

**Title 18
ZONING CODE**

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**Chapter 18.02
GENERAL PROVISIONS**

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18.02.005 Authority.

This title is adopted pursuant to Chapters 35A.63 and 36.70A RCW which empower a city to enact a zoning ordinance and provide for its administration, enforcement and amendment. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.010 Title.

This title shall be known and may be cited as “The Entiat zoning code.” It shall consist of the text hereof, and a zoning map marked “Exhibit A”* and by this reference made a part hereof. Said title and each and all of its terms are to be read and interpreted in light of the commitments of said zoning map. In the event a conflict should arise between the text and zoning map, the text of the title shall prevail. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

*Code reviser’s note: Exhibit A may be found on file in the city clerk-treasurer’s office.

18.02.020 Purpose.

The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the comprehensive plan for the city of Entiat; to encourage the orderly growth and development of the city; to promote compatible uses of land; to provide desired levels of population density and intensity of land use; to facilitate adequate levels of community services and utilities; to provide workable relationships between land uses, the transportation system and the environment; and to comply with the applicable provisions and objectives of state laws. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.030 Compliance.

The regulations established by this title within each district shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- (1) No structure or part thereof shall hereafter be erected, reconstructed, moved, or structurally altered except in conformity with all regulations herein specified for the district in which it is located.
- (2) No building or other structure shall hereafter be erected or altered to exceed the height or bulk as required by this title; to accommodate or house a greater number of families as required by this title; to occupy a greater percentage of lot area as required by this title; to have narrower or smaller rear, front, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this title.
- (3) No part of a yard, or other open space, or off-street parking, or loading space required about or in connection with any building for the purpose of complying with this title shall be considered as providing a yard, open space, off-street parking, or loading space similarly required for any other building.
- (4) No yard or lot existing at the time of passage of the ordinance codified in 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 the ordinance codified in this title shall meet at least the minimum requirements established by this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.040 Relationship to other regulations.

Other official controls, ordinances, regulations and plans have a direct impact on the development of land in the city. The number and type of such ordinances may vary from time to time. Where provisions of other official controls and regulations overlap or conflict with provisions of this title, the more restrictive provisions shall govern. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.050 Administration.

Administration of this title shall be the responsibility of the mayor, or his/her designee, and shall be conducted as described herein and in EMC Title 14, Permit Review Procedures. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.060 Enforcement.

Enforcement of the provisions herein, and any violations thereof, shall be as described in this title and in EMC Title 14, Permit Review Procedures. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.02.070 Severability.

Shall any chapter, section, subsection, paragraph, sentence, clause or phrase of this title be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

**Chapter 18.06
USE DISTRICTS**

Sections:

- 18.06.010 Official zoning map.
- 18.06.015 Use districts designated.
- 18.06.020 Interpretation of zoning regulations.

18.06.010 Official zoning map.

(1) The zoning districts of the city of Entiat are hereby designated by a legend on the official zoning map, together with all explanatory matter thereon. The official zoning map is hereby adopted by reference as "Exhibit A" and declared to be a part of this title.

(2) The official zoning map shall be identified by the signature of the mayor, attested by the city clerk-treasurer under the title "Entiat Official Zoning Map," along with the ordinance number and the date said ordinance was adopted.

(3) If, in accordance with the provisions of this title and Chapter 35A.63 RCW, changes are made in zoning boundaries or any other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council with an entry citing the appropriate ordinance number and signed by the mayor and attested by the city clerk-treasurer.

(4) Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in Entiat City Hall shall be the final authority as to the current state of zoning in the city. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord.)

18.06.015 Use districts designated.

To further the identified purposes of this title, the following zoning district categories and zoning map symbols are established:

(1) Residential Low Density District (R-L). The R-L classification is for areas which are or will become primarily single- or two-family unit living areas. Uses are limited to residential occupancies, agricultural activities and public service uses which by their necessity or convenience to residential activities require an R-L location.

