

Table 17.06.110.A

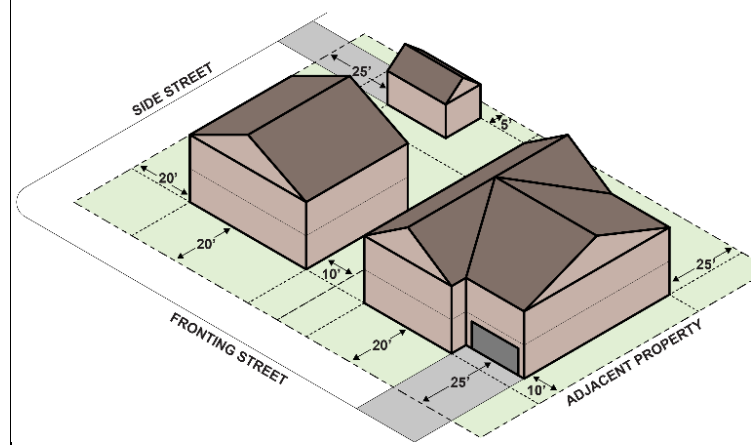
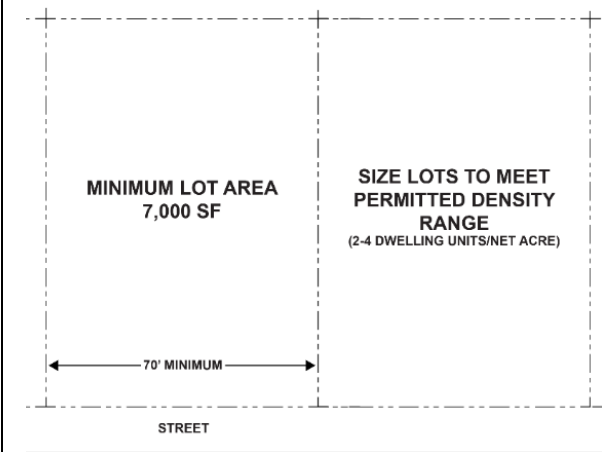
**LD Low Density Residential** Density: 2 – 4 du/a<sup>2</sup>

**1. DISTRICT INTENT** (see Section 17.06.200 for permitted uses)

A large lot residential zone that serves as a transitional zone between rural districts and urban districts.

**2. LOT & BUILDING PARAMETERS**

LOT SIZING & DENSITY		BUILDING SETBACKS (MIN.)	
Lot area (min.)	10,000sf <sup>1</sup>	Front yard <sup>4,5</sup>	20'
Lot area (max.) <sup>2</sup>	None	Rear yard	25'
Lot width (min.)	60'	Side yard	10'
		Garage <sup>6</sup> (front-loaded/alley-loaded)	25'/ 20'
		Accessory building - side, rear & alley <sup>6</sup>	5'



**3. NOTES**

- The subject minimum lot area standards apply to new subdivisions established after the effective date of the ordinance and where the applicable housing or unit type is set forth for each lot in the subdivision, to ensure compliance with the minimum density standards. The minimum lot area for housing types for lot created prior to the effective date of this ordinance must be in compliance with maximum density standards.
- The maximum density is limited to County Health Department standards for septic until sewer is available, per Section 17.06.105.
- See 17.06.160 for additional setback requirements within Overlays.
- See 17.03.180.S.X.X for porch/covered entry encroachment allowance.
- See 17.06.350.E for garage placement and design standards.
- Reduced setback for non-habitable structures only.

DEVELOPMENT TYPE	LD
Single Family Residential, detached (1 unit)	I
Cottage housing	I <sup>6,7</sup>
Duplex (2 units)	I <sup>6,7</sup>
Single Family Residential, attached (3 – 4 units)	I <sup>6,7</sup>
Multi-Family Residential (5+ units)	I <sup>7</sup>
Group Home / Adult Family Home	I <sup>8,9</sup>
Assisted Living / Nursing Home	I <sup>3,7,9</sup>
Accessory Dwelling Unit	I <sup>1</sup>
Guest Cottage	I <sup>1</sup>
Home Occupation	I <sup>1</sup>
Home Industry	I <sup>1</sup>
Residential Care Home	I <sup>1,3,9</sup>

