, idling and movement of public or private operated carrier, charter or transit buses, vans, and similar vehicles; and

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H. Agricultural use (commercial) except in areas greater than 1,000 feet from a residential zoning district, subdivision or dwelling unit.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.030. Historic places.

A ~~special~~conditional use permit for the preservation by adaptive re-use of an historic place, accepted on the National Register of Historic Places, may be requested for uses not otherwise permitted within the applicable district:

A. A ~~special~~conditional use permit granted under this section is personal to the applicant and shall permit only the applicant to exercise the adaptive re-use authority, and shall not be assigned, transferred, conveyed or passed to heirs or beneficiaries of the applicant's estate; and

B. Each applicant granted a ~~special~~conditional use permit shall be required to substantially preserve the intrinsic qualities of the historic place which led to its acceptance on the National Register of Historic Places. Prior to issuance of any building permits the city may consult with the Washington State Office of Archaeology and Historic Preservation to ensure compliance with this requirement.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.040. Temporary uses.

A temporary ~~special~~conditional use permit for any use not otherwise permitted within the applicable district may be approved by the public works director; provided, that such use is clearly of a temporary nature and does not involve the erection of a permanent structure. Requests for temporary ~~special~~conditional use permits shall be applied for and processed in the same manner as herein established for uses requiring a ~~special~~conditional use permit, including such conditions as will safeguard the public health, safety and general welfare for the duration of the permit. This section shall not apply to temporary structures permitted under GMC § 17.70.170.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.050. Agricultural uses.

Commercial agricultural uses listed as conditional or unclassified uses in this title shall conform to the following prior to the issuance of a ~~special~~conditional use permit:

A. ~~Special~~Conditional use permits for agricultural uses (commercial) may be granted for tracts of land over 10 acres in size within 1,000 feet of a residential zoning district, subdivision or a dwelling unit excluding dwellings associated with agriculture uses.

B. The applicant for a ~~special~~conditional use permit shall be required to submit a conservation plan approved by the Farm Service Agency.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.060. Application requirements.

In addition to all applicable application requirements contained in GMC Title 14, applications for ~~special permit or~~ conditional use permit shall include the following:

A. Present use of the land and structures, if any;

B. Detailed description of the proposed use;

C. Description of any existing zoning ordinance violation;

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D. A site map or plan drawn neatly and to scale, showing the following:

1. Exterior property lines and any adjacent public street or alley rights-of-way.

2. Existing and proposed buildings and other structures.

3. Existing and proposed points of ingress and egress, drives and driveways and circulation pattern.

4. The location of existing and proposed parking areas with each parking space shown.

5. Existing and proposed open spaces and landscape areas;

E. Certificate of ownership and a list of owners, with addresses, of all property within 300 feet of the applicant's property, as provided and certified by a licensed title company; and

F. Any other pertinent information that may be necessary to determine if the use meets the requirements of this title.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.070. Public hearing required.

Upon the filing of a complete application for a ~~special permit or~~ conditional use permit, the application shall be scheduled for an open record hearing before the hearing examiner in accordance with Chapter 2.50 GMC. Notice of such open record hearing shall be given as provided for in GMC Title 14.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.080. Findings of fact by the hearing examiner.

Upon conclusion of the open record predecision hearing, the hearing examiner shall make and enter findings from the record and conclusions thereof as to whether or not:

A. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;

B. The proposal will adversely affect public infrastructure;

C. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

D. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

E. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and

F. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.090. Decision of hearing examiner.

After an open record public hearing on a proposed temporary, conditional or unclassified use, the hearing examiner shall render a final decision on the application in accordance with Chapter

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2.50 GMC as to whether the proposal is denied, approved, or approved with modifications and/or conditions.
(Ord. 2011-29 § 5 (Att. B))

§ 17.86.100. Appeal – Filing requirements.

A. Any decision of the hearing examiner regarding a ~~special permit or~~ conditional use permit application may be appealed in accordance with Chapter 2.50 GMC.

B. Appeals shall include payment of an appeal fee to the city in the amount of $300.00 at the time of filing said appeal.

(Ord. 2011-29 § 5 (Att. B))

§ 17.86.110. Effective date.

~~Special~~Conditional use permits ~~or conditional use permits~~ shall become effective on the day after the date of the decision by the hearing examiner.
(Ord. 2011-29 § 5 (Att. B))

§ 17.86.120. Expiration.