(2) Residential Medium Density District (R-M). The R-M classification is for areas which are or will become single-family to multifamily living areas. Allowable uses are limited to residential activities and other uses that can be integrated into this designation without being unduly detrimental to its residential character.

(3) Mixed Tourist Recreational (MTR). The MTR classification is for areas that are characterized by a mix of residential uses as well as recreation and tourist-related commercial activities.

(4) Waterfront Business District (W-B). The W-B classification is for areas that are or will become suited to recreation and commercial activities that support waterfront uses.

(5) Highway Commercial District (C-H). The C-H classification is for areas that are or will become suited for general and highway commerce. The purpose of C-H is to provide commercial activities within the community. Businesses along Highway 97A are intended to allow larger scale commercial enterprises, consistent with the larger parcel sizes, while businesses accessed from arterial streets may be smaller scale. Secondary residential components are allowed, as population growth demands.

(6) Commercial/Light Industrial District (C-I). The C-I classification is designed for more intensive land development that provides for commercial and light industrial activities within enclosed structures, including warehousing, small-scale processing and manufacturing. As population growth and waterfront development occurs, this area is intended to include a dense residential component, such as condominiums, townhouse and time-shares with related support services and access to the waterfront. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.06.020 Interpretation of zoning regulations.

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

(1) Where such boundaries are indicated as substantially following the centerline of the roads, streets, highways, alleys, railroads, or rivers, the centerline shall be construed to be such boundaries.

(2) Where such boundaries are indicated as substantially following lot lines, the lot lines shall be construed to be such boundaries.

(3) In subdivided land where a zoning boundary divides an ownership, the location of the boundary shall be determined by the scale measurement.

(4) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (3) of this section shall be so construed. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

**Chapter 18.10
DEFINITIONS**

Sections:

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- 18.10.020 Accessory building.
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- 18.10.805 Zoning map.

18.10.010 Interpretation of general terms.

For the purposes of this title, certain terms or words used herein shall be interpreted as follows:

- (1) Whenever the term “this title” is used, it shall refer to the Entiat zoning ordinance, including all amendments.
- (2) The words “used” or “occupied” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied.”
- (3) The word “person” includes but is not limited to a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- (4) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- (5) The word “shall” is mandatory, the word “may” is permissive.
- (6) The word “lot” includes the words “plot” and “parcel.” (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.020 Accessory building.

“Accessory building” means a structure of a nature customarily incidental and subordinate to the primary or principal structure and located on the same lot or an adjoining lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.025 Accessory use or building.

“Accessory use or building” means a use, structure, building or portion of a building customarily incidental and subordinate to the primary or principal use and occurring as a part of the same development or in the same building as the primary or principal use, and located on the same lot or an adjoining lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.030 Accessory dwelling.

“Accessory dwelling” means a separate living unit (apartment) integrated within a single-family dwelling, or one located as a detached accessory dwelling located on the same lot as a single-family dwelling. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.035 Adjoining.

“Adjoining” means two objects so joined or united to each other that no third object intervenes; attached. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.040 Administrator or zoning administrator.

“Administrator” or “zoning administrator” means the mayor of the city of Entiat or his/her designee. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.045 Adult family home.

“Adult family home” means the 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, also known as “single-family dwelling.” (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.050 Agricultural building, private.

“Agricultural building, private” means a structure accessory to an agricultural activity whose primary function is to directly support on-site agriculture. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.052 Agricultural building, commercial.

“Agricultural building, commercial” means a structure supportive to the agricultural industry by providing refrigeration, packing and/or storage facilities, whether for private, cooperative or commercial use by agriculturists, including packing sheds, controlled atmosphere storage buildings, etc. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.055 Agriculture.

“Agriculture” means the art and science of cultivating the soil and producing crops, and in varying degrees the preparation of these products for man’s use and their disposal (as by marketing) to generate income for the land owner. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.060 Alley.

“Alley” means a public or private way or easement permanently reserved as a secondary means of access to abutting property, generally running down the middle of a block of lots not intended for general circulation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.065 Animal shelter.