DEVELOPMENT TYPE	LD
Bed & Breakfast Room (1 - 2 rooms)	I <sup>1,9</sup>
Day Care / Day Care Center, Small	I <sup>1</sup>

**NOTES:**

- Allowed as an accessory use only.
- Not allowed on Main Street or Harbor Avenue frontages.
- Not allowed within 500-ft of Industrial (IND) district.
- Not allowed within 300-ft of a residential district (LD or MD).
- Allowed as a component of a mixed-use development (separate building or attached) if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use.
- Allowed as a component of a cluster development, under the Planned Residential Development provisions in ICC 16.17.
- Allowed at intersections where adjacent to NM, BG, or BV district.
- Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
- Number of rooms shall be limited by the septic/sewer capacity.
- Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

**Table 17.06.110.B**

**MD Medium Density Residential**

**Density: 5 – 12 du/a<sup>2</sup>**

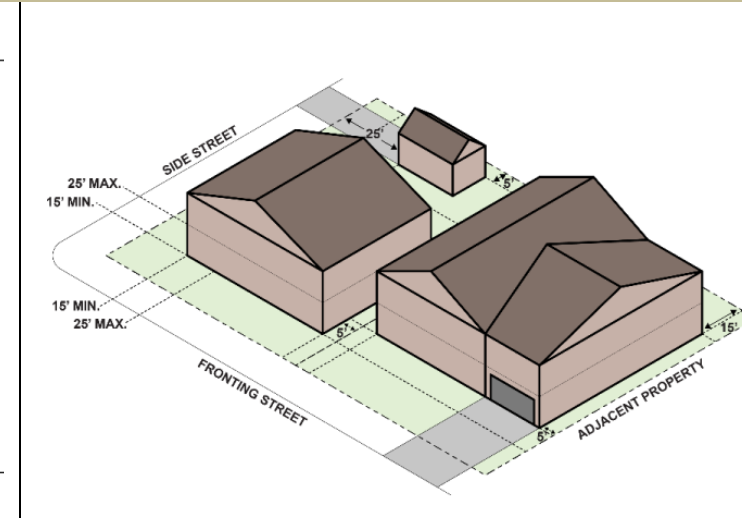
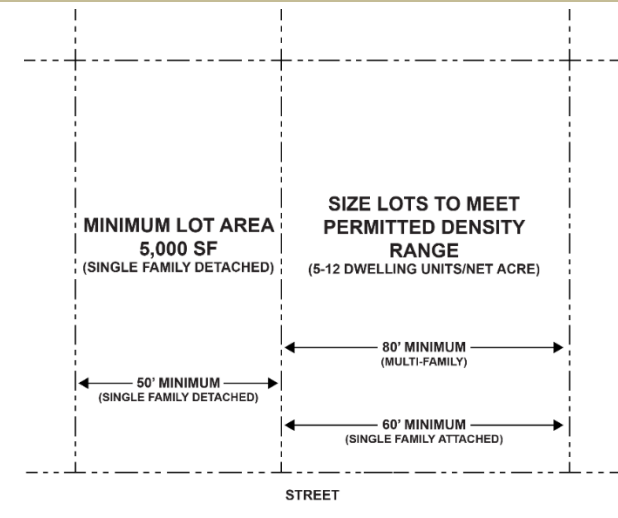
**I. DISTRICT INTENT**

(see Section 17.06.200 for detailed permitted use lists)

- To provide for a diversity of housing unit types in a moderate density of development as a transitional zone between low density residential and areas of more intense development, within walking distance of the goods and services required for daily living.
- To promote a pedestrian-oriented pattern of development where dwelling units face the street with modest setbacks and garages/parking facilities are located to the side or rear of buildings.