Unless otherwise specified within the ~~special permit or~~ conditional use permit, the applicant shall commence the ~~special~~conditional use use authorized or obtain a building permit for construction of authorized facilities within six months after the effective date of the ~~special permit or~~ conditional use permit, or the ~~special permit or~~ conditional use permit shall expire. In the case of temporary ~~special permits or~~ conditional use permits, unless otherwise specified within the permit, the permit shall expire after six months from its effective date. Within 30 days after the date of expiration, the applicant shall have removed from the premises the temporary use and any improvements of a temporary nature authorized by the permit.
(Ord. 2011-29 § 5 (Att. B))

§ 17.86.130. Extensions.

A one-time extension of a ~~special permit or~~ conditional use permit may be granted provided the extension does not exceed six months and an application for extension is submitted to the public works director no later than 30 days after the expiration date of the ~~special permit or~~ conditional use permit. This provision does not apply to temporary ~~special permits or~~ conditional use permits.
(Ord. 2011-29 § 5 (Att. B))

§ 17.86.140. Revocation of permit.

Any ~~special permit or~~ conditional use permit may be revoked by the hearing examiner if, after a public hearing, notice of which shall be given in accordance with GMC Title 14, it is found that the conditions upon which the ~~special permit or~~ conditional use permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the hearing examiner is final and appeals shall be made in conformity with Chapter 2.50 GMC.
(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.88
AMENDMENTS AND REZONING

§ 17.88.010. Purpose.

The purpose of this chapter is to establish procedures to amend either the zoning text or map of this title.
(Ord. 2011-29 § 5 (Att. B))

§ 17.88.020. Initiation of amendments.

A. Zoning Map.

1. Any person, firm, corporation, group of individuals, or municipal department may petition for a zone change with the following exceptions:

   a. If the person, firm, corporation or group of individuals does not have legal ownership of the parcel of land under consideration for rezoning, the petition shall not be accepted. All petitions submitted must contain the signature of the legal owner of the property. The legal owner is considered to be the owner of record.

   b. A person, firm, corporation or group of individuals may not submit, in any one year, more than one petition requesting a zone change from the property's present zone to another particular zone for the same parcel of land, provided, within the one-year period, a person, firm, corporation or group of individuals may submit another petition requesting a zone change from the property's present zone to a zone other than the zone previously requested in the earlier petition.

2. The hearing examiner may initiate an open record hearing on the reclassification of a parcel or parcels of property and render a recommendation to the city council in accordance with Chapter 2.50 GMC and GMC Title 14.

B. Text.

1. The hearing examiner may initiate an open record hearing and render a recommendation to the city council for a text amendment in accordance with Chapter 2.50 GMC and GMC Title 14.

2. Any resident or property owner within the Grandview urban area may petition the city council for a text amendment.

C. City/County Coordination.

1. All county zoning map amendments within the UGA shall be coordinated with the city prior to change by the county. Coordination shall consist of providing the city with timely notification of proposed map amendments and affording an opportunity to comment. Map amendments shall conform in all respects to the UGA comprehensive plan.

2. Zoning text amendments shall be coordinated between the city and county to ensure the intent and purpose of the joint development regulations are maintained.

   Coordination shall consist of providing affected jurisdictions the opportunity to participate in drafting the text amendment through comment and consultation.

(Ord. 2011-29 § 5 (Att. B))

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§ 17.88.030. Requirements for zoning petition.

The petition for a zoning change shall be accompanied by a $500.00 fee. In addition to all applicable application requirements contained in GMC Title 14, the petition for a change of classification must show the following:

A. The date the existing zone became effective;

B. The changed conditions, which are alleged to warrant other or additional zoning;

C. Facts to justify the change on the basis of advancing the public health, safety and general welfare;

D. The effect it will have on the value and character of the adjacent property and the comprehensive plan;

E. The effect on the property owner or owners if the request is not granted;

F. The comprehensive plan land use designation for the property; and

G. Such other information as the hearing examiner requires.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.040. Notice requirements.

Notice requirements shall conform to those contained in GMC Title 14, Administration of Development Regulations.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.050. Amendment in conflict with comprehensive plan.

In the event any proposed amendment, supplement, change to or repeal of Chapters 17.04 through 17.88 GMC is in conflict with the comprehensive plan, said amendment or change shall not be entertained until and if the comprehensive plan is amended.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.060. Hearing examiner – Findings and recommendations.

A. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

1. The proposal is in accord with the goals and policies of the comprehensive plan.

2. The effect of the proposal on the immediate vicinity will be materially detrimental.

3. There is merit and value in the proposal for the community as a whole.

4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.

B. The hearing examiner shall render its recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The hearing examiner's recommendation, to include its findings and conclusions, shall be

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forwarded to the city council in accordance with Chapter 2.50 GMC at a regular business meeting thereof.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.070. Appeal of recommendation.

A. In accordance with GMC § 2.50.150, no appeal may be made from a recommendation of the hearing examiner.

B. In accordance with GMC § 2.50.160, the action of the city council, approving, modifying, or rejecting a recommendation of the hearing examiner, shall be final and conclusive. Appellants have 21 calendar days from the date of city council action to file an appeal with the superior court.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.080. City council consideration.

Following the provisions contained in GMC Title 14, the city council shall make and enter findings of fact and take one of the following actions:

A. Approve the reclassification with or without modification.

B. Enter into a concomitant agreement with the petitioner, as set forth in GMC § 17.88.100.

C. Deny the reclassification.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.090. Change in zoning map – Effectuation.

Upon granting the application for zone change with or without modification and/or conditions, the city council shall change by ordinance the district boundaries or zone classifications as shown on the district maps and amend, supplement or change by ordinance the regulations established by this title.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.100. Concomitant agreement.

A. The city may enter into an agreement with the petitioner whereby the city will grant the requested zone change conditioned upon the petitioner entering into a covenant with the city restricting the use and/or development of the subject property. Provisions of the agreement may relate to any or all of the following aspects of the use of petitioner's property:

1. Setback.
2. Use of building or property.
3. Type of business.
4. Height of building.
5. Size of building.
6. Size of subdivision of property.
7. Density.
8. Landscape.

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9. Street, sidewalk and curb improvement and easements and rights-of-way for such.

10. Public utility improvements and easements and rights-of-way for such.

11. Time frame for commencement or completion of the proposed construction or development. In the event a concomitant agreement includes a specified time frame for the proposed development, it may further provide that failure to conform to the specified time frame shall cause the zone change granted therein to revert to the zone existing immediately prior to said zone change;

B. Any concomitant agreement under this chapter must be signed by the legal owner of record for the property described in the agreement, notarized and attached to and becoming a part of the ordinance effectuating the zone change; and

C. The ordinance effectuating the zone change, together with the concomitant agreement and all other attachments thereto, shall be filed with the county auditor and all conditions and covenants included in the concomitant agreement shall be binding on all heirs, successors and assigns, and shall run with the land.

(Ord. 2011-29 § 5 (Att. B))

§ 17.88.110. Termination of concomitant agreement.

A person, firm, corporation or group of individuals seeking termination of the concomitant agreement must petition for termination of the concomitant agreement in the same manner and following the same steps and procedures as a person applying for a zone change under the provisions of this chapter.

(Ord. 2011-29 § 5 (Att. B))

CHAPTER 17.92
COMPREHENSIVE PLAN

§ 17.92.010. Adopted.

The updated comprehensive plan of the City of Grandview, consisting of goals, policies and supporting data as adopted by City Ordinance No. 2016-32, is hereby incorporated herein and adopted as a guide for the development and redevelopment of lands within the City of Grandview urban growth area.

(Ord. 2011-29 § 5 (Att. B); Ord. 2017-6 § 1)

§ 17.92.020. Comprehensive plan amendment.

A. Any person, firm, corporation, group of individuals, or municipal department may petition for an amendment to the comprehensive plan with an accompanying $500.00 application fee;

B. The planning commission may initiate an open record hearing for the purpose of considering amendments to the plan and provide a recommendation to city council;

C. The comprehensive plan shall not be amended more than once a year unless there is an emergency requiring an amendment. All petitions requesting amendments of the plan shall be accepted during any time of the year and held until such time as a hearing is scheduled as part of the comprehensive plan's yearly review and amendment process;

D. The city sets January as the month of the year in which amendments to the comprehensive plan will be scheduled for consideration by the city council; and

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E. All petitions for comprehensive plan amendments shall be processed following the applicable sections of GMC Title 14, Administration of Development Regulations.

(Ord. 2011-29 § 5 (Att. B))

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CHAPTER 17.94
REASONABLE ACCOMMODATION PROCESS

§ 17.94.010. Purpose.