“Animal shelter” means a building or structure (including outdoor fenced cages or yards) for the care of lost, abandoned, homeless or injured animals, whether domestic or wild. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.066 Animal clinic or hospital.

“Animal clinic or hospital” means a building or structure in which health care services are provided for treatment of animal outpatients. A veterinary clinic may include the incidental boarding of animals undergoing treatment. For the purposes of this title, an animal clinic or hospital does not include the boarding of large animals, such as horses, llamas, cows/calves, and sheep. (Ord. 673 § 1 (Exh. B), 2007)

18.10.070 Applicant.

“Applicant” means any person, entity or government agency that applies for a development proposal, permit or approval subject to review under city codes and ordinances. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.075 Application.

“Application” means a request for any permit or approval required from the city for proposed development or action, including, without limitation, building permits, conditional uses, binding site plans, short subdivisions, major subdivisions, variances, site plan development permits, site plan reviews and site-specific zoning district reclassifications. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.080 Assisted living facility.

“Assisted living facility” means a boarding home as defined in RCW 18.20.020 and licensed by the state where residents are housed in private apartment-like units and where assisted living services, including personal care and limited nursing services, are provided for residents by employees of the facility or on contract. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.082 Auto towing, secured.

“Auto towing, secured” means a temporary storage area associated with a licensed towing company for impounded vehicles that complies with all applicable federal, state and local regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.085 Automobile-oriented use.

“Automobile-oriented use” means any use of land which provides a service directly to a motor vehicle; or which provides goods or services to the occupants of a motor vehicle while seated therein; or which is a freestanding eating establishment characterized by over-the-counter service of pre-prepared or quickly prepared food which is ready to eat and packaged primarily for consumption in vehicles or off-premises. For the purpose of this title, automobile-oriented uses shall include, but not be limited to, such uses as service stations, car washes, drive-in banks, drive-in laundries or dry cleaners, and freestanding drive-in or carry-out eating establishments. Automobile-oriented uses shall not be interpreted to include vehicle sale, rental and service establishments. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.090 Automobile wrecking yard.

“Automobile wrecking yard” means an area in which is conducted the dismantling and/or wrecking of used motor vehicles, machinery or trailers, or the storage or sale of dismantled, obsolete or wrecked vehicles or parts, or the storage of motor vehicles unable to be moved under the power of the vehicle. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.095 Basement.

“Basement” means a building story positioned so that the finished floor level is below the grade of the lot for the majority of the horizontal distance on at least three sides of a building and is four feet or more between the finished floor level and the adjacent ground level along the majority of the horizontal distance of at least one side of the building. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.100 Bed and breakfast.

“Bed and breakfast” means an owner-occupied single-family dwelling in which not more than three bedrooms for not more than six guests total are rented for money or other consideration to the traveling public, with provisions for food service for guests only. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.105 Boarding house.

“Boarding house” means a building where lodging and meals are provided for five or fewer guest rooms for compensation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.107 Brewery.

“Brewery” means a structure, building or place that produces beer, or a business involved in the production of beer. (Also see Microbrewery.) (Ord. 673 § 1 (Exh. B), 2007)

18.10.110 Building.

“Building” means a freestanding structure including all its attachments. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.115 Buildable area.

“Buildable area” means that portion of a lot remaining after the minimum open space requirements, such as lot coverage, required yards and setbacks, have been provided. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.120 Building coverage.

“Building coverage” means the amount of land covered, occupied or permitted to be covered/occupied by a building or buildings, usually expressed in square feet or percentage of land on the lot, and measured horizontally at the foundation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.125 Building height.

“Building height” means the vertical distance measured from the average elevation of the actual or proposed finished grade adjacent to the building to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.130 Building line.

“Building line” means a line parallel to the property line located at the point of a building lying nearest to the property line. Also, a line parallel to the property line located at the place nearest to the property line where a building may lawfully be constructed. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.135 Bus stop.