**2. LOT & BUILDING PARAMETERS**

LOT SIZING & DENSITY		BUILDING SETBACKS (MIN.)	
Lot area (min.)	5,000sf or per maximum density standards <sup>1,2</sup>	Front yard, min./max. <sup>5,6</sup>	15'/25'
▪ Single family detached		Front yard, garage <sup>7</sup>	25'
▪ Single family attached and multi-family	Per maximum density standards <sup>3,4</sup>	Side yard	5'
		Rear yard	15'
Lot width (min.)		Accessory building, side, rear yard & alley <sup>8</sup>	5'
▪ Single family detached	60' front loaded 50' alley loaded	<b>BUILDING &amp; LOT PARAMETERS (MAX.)</b>	
▪ Single family attached <sup>4</sup>	60' front loaded 50' alley loaded	Building height	30 <sup>8</sup>
▪ Multi-family <sup>4</sup>	80'	Site coverage	50% <sup>9</sup>



**3. NOTES**

- The subject minimum urban lot area standards apply to new subdivisions established after the effective date of the ordinance and where the applicable housing or unit type is set forth for each lot in the subdivision, to ensure compliance with density standards. The minimum lot area for housing types for lot created prior to the effective date of this ordinance must be in compliance with maximum density standards.
- Cottage housing developments are exempt from this standard provided the developments comply with the provisions of 17.06.320.C.
- Individual townhouses placed on fee-simple lots are exempt from the minimum lot area and width standards, provided the development complies with the district density standards and other development standards herein.
- See 17.06.160 for additional setback requirements within Overlays.
- See 17.06.XXX for porch/covered entry encroachment allowance.
- See 17.06.350.E for garage placement and design standards.
- See 17.03.180.I for additional accessory building standards.
- For sites over 1 acre (net) not within a view corridor, the height limit is 35' for buildings more than 40 feet from any property line.
- For townhouse developments, site coverage is calculated for the whole development, not individual lots.

DEVELOPMENT TYPE	MD
Single Family Residential, detached (1 unit)	I
Cottage housing	I
Duplex (2 units)	I
Single Family Residential, attached (3 – 4 units)	I <sup>3</sup>
Multi-Family Residential (5+ units)	II <sup>3</sup>
Mixed-Use Residential (1 – 4 units)	II <sup>3,5,7</sup>
Group Home / Adult Family Home	II <sup>9</sup>
Assisted Living / Nursing Home	II <sup>9</sup>
Accessory Dwelling Unit	I <sup>1</sup>
Guest Cottage	I <sup>1</sup>
Home Occupation	I <sup>1</sup>
Home Industry	II <sup>1</sup>
Residential Care Home	II <sup>1,3,9</sup>

DEVELOPMENT TYPE		MD
Lodging	Bed & Breakfast Room (1 - 2 rooms)	I <sup>1,9</sup>
	Bed & Breakfast Inn (3 to 6 rooms)	II <sup>7,9</sup>
	Country Inn (7 to 40 rooms)	III <sup>7,9</sup>
	Emergency Shelter / Transitional Housing	III <sup>9</sup>
	Health Care Facilities	II <sup>7</sup>
	Office Building	II <sup>7</sup>
	Civic / Institutional	II <sup>7</sup>
	Convenience Store	II <sup>7</sup>
	Cultural Centers	II <sup>7</sup>
	Day Care / Day Care Center, Small	II
Day Care Center	II <sup>2,7</sup>	
Food Service	Restaurant, no Drive-Thru	II <sup>7</sup>
	Coffee Shops, including w/ Drive-Thru	II <sup>7</sup>
	Retail Sales & Services	II <sup>7</sup>

**NOTES:**

- Allowed as an accessory use only.
- Not allowed on Main Street or Harbor Avenue frontages.
- Not allowed within 500-ft of Industrial (IND) district.
- Not allowed within 300-ft of a residential district (LD or MD).
- Allowed as a component of a mixed-use development (separate building or attached) if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use.
- Allowed as a component of a cluster development, under the Planned Residential Development provisions in ICC 16.17.
- Allowed at intersections where adjacent to NM, BG, or BV district.
- Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
- Number of rooms shall be limited by the septic/sewer capacity.
- Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

Table 17.06.120.C

**BV Business Village**

**I. DISTRICT INTENT**

See Section 17.06.200 for permitted uses

- To reinforce the area as the center of Freeland’s economic, entertainment and community activity, with shopping, cultural, entertainment, and civic destinations where community can “come together”.
- To emphasize a pedestrian-oriented environment via attractive sidewalks and internal walkways, vibrant storefronts, and carefully located parking and service elements.

