

**Chapter 18.57  
DOWNTOWN DISTRICTS**

**Sections:**

- 18.57.010 Purpose.**
- 18.57.020 Downtown zones allowed and prohibited uses.**
- 18.57.030 Development intensity.**
- 18.57.040 Development bonuses.**
- 18.57.050 Maximum building height.**
- 18.57.060 Set-to and setback lines.**
- 18.57.070 Parking standards.**
- 18.57.080 Design standards and guidelines applicable to downtown.**

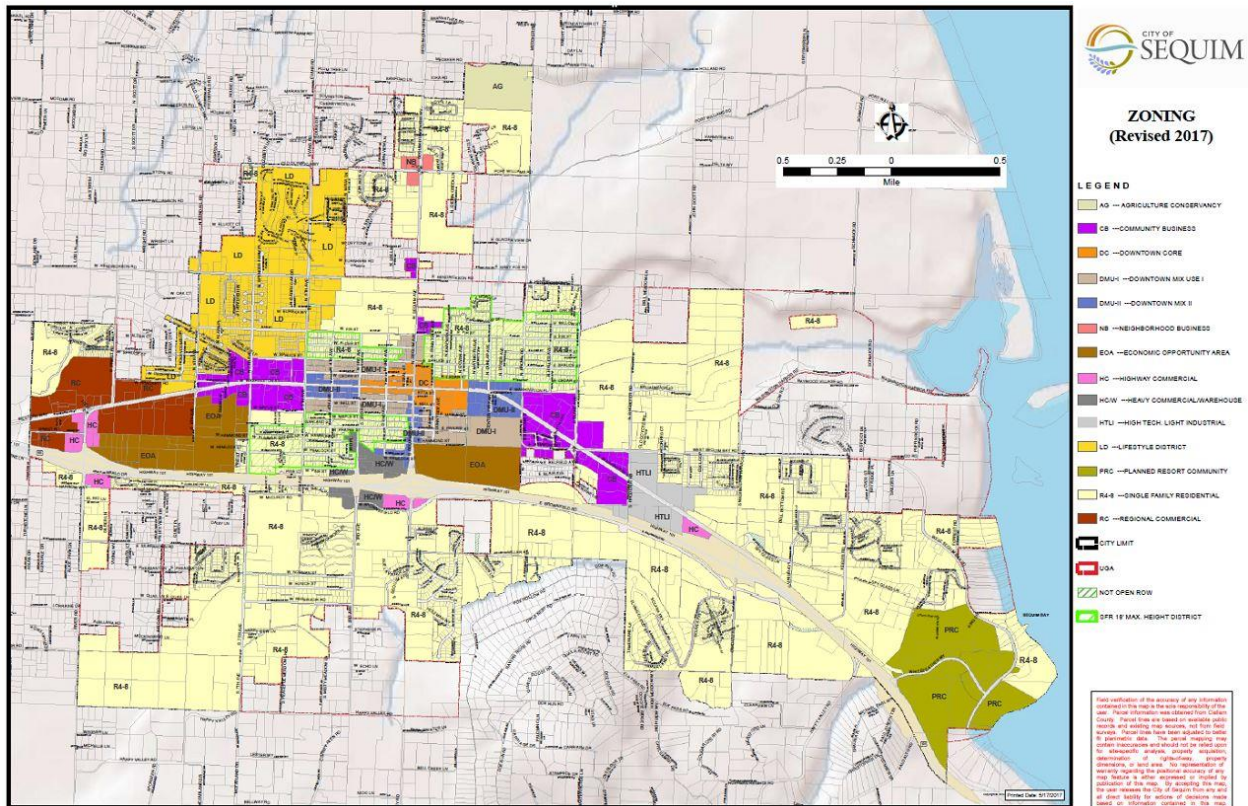
**18.57.010 Purpose.**

The purpose of these districts is to create a lively and diverse downtown, oriented to both nearby neighborhoods and the larger community, with a mixture of uses, including retail, services, restaurants, institutions, and higher density residential. While multi-story buildings are allowed, both new development and expansion of existing buildings should exhibit bulk and scale that respects their proximity to adjacent residential patterns having a lower height. Over time, in the ~~D~~downtown ~~C~~core and ~~D~~downtown ~~M~~mixed-~~U~~use ~~I~~1 districts, auto-oriented uses would gradually disappear, sidewalk-fronting buildings would predominate, and visible surface parking lots would be replaced with parking behind buildings or within structures. The ~~D~~downtown ~~M~~mixed-~~U~~use ~~I~~2 district provides auto-oriented goods and services as a transitional district into the downtown core. ~~Development in a~~All development within all three districts' ~~development~~ should ~~enhance the contribute to enhancing~~ safety, comfort, and visual appeal for pedestrians.

The districts referenced in these provisions consist of:

- A. Downtown core (~~DC~~);
- B. Downtown mixed use 1 (~~DMU-I~~);
- C. Downtown mixed use 2 (~~DMU-II~~).

## Zoning Map:



### 18.57.020 Downtown zones allowed and prohibited uses.

A. Because these districts are intended to encourage a wide **mixture** of uses, all uses listed in Chapter 18.20 SMC, except those listed in subsection D of this section, are permitted, subject to the additional use requirements of subsections B and C of this section. **Nonetheless,** the director of the department of community development retains the authority to determine if any proposed use does not **comport conform** with the intent of the district **in accordance with SMC 18.20.015 – Unlisted Uses – Similar Use Determination**.

B. Conditional uses within the DC, DMU-I, and DMU-II zones include the following:

1. Major. Agricultural processing, light; bars and taverns; communication relay or transmission facilities; construction yards; day care centers (more than 12 charges); recreational vehicle parks, seasonal (up to 180-day stay); recreational vehicle parks, transient (up to 30-day stay); towers, antennas (including amateur radio) and supporting structures less than 65 feet, and wireless communications facilities as set forth in Chapter 18.61 SMC.

2. Minor. Espresso stands (drive-through).

C. Special uses within the DC, DMU-I, and DMU-II zones include the following: **essential public facilities** and utilities; group homes (other), 13 or more persons; group homes for the functionally disabled (13 or more persons); parks, playgrounds, golf courses, recreation or community centers; swimming pools, public and private; special needs housing.

D. Prohibited Uses in the Downtown Zones.

1. Uses Prohibited in All Three Districts. Adult entertainment; gasoline stations, and car washes; halfway houses and rehabilitation centers; jails and other detention or correction facilities; kennels and catteries; manufacturing and fabrication; sales, leasing, servicing, or repair of vehicles, unless entirely within a structure; warehousing, including mini-storage; battery exchange stations; marijuana (recreational or medical use) retail store.
2. Additional Uses Prohibited in the Downtown Core and Mixed-Use 1 Districts. Outdoor storage of inventory, materials, or supplies, unless behind a building or along an alley.
3. Additional Uses Prohibited in the Downtown Core. Residential use on the ground level on properties fronting Washington Street (except in rear 40 percent of a commercial building or in a rear, secondary building); commercial uses with drive-through windows or service kiosks.

**[THE REST OF THIS CHAPTER REMAINS UNCHANGED.]Chapter 18.57.030...**