“Bus stop” means a facility where bus passengers are picked up and dropped off, including waiting areas, but not including service or storage facilities for buses. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.140 Bus terminal.

“Bus terminal” means a facility used for the storage and service of buses. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.145 Caretaker’s residence. Amended by Resolution 2014-135, see page insert

~~“Caretaker’s residence” means a residential dwelling unit accessory to an agricultural, commercial or industrial use for occupancy by the owner, caretaker or watchman. (Ord. 673 § 1 (Exh. B), 2007, Ord. 607 § 1, 2003)~~

18.10.155 City.

“City” means the city of Entiat, Washington, a municipal corporation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.160 Community service facilities.

“Community service facility” means Facilities providing services such as food and clothing distribution, job training, tutoring, meeting rooms for non-profit organizations, and similar services. (Ord. 701 § 1, 2009)

18.10.145 Caretaker's residence.

"Caretaker's residence" means a residential dwelling unit accessory to a commercial or industrial use for occupancy by someone directly associated with an active business on the site, such as the owner, caretaker, or watchman. A caretaker's residence may be an apartment within the existing business or a separate single-family home. Only one caretaker residence is allowed per commercial or industrial facility, regardless of the number of businesses or parcels. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord. 744 § 1, 2013)

18.10.161 Comprehensive plan.

“Comprehensive plan” means the policies and proposals approved by the council as portrayed by the text and map of the adopted comprehensive plan on file at the city clerk-treasurer’s office. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.162 Concurrency or concurrent.

“Concurrency” or “concurrent” means that improvements are in place at the time of development, or that a financial commitment is in place to complete the improvements within six years. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.165 Conditional use.

“Conditional use” means certain uses which, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain use districts only by the granting of a conditional use permit as described in this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.170 Congregate care home.

“Congregate care home” means any home or other institution which is advertised, announced or maintained for the express or implied purpose of providing lodging, meal service or personal care for three or more elderly and/or people with functional disabilities, not related by blood or marriage to the operator, whether or not they receive public assistance. Such facilities shall be licensed by the state and shall include congregate care facilities that are facilities operated under contract with the state. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.175 Convalescent center (nursing home).

“Convalescent center (nursing home)” means a facility other than a home used to house and provide nursing, dietary and other personal services for the elderly and people with functional disabilities. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.180 Council.

“Council” means the city council of the city of Entiat, Washington. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.185 Day care center.

“Day care center” means a state-licensed facility that regularly provides care for 13 or more children during part of the 24-hour day as defined in RCW 35.63.170 as it now exists or as may be hereafter amended, and conducted in a place of business other than a residence. For the purposes of this code, a day care center may include preschool activity. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.190 Day care home.

“Day care home” means the residence of a state-licensed day care provider who regularly provides day care for not more than 12 children in the family living quarters. For the purposes of this code, a day care home may include preschool activity. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.200 Density.

“Density” means the average number of dwelling units per gross acre. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.210 Developer.

“Developer” means any person, corporation, government agency, partnership or other entity that makes application for a proposal, permit, approval or action governed by the codes and ordinances of the city. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.215 Development.

“Development” means any manmade use or change to improved or unimproved real estate, including without limitation the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any buildings or any other structures; mining, filling, stockpiling; excavation and grading; and divisions of land. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.220 Drive-in use.

“Drive-in use” means an establishment which by design, physical facilities, service or packaging procedures encourages or permits customers to receive services, obtain goods or be entertained while remaining in a motor vehicle, that provides for the ordering and pick-up of food from the window of a vehicle. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.225 Dwelling.

“Dwelling” means a building or portion thereof designed exclusively for residential purposes, including one-family, two-family, multiple-family or apartment dwellings and manufactured homes, as defined herein. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.230 Dwelling, single-family.

“Dwelling, single-family” means a detached residential living unit containing sufficient facilities to function as an independent self-contained housekeeping unit. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.235 Dwelling, two-family or duplex.