**2. LOT & BUILDING PARAMETERS**

**LOT SIZING & DENSITY**

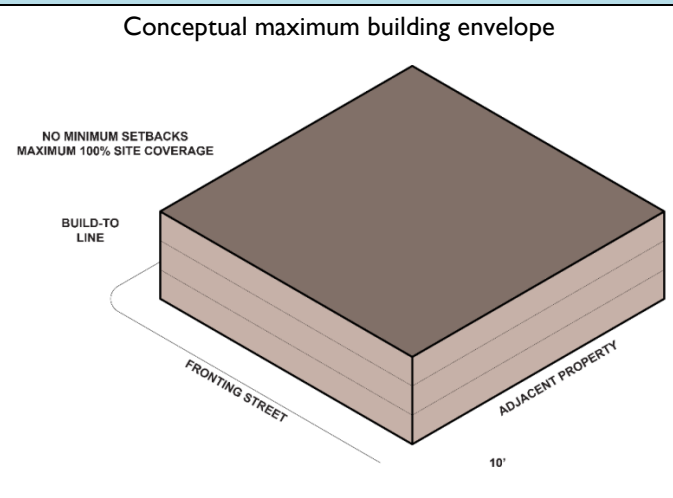
Lot area (min.)	None
Lot area (max.)	None
Density (max. <sup>1</sup> )	None
Lot width (min.)	75’

**BUILDING SETBACKS (MIN.)**

Build-to zone	0-10 <sup>2</sup>
Build-to percentage	50%
Front yard setback	0’ min / 15’ max
Side yard	0-5 <sup>3</sup>
Rear yard	0-5 <sup>3</sup>
Side or rear yard adjacent to residential zone	15’

**BUILDING & LOT PARAMETERS (MAX.)**

Building height	40’
Site coverage	100%
Impervious surface	100%



**3. NOTES**

- There is no set maximum density for residential uses. The actual density will be based on height limits, parking requirements, setbacks, and other development standards and permit approval criteria.
- Greater setbacks, up to 25 feet, are allowed where the area between the sidewalk and the building meets the pedestrian-oriented open space standards in 17.06.330.B.1.
- Side and rear yard setbacks are zero for windowless firewalls and 5 feet for other buildings.

DEVELOPMENT TYPE	BV
Cottage housing	I <sup>2</sup>
Duplex (2 units)	I <sup>1</sup>
Multi-Family Residential (5+ units)	II <sup>2,3,5</sup>
Mixed-Use Residential (1 – 4 units)	II <sup>3</sup>
Mixed-Use Residential (5+ units)	II <sup>3</sup>
Group Home / Adult Family Home	II <sup>1,3,9</sup>
Assisted Living / Nursing Home	II <sup>1,3,9</sup>
Accessory Dwelling Unit	I <sup>1</sup>
Home Occupation	I <sup>1</sup>
Home Industry	II <sup>1</sup>

DEVELOPMENT TYPE	BV	
Lodging	Bed & Breakfast Room (1 - 2 rooms)	I
	Bed & Breakfast Inn (3 to 6 rooms)	II
	Country Inn (7 to 40 rooms)	III <sup>9</sup>
	Emergency Shelter / Transitional Housing	II <sup>9</sup>
	Hotel / Motel	III <sup>9</sup>
Office	Flex Office	II
	Health Care Facilities	II
	Office Building	II
Services	Banks / Financial Institutions	II
	Civic / Institutional	II
	Cultural Centers	II
	Day Care Center	II <sup>2</sup>
Food Service	Restaurant, no Drive-Thru	II
	Coffee Shops, including w/ Drive-Thru	II
	Farm Stand or Push Cart	I <sup>7</sup>
	Food Truck (inc. Food Truck Court)	II <sup>7</sup>
	Farmers Market	II <sup>7</sup>
	Grocery Store	II <sup>7</sup>
Retail Sales & Services	II	
Amusement / Recreation	Bar / Nightclub	II <sup>10</sup>
	Community Center / Library / Museum	II
	Theatre, Live	II

**NOTES:**

- Allowed as an accessory use only.
- Not allowed on Main Street or Harbor Avenue frontages.
- Not allowed within 500-ft of Industrial (IND) district.
- Not allowed within 300-ft of a residential district (LD or MD).
- Allowed as a component of a mixed-use development (separate building or attached) if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use.
- Allowed as a component of a cluster development, under the Planned Residential Development provisions in ICC 16.17.
- Allowed at intersections where adjacent to NM, BG, or BV district.
- Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
- Number of rooms shall be limited by the septic/sewer capacity.
- Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

**Table 17.06.120.B**

**BG Business General**

**1. DISTRICT INTENT**

See Section 17.06.200 for permitted uses

To provide for employment and shopping destinations with a mix of office, retail, and restaurants in a development pattern that encourages walking and reinforces Freeland’s small town character.