This chapter has been enacted to authorize the city administrator or his designee to waive or vary provisions of the Grandview Municipal Code ("GMC") when necessary to reasonably accommodate the statutory rights of the disabled under the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA) or the Washington Law Against Discrimination (WLAD). This process shall be interpreted and administered in order to ensure the full exercise and enjoyment of a disabled person's right to the residential housing of his or her choosing. The provisions of this chapter shall not apply to commercial activities or zones; provided, however, that nothing herein shall be interpreted to limit the exercise of a disabled person's rights by or through a residential care provider. In the event of any conflict or if an interpretation of this chapter is required, it shall be implemented and interpreted in accordance with the provisions of the ADA, FHA and WLAD.
(Ord. 2016-11 § 1)

§ 17.94.020. Reasonable accommodations.

A. Upon the application of a disabled person or individual or entity providing services to the disabled in a residential facility or other group living arrangement, the city administrator or his designee is hereby authorized to vary, modify, or waive the provisions of the GMC, including the provisions of GMC Titles 15 and 17, in order to provide a reasonable accommodation as necessary to provide to a disabled person's or care provider to the disabled person's full enjoyment of a residence.

B. The city's duty to accommodate is an affirmative one, and the city administrator is thereby authorized to provide accommodations in a thoughtful and proactive manner.

C. The city administrator shall provide written notice of the accommodation to the applicant and property owners within 300 feet of the subject site.

D. When applying this reasonable accommodation process to the Grandview Municipal Code, including the International Building Code and other codes adopted pursuant to GMC Title 15, the city and its staff shall avoid stereotypical assumptions regarding the disabled and shall attempt to ascertain the actual physical and/or mental limitation of the disabled individual in order to craft an accommodation which best suits the exercise of that individual's rights.

(Ord. 2016-11 § 1)

§ 17.94.030. Waiver of building code requirements.

No reasonable accommodation shall be provided by a waiver or variance of the provisions of the codes adopted pursuant to GMC Title 15 which does not substantially accomplish the purposes of those chapters or which would reduce the fire safety of any structure. Modifications, waivers or variances of the provisions of International Building Code, International Fire Code and the other codes adopted pursuant to GMC Title 15 shall provide at least the same level of safety required by the respective code. The applicant shall have the burden of establishing that the proposed modification, waiver or variance accomplishes substantially the same purpose without reduction of fire safety.

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(Ord. 2016-11 § 1)

§ 17.94.040. Accommodations personal to the applicant.

The accommodation provided shall be personal to the applicant and shall not run with the land; provided, however, that a change in a residential structure necessary to accommodate the operation of a residential care provider to the disabled may be continued by future operations of similar facilities at the site who establish the same use within six months of the date the prior use by disabled person or residential care provider ceases. The city administrator may therefore direct that any physical change in the structure which would otherwise be illegal under the use or bulk requirements of the city's land use ordinances be brought into compliance six months after the date of sale or transfer of a residential structure to a person or entity not qualifying for the protections of the ADA, FHA and WLAD.
(Ord. 2016-11 § 1)

§ 17.94.050. Appeal.

A decision of the city administrator under this chapter may be appealed to hearing examiner within 10 days of the date of mailing the written notice of decision pursuant to GMC § 17.94.020(C). Only persons residing within 300 feet of the building site may file an appeal pursuant to this section. An appeal must be accompanied by an appeal fee in the amount of $150.00. The appeal will be processed in accordance with Chapter 2.50 GMC. The decision of the city administrator shall be overturned or modified only if the hearing examiner finds that the decision does not comply with applicable law.
(Ord. 2016-11 § 1)

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CHAPTER 17.96
ANNEXATION PROCEDURE

§ 17.96.010. Purpose.

The purpose of this chapter is to establish a standard process for the assignment of zoning to lands that will be annexed to the city.
(Ord. 2011-29 § 5 (Att. B))

§ 17.96.020. Annexation petition fee.

The application fee for an annexation petition shall be $500.00.
(Ord. 2011-29 § 5 (Att. B))

§ 17.96.030. Zoning.

At the time of the official public hearing on any proposed annexation to the city, the hearing examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morals, and general welfare. The city council shall stipulate the precise district classification of the area to be annexed as a part of the annexation ordinance, and the official zoning map shall be changed accordingly.
(Ord. 2011-29 § 5 (Att. B))

§ 17.96.040. Comprehensive plan.

The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the comprehensive plan.
(Ord. 2011-29 § 5 (Att. B))

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