“Dwelling, two-family” or “duplex” means a single structure containing two dwelling units designed for occupancy by two families and connected by a common vertical wall or, in the case of a multi-story building, by common ceiling and floor. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.240 Dwelling, multifamily.

“Dwelling, multifamily” means a residential structure containing three or more fully self-contained housekeeping units. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.245 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.250 Engineer.

“Engineer” means an individual licensed as a civil engineer pursuant to Chapter 18.48 RCW as now exists or may be hereafter amended. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.255 Essential public facilities.

“Essential public facilities” means those facilities typically difficult to site such as airports, state education facilities, state or regional transportation facilities, correctional facilities, solid waste handling facilities, substance abuse facilities, etc. (Ord. 673 § 1 (Exh. B), 2007; Ord. 660 § 1, 2006; Ord. 607 § 1, 2003)

18.10.260 Family.

“Family” means an individual or two or more persons living together as a single housekeeping unit. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.265 Farmer’s market.

“Farmer’s market” means a site used for the retail sale of fresh agricultural products, grown either on- or off-site, but may include as incidental and accessory to the principal use, the sale of factory-sealed or prepackaged food products, arts, crafts, plants, flowers and other nonfood items. This definition does not include the sale of animals or used products similar to a flea market. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.270 Fence.

“Fence” means any arrangement of wood, metal, wire or other material running around, along, or by the side of any open area to prevent or restrict passage or to mark a boundary providing a physical or visual barrier between properties or other features. The term includes, but is not limited to, built-up structures and the use of dense landscape plantings such as a hedge. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.275 Grade.

“Grade” means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building (per International Building Code). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.280 Grade, average.

“Grade, average” means the average of the natural or existing topography at the center of all exterior walls of a building or structure to be placed on a site. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.285 Grade, natural.

“Grade, natural” means the elevation of the ground surface in its natural state, before human-made alterations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.290 Gross floor area.

“Gross floor area” means the total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, stairways, elevator shafts and basements. Minimum floor area calculations shall not include attached or detached garages, porches, decks or balconies. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.295 Group home.

“Group home” means a place for dependent or pre-delinquent children, which provides special care in a homelike environment. This definition does not include homes of this nature for three or fewer persons (excluding house parents). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.300 Halfway house.

“Halfway house” means a home for juvenile delinquents or adult offenders leaving correctional and/or mental institutions or rehabilitation centers for alcohol and/or drug users that is designed to facilitate their readjustment to private life, or residential care facilities meeting the definition of Chapter 70.128 RCW. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.305 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW 70.105.010. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.310 Hazardous waste storage.

“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by state dangerous waste regulations, Chapter 173-303 WAC. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.315 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical or biological processing of dangerous wastes to make them less dangerous, safer for transport, amenable for storage, or reduced in volume. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.320 Hazardous waste treatment/storage facility, off-site.

“Hazardous waste treatment/storage facility, off-site” means those treatment and storage facilities which treat and store waste from generators on properties other than those on which the off-site facilities are located. These

facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.325 Hazardous waste treatment/storage facility, on-site.

“Hazardous waste treatment/storage facility, on-site” means those treatment and storage facilities that treat and store wastes generated on the same geographically contiguous or bordering property. These facilities must comply with the state siting criteria adopted in accordance with RCW 20.105.210. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.330 Height measurements.

Height shall be measured from the adjacent grade of the ground to the highest point of the item being measured. In instances where the ground is not level, an average grade may be calculated and used. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.335 Home occupation.

“Home occupation” means a lawful occupation carried on entirely within a primary residential building as a clearly secondary use involving the occupants thereof. Transacting wholesale-retail establishments are not home occupations for the purposes of this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.340 Hotel.

“Hotel” means any building containing six or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.345 Housing for people with functional disabilities.

“Housing for people with functional disabilities” means housing used, or intended for use, by persons with functional disabilities. The term includes, but is not limited to, adult family homes, residential care facilities and housing for any supported living arrangement, as herein defined. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.350 Housekeeping unit.