**2. LOT & BUILDING PARAMETERS**

**LOT SIZING & DENSITY**

Lot area (min.)	None
Lot area (max.)	None
Lot width (min.)	100'

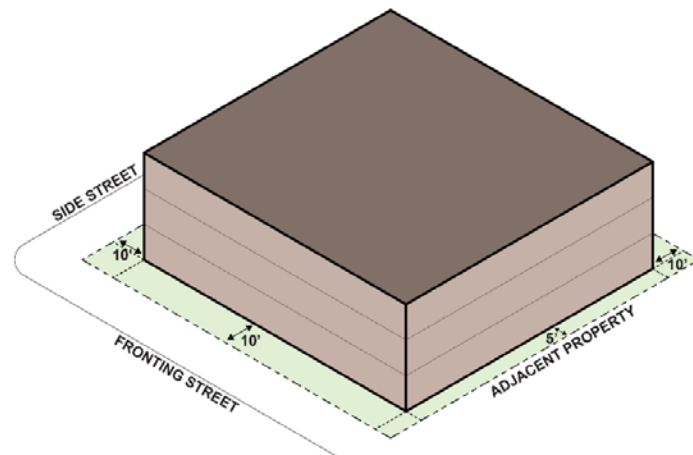
**BUILDING SETBACKS (MIN.)**

Front yard <sup>2,3</sup>	10'
Side yard	5'
Rear yard	10'
Accessory building, side, rear yard & alley <sup>4</sup>	5'
Side or rear yard adjacent to residential zone	20'

**BUILDING & LOT PARAMETERS (MAX.)**

Building height	35'
Site coverage	50%

Conceptual maximum building envelope



**3. NOTES**

1. There is no set maximum density for residential uses. The actual density will be based on height limits, parking requirements, setbacks, septic/sewer capacity, and other development standards and permit approval criteria.
2. See 17.06.160 for additional setback requirements within Overlays.
3. See 17.06.XXX for porch/covered entry encroachment allowance.
4. See 17.03.180.I for additional accessory building standards.

DEVELOPMENT TYPE	BG
Multi-Family Residential (5+ units)	III <sup>2,3,5</sup>
Mixed-Use Residential (1 – 4 units)	III <sup>3</sup>
Mixed-Use Residential (5+ units)	III <sup>3</sup>

DEVELOPMENT TYPE	BG
Country Inn (7 to 40 rooms)	III <sup>9</sup>
Emergency Shelter / Transitional Housing	III <sup>9</sup>
Hotel / Motel	III <sup>9</sup>
<b>Office</b>	
Flex Office	III
Health Care Facilities	III
Office Building	III
<b>Services</b>	
Banks / Financial Institutions	III
Civic / Institutional	III
Convenience Store	III
Cultural Centers	III
Day Care Center	III <sup>2</sup>
Police / Fire Station	III
<b>Food Service</b>	
Restaurant, no Drive-Thru	III
Restaurant, w/ Drive-Thru	III
Commercial Kitchen (Stand-Alone)	III <sup>7</sup>
Coffee Shops, including w/ Drive-Thru	III
Farm Stand or Push Cart	III
Food Truck (inc. Food Truck Court)	III
Farmers Market	III
Grocery Store	III
<b>Retail</b>	
Farmers Market	III
Marijuana, Retail Sales	III <sup>10</sup>
Retail Sales & Services	III
<b>Entertainment / Recreation</b>	
Bar / Nightclub	III <sup>10</sup>
Assembly / Event Center	III
Outdoor Auditorium	III
Community Center / Library / Museum	III
Health Club / Gymnasium	III
Amusement, Indoor	III <sup>7</sup>
Theatre, Live	III
<b>Industrial</b>	
Automotive Repair	III <sup>7</sup>
Brewery / Distillery / Coffee Roaster	III <sup>4,7</sup>
<b>Utilities</b>	
Communications Tower	III
Essential Public Facilities	III