“Housekeeping unit” means a living space containing sufficient support facilities to allow a single household to function in a fully self-contained fashion. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.355 Industrial park.

“Industrial park” means a large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics and compatibility. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.360 Impervious surface.

“Impervious surface” means any material or structure that prevents the natural absorption of water into the earth. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.370 Junk.

“Junk” means any storage or accumulation of inoperable motor vehicles or equipment, vehicle or equipment parts, used lumber and building materials, pipe, white goods, appliances, demolition waste, any used material, or any solid waste. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.375 Junk yard.

“Junk yard” means a place where junk, waste, or salvaged materials such as, but not limited to, scrap metal, bones, rags, old machinery, or used rubber, rope, bottles, glass, tools, appliances, fixtures, utensils, lumber, boxes, pipe, tires, or other manufactured goods are bought, sold, abandoned, exchanged, stored, baled, packed or handled. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.380 Kennel, commercial.

“Kennel, commercial” means any premises or building (including a residence) in which dogs or other domestic animals are housed, kept, groomed, bred, boarded, trained and/or sold, all for compensation at a profit (a commercial enterprise). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.385 Kennel, hobby.

“Kennel, hobby” means a noncommercial kennel, associated with a residence, in which one breeding pair of dogs or other domestic animals (and their young) are housed, kept, groomed, bred, sold or trained by their owner. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.390 Livestock.

“Livestock” means animals kept for use, propagation, or sale. Dogs, fish, house cats, and house pets, other than those with cloven hooves, are not considered livestock for the purpose of this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.395 Livable space.

“Livable space” means that part of a dwelling unit that meets all building code requirements for sleeping quarters. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.400 Lodging house.

“Lodging house” means a building where lodging is provided for compensation, or not, for not more than five guest rooms. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.405 Lot, lot of record or zoning lot.

“Lot,” “lot of record” or “zoning lot” means a platted or unplatted parcel of land unoccupied, occupied or intended to be occupied by a principal use or building and accessory buildings, together with all yards, open spaces and setbacks required by this code. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.410 Lot area (size).

“Lot area (size)” means a calculation expressed in square feet which describes the size of a zoning lot. It is the total land space or area contained within the boundary lines of any lot, tract or parcel of land, including easements and private reservations of record, exclusive of public rights-of-way, and may be expressed in square feet or acres. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.415 Lot, corner.

“Lot, corner” means a lot that abuts two or more intersecting streets. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.420 Lot coverage.

“Lot coverage” means the amount of land covered or permitted to be covered by buildings or other improvements that create impervious surfaces, and by driveways and parking areas, usually measured in terms of percentage of total lot area. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.425 Lot depth.

“Lot depth” means the distance between the midpoints of straight lines connecting the two front property corners and the two rear property corners. In the case of a curvilinear or radial property line, the depth shall be measured from the midpoint of the radius or curve. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.430 Lot, interior.

“Lot, interior” means a lot that has frontage on one street only. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.435 Lot frontage.

“Lot frontage” means the lineal distance that a lot abuts upon or adjoins a public street or streets. The frontage of corner lots or through lots shall be the sum of all distances where the lot and adjacent streets meet. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.440 Lot line.

“Lot line” means the property line bounding a lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.445 Lot line, front.

“Lot line, front” means that boundary of a lot that is located along an existing or dedicated public street. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.450 Lot line, rear.

“Lot line, rear” means a property line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line 10 feet in length that is either parallel to the front lot line, or intersects the two other lot lines at points most distant from the front lot line. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.455 Lot line, side.

“Lot line, side” means any property line not a front or rear lot line. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.460 Lot, through.

“Lot, through” means a lot that fronts on two parallel or nearly parallel streets. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.465 Lot width.

“Lot width” means the dimension of the front lot line as it adjoins the street; the dimension across the rear of the required front yard setback on an irregularly shaped lot; the narrowest dimension of the lot at the street or building line for a corner lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.475 Manufactured home.

“Manufactured home” means a structure constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, bearing the appropriate insignia indicating such compliance, and designed primarily for residential occupancy by human beings. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.477 Manufactured home, designated.

“Manufactured home, designated” means a manufactured home that meets the following:

- (1) Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- (2) Was originally constructed with and now has a composition of wood shake or shingle, coated metal or similar roof of not less than 3:12 pitch;
- (3) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.10.205)

18.10.480 Manufactured home park.

“Manufactured home park” means an area of land occupied or designed to be occupied by two or more manufactured/mobile homes, used for permanent dwelling or sleeping purposes, on a lease basis and operated as a single development. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.481 Mixed-use Planned Development (MUPD).

This is a planned development that is intended to provide for a variety of different residential, recreational, and commercial land uses within a single development area. It is intended to promote the mix of these uses in an

integrated, coordinated, and comprehensively designed development project that offers a high level of urban amenities and preserves the natural and scenic qualities of open spaces and critical areas. (Ord. 720 § 1, 2011)

18.10.482 Mobile home.

“Mobile home” means a structure, constructed before June 15, 1976, that is transportable in one or more sections that are eight feet or more in width and 32 feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and bearing the “Mobile Home” insignia of the Washington State Department of Labor and Industries. (Ord. 673 § 1 (Exh. B), 2007)

18.10.483 Mobile food vendor.

“Mobile food vendor” means a person or traveler who sells, or offers for sale, by sample or description or otherwise directly to the consumer, any food or beverages, or other merchandise, from a vehicle, mobile unit or truck. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.485 Modular home (factory-built home).

“Modular home (factory-built home)” means a residential structure which is constructed in a factory, in accordance with applicable building codes and bearing the appropriate insignia indicating such compliance, transported to the building site in modules and assembled on-site on a permanent foundation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.490 Motel.

“Motel” means a motel designed to accommodate the automobile tourist and provide parking conveniently located near each guest room. Facilities may include kitchenettes in the room for temporary cooking use. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.495 Microbrewery.

“Microbrewery” means a place where specialty beer (one or more varieties) is made in limited quantities with an annual production on a scale of 25,000 gallons or less. (Also see Brewery.) (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.500 Mini-storage.

“Mini-storage” means a building(s) or site used for temporary indoor or outdoor storage on a commercial basis (excluding the storage of hazardous materials and waste). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.505 Multiple use building.

“Multiple use building” means a building containing uses for more than one land use classification. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.507 Municipal building.

“Municipal building” means a structure used to house the general operations of a municipal government, including city halls, county courthouses, etc. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.510 Nonconforming building or structure.

“Nonconforming building or structure” means a building or other structure which in some manner other than its use does not meet all of the standards required by this title for a new structure in the same zoning district, but which was lawfully created and conformed to the prevailing requirements at the time of its original construction. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.515 Nonconforming lot.

“Nonconforming lot” means a lot which does not meet one or more of the dimensional (depth, width, or area) requirements for lots in the zoning district in which it is located, but which lot was lawfully created and conformed to the prevailing standards when originally segregated. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.520 Nonconforming use.

“Nonconforming use” means an activity which does not conform to the use regulations of the zoning district in which it is located, but which was lawfully established and conformed to the regulations that prevailed at the time of its beginning. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.525 Nursery (greenhouse).

“Nursery (greenhouse)” means a facility, structure or use of land for the commercial production of bedding plants, street stock or associated horticultural products. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.530 Open space.

“Open space” means that portion of a lot or parcel not developed or built upon or occupied by buildings, parking areas, driveways and the like; generally the front, rear and side yards of a lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.535 Open space, common.

“Open space, common” means that portion of a lot or parcel not developed, built upon or occupied by buildings, parking areas, driveways and the like, other than minimal appurtenances such as walkways designed and intended to make such open space usable and accessible, and the use of which is intended for and accessible to all of the persons residing in the development of which the open space is a part. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.540 Open space, usable.