**NOTES:**

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5. Allowed as a component of a mixed-use development (separate building or attached) if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use.
6. Allowed as a component of a cluster development, under the Planned Residential Development provisions in ICC 16.17.
7. Allowed at intersections where adjacent to NM, BG, or BV district.
8. Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
9. Number of rooms shall be limited by the septic/sewer capacity.
10. Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

**Table 17.06.120.A**

**NM Non-Residential Mixed Use**

**1. DISTRICT INTENT**

See Section 17.06.200 for permitted uses

- To provide for a diverse mix of commercial land uses including light manufacturing.
- To serve as a transitional zone between residential and industrial areas.

**2. LOT & BUILDING PARAMETERS**

**LOT SIZING & DENSITY**

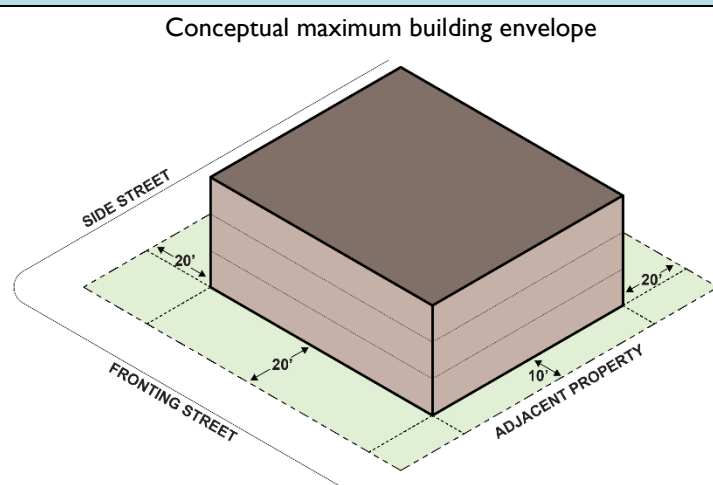
Lot area (min.)	None
Lot area (max.)	None
Density (max.')	None
Lot width (min.)	100'

**BUILDING SETBACKS (MIN.)**

Front yard <sup>2,3</sup>	20'
Side yard	10'
Rear yard	20'
Accessory building, side, rear yard & alley <sup>4</sup>	5'

**BUILDING & LOT PARAMETERS (MAX.)**

Building height	35'
Site coverage	50%
Impervious surface	70%



**3. NOTES**

- There is no set maximum density for residential uses. The actual density will be based on height limits, parking requirements, setbacks, septic/sewer capacity, and other development standards and permit approval criteria.
- See 17.06.160 for additional setback requirements within Overlays.
- See 17.06.XXX for porch/covered entry encroachment allowance.
- See 17.03.180.I for additional accessory building standards.

DEVELOPMENT TYPE	NM
Multi-Family Residential (5+ units)	III <sup>2,3,5</sup>
Mixed-Use Residential (1 – 4 units)	III <sup>3</sup>
Mixed-Use Residential (5+ units)	III <sup>3</sup>

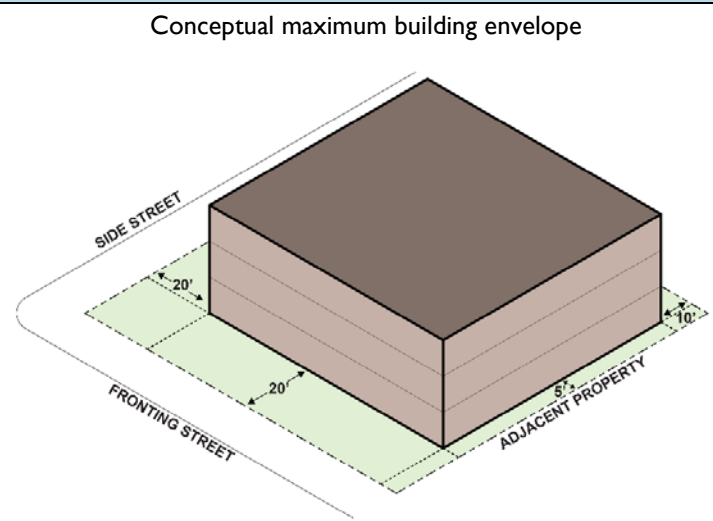
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- Allowed as a component of a cluster development, under the Planned Residential Development provisions in ICC 16.17.
- Allowed at intersections where adjacent to NM, BG, or BV district.
- Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
- Number of rooms shall be limited by the septic/sewer capacity.
- Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

DEVELOPMENT TYPE	NM
Hotel / Motel	III <sup>9</sup>
<b>Office</b>	
Flex Office	III
Health Care Facilities	III
Office Building	III
<b>Services</b>	
Banks / Financial Institutions	III
Civic / Institutional	III
Convenience Store	III
Cultural Centers	III
Dry Cleaners	III
Day Care Center	III <sup>2</sup>
Police / Fire Station	III
<b>Food Service</b>	
Restaurant, no Drive-Thru	III
Commercial Kitchen (Stand-Alone)	III
Coffee Shops, including w/ Drive-Thru	III
Farm Stand or Push Cart	I
Food Truck (inc. Food Truck Court)	III
Farmers Market	III
Grocery Store	III
Garden Center / Lumber Yard	III <sup>7</sup>
Marijuana, Retail Sales	III <sup>10</sup>
Retail Sales & Services	III
<b>Entertainment / Recreation</b>	
Bar / Nightclub	III <sup>10</sup>
Assembly / Event Center	III
Outdoor Auditorium	III
Community Center / Library / Museum	III
Health Club / Gymnasium	III
Amusement, Indoor	III
Amusement, Outdoor	III
Theatre, Live	III
<b>Industrial</b>	
Automotive Repair	III
Brewery / Distillery / Coffee Roaster	III <sup>4</sup>
Data Center	III <sup>7</sup>
Light Manufacturing	III <sup>7</sup>
Research & Development	III <sup>7</sup>
Warehousing and Distribution Centers	III
<b>Utilities</b>	
Communications Tower	III
Essential Public Facilities	III
Major Utilities	III
Minor Utilities	III
Water Tank	III

Table 17.06.130

<b>IN Light Industrial</b>	
<b>I. DISTRICT INTENT</b> <i>See Section 17.06.200 for permitted uses</i>	
<ul style="list-style-type: none"> <li>To provide for light industrial uses with buffer and screening standards to minimize impacts on the streetscape and adjacent properties.</li> </ul>	
<b>2. LOT &amp; BUILDING PARAMETERS</b>	
<b>LOT SIZING &amp; DENSITY</b>	
Lot area (min.)	None
Lot area (max.)	None
Lot width (min.)	100'
<b>BUILDING SETBACKS (MIN.)</b>	
Front yard <sup>1</sup>	20'
Side yard	5' <sup>2</sup>
Rear yard	10' <sup>2</sup>
Side or rear yard adjacent to residential zone	30' <sup>2</sup>
<b>BUILDING &amp; LOT PARAMETERS (MAX.)</b>	
Building height	35'
Site coverage	50%
Impervious surface	70%



DEVELOPMENT TYPE	IND
Flex Office	
Health Care Facilities	II
Office Building	II
Civic / Institutional	II
Cultural Centers	II
Dry Cleaners	II
Day Care Center	II <sup>3</sup>
Police / Fire Station	II
Kennel	III <sup>4</sup>
Commercial Kitchen (Stand-Alone)	II
Garden Center / Lumber Yard	II
Assembly / Event Center	II
Health Club / Gymnasium	II
Amusement, Indoor	II
Amusement, Outdoor	II
Water-Dependent Uses (Marina, Launch)	III
Boat Building, Repair, & Related Industry	III
Brewery / Distillery / Coffee Roaster	II <sup>4</sup>
Data Center	II <sup>4</sup>
Light Manufacturing	II
Research & Development	II
Storage, Commercial or Mini-Storage	II
Warehousing and Distribution Centers	II
Communications Tower	III
Essential Public Facilities	III
Major Utilities	III
Minor Utilities	III
Water Tank	III

**NOTES:**

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- Number of rooms shall be limited by the septic/sewer capacity.
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Table 17.06.140

<b>PB Public</b>	
<b>I. DISTRICT INTENT</b> <i>See Section 17.06.200 for permitted uses</i>	
<ul style="list-style-type: none"> <li>To provide for public and capital facilities, including civic buildings, schools, libraries, police and fire stations, postal facilities, parks, and essential public facilities such as water and sewer treatment.</li> </ul>	
<b>2. LOT &amp; BUILDING PARAMETERS</b>	
<b>LOT SIZING &amp; DENSITY</b>	
Lot area (min.)	None
Lot area (max.)	None
Lot width (min.)	100'
<b>BUILDING SETBACKS (MIN.)</b>	
Front yard <sup>1</sup>	20'
Side yard	5' <sup>2</sup>
Rear yard	10' <sup>2</sup>
Side or rear yard adjacent to residential zone	15' <sup>2</sup>
<b>BUILDING &amp; LOT PARAMETERS (MAX.)</b>	
Building height	40'
Site coverage	50%
Impervious surface	70%
<p>Conceptual maximum building envelope</p>	
<b>3. NOTES</b>	
1. See 17.06.XXX for porch/covered entry encroachment allowance.	
2. _____	

**What do we want here? What permit types?**

DEVELOPMENT TYPE	PB
Multi-Family Residential (5+ units)	
Mixed-Use Residential (1 – 4 units)	
Mixed-Use Residential (5+ units)	
Group Home / Adult Family Home	II <sup>1,5,9</sup>
Assisted Living / Nursing Home	
Accessory Dwelling Unit	
Guest Cottage	
Residential Care Home	

**NOTES:**

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- Not allowed on Main Street or Harbor Avenue frontages.
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- Type II approval if SEPA required (per RCW...), Type I approval if SEPA Exempt.
- Number of rooms shall be limited by the septic/sewer capacity.
- Not allowed within 1,000-ft of a Elementary or secondary school; Playground; Recreation center or facility; Child care center; Public park; Public transit center; Library; or any Game Arcade (where admission is not restricted to persons age twenty-one or older)

DEVELOPMENT TYPE	PB
Emergency Shelter / Transitional Housing	II <sup>5</sup>
<b>Office</b>	
Flex Office	
Health Care Facilities	II <sup>5</sup>
Office Building	II <sup>5</sup>
<b>Services</b>	
Banks / Financial Institutions	II <sup>1</sup>
Civic / Institutional	II <sup>5</sup>
Convenience Store	
Cultural Centers	II <sup>5</sup>
Day Care / Day Care Center, Small	
Day Care Center	II <sup>1</sup>
Police / Fire Station	II <sup>5</sup>
<b>Food Service</b>	
Restaurant, no Drive-Thru	II <sup>1</sup>
Restaurant, w/ Drive-Thru	
Commercial Kitchen (Stand-Alone)	
Coffee Shops, including w/ Drive-Thru	II <sup>1</sup>
Farm Stand or Push Cart	II <sup>1</sup>
Food Truck (inc. Food Truck Court)	II <sup>1</sup>
Farmers Market	II <sup>1</sup>
Grocery Store	
<b>Retail</b>	
Farmers Market	II <sup>1</sup>
Retail Sales & Services	II <sup>1</sup>
<b>Entertainment / Recreation</b>	
Bar / Nightclub	
Assembly / Event Center	II <sup>5</sup>
Outdoor Auditorium	II <sup>5</sup>
Community Center / Library / Museum	II <sup>5</sup>
Health Club / Gymnasium	II <sup>1</sup>
Amusement, Indoor	II <sup>5</sup>
Amusement, Outdoor	II <sup>5</sup>
Theatre, Live	II <sup>5</sup>
Water-Dependent Uses (Marina, Launch)	II <sup>5</sup>
<b>Industrial</b>	
Automotive Repair	
Brewery / Distillery / Coffee Roaster	
Data Center	
Light Manufacturing	
Research & Development	
Storage, Commercial or Mini-Storage	
Storage, Outdoor	II <sup>1</sup>
Warehousing and Distribution Centers	
<b>Utilities</b>	
Communications Tower	III <sup>1</sup>
Essential Public Facilities	III
Major Utilities	III
Minor Utilities	III
Water Tank	III