“Open space, usable” means undeveloped or unbuilt portions of land designed and maintained in a manner which makes such open space accessible and usable by and for the persons for whom the space is intended. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.545 Parking area.

“Parking area” means an open area, other than a street or alley, which contains one or more parking spaces and the aisles which provide access to such spaces. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.550 Parking, off-street.

“Parking, off-street” means an area devoted to the parking of vehicles and located within the boundaries of a lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.555 Parking space/stall.

“Parking space/stall” means an area set aside, permanently reserved and maintained for the parking of one motor vehicle outside of a public street right-of-way and outside of required front yard setbacks, unless otherwise provided for in this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.560 People with functional disabilities.

“People with functional disabilities” shall mean the following:

(1) A person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:

- (a) Needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living; or
- (b) Needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible; or
- (c) Having a physical or mental impairment which substantially limits one or more of such person’s major life activities; or
- (d) Having a record of having such an impairment; and

(2) A person being regarded as having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.565 Permitted use.

“Permitted use” means a main or primary use of land as prescribed under permitted uses in each of the various zoning districts as the same are described in this title and are allowed as a matter of right. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.570 Places of habitation.

“Places of habitation” means structures used for residential occupancy; a domicile; a living area. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.572 Planned Development (PD).

Planned developments are meant to provide flexibility from strict application of zoning and subdivision regulations in order to allow for projects that are better designed and offer greater public benefits. (Ord. 720 § 1, 2011)

18.10.575 Planning commission.

“Planning commission” means the city of Entiat planning commission. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.580 Preschool.

“Preschool” means a place where prekindergarten children are taught that meets all state and city requirements to conduct such activity. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.585 Primary structure.

“Primary structure” means a building that is occupied or is intended to be occupied by a primary use. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.590 Primary use.

“Primary use” means the main or dominant activity occurring on a lot. Primary uses include permitted, conditional uses, or nonconforming uses. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.595 Professional office.

“Professional office” means an office occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers and surveyors, and persons engaged in other similar occupations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.600 Property line.

“Property line” means a line bounding and indicating the ownership, or intended ownership, of a parcel of land. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.605 Public service facilities.

“Public service facilities” means equipment installations for utility and service purveyors including, but not limited to, telephone exchanges, cellular repeaters, electrical substations, water reservoirs, pump stations, and similar facilities of service providers. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.610 Recreational facility.

“Recreational facility” means a structure or use designed to provide indoor or outdoor recreation opportunities for the public. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.615 Recreational vehicle.

“Recreational vehicle” means a portable structure such as a motor home, travel trailer, equivalent facilities in or on an automotive vehicle, tent, or other short-term recreational shelter designed as temporary living quarters for travel, recreation and vacation uses. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.620 Recreational vehicle park.

“Recreational vehicle park” means a parcel or tract of land under single ownership or control having designated areas for rent to one or more persons for temporary parking or placement of a recreational vehicle, as opposed to permanent year-round occupancy. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.625 Recreational vehicle site.

“Recreational vehicle site” means a plot of ground within a recreational vehicle park available for accommodation of a recreational vehicle. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.630 Recycling center.

“Recycling center” means a facility where discarded recyclable products such as aluminum and tin cans, glass, paper, and other similar individual consumer products are deposited and stored for future reprocessing (excluding drop stations). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.635 Recycling drop station.

“Recycling drop station” means a facility or area for consumer deposit of small recyclable household items (glass, paper, aluminum, etc.) in enclosed containers which are collected and emptied on a regular basis without processing, crushing or other handling, and which does not create a nuisance due to odor, noise, appearance, rodent or bug attraction. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.640 Residential care facility.

“Residential care facility” means a facility, licensed by the state, that cares for at least five but not more than 15 people with functional disabilities that has not been licensed as an adult family home pursuant to RCW 70.128.010. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.642 Residential Planned Development (RPD).

This is a planned development devoted solely to full-time residential uses. It is intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices within a single residential project. (Ord. 720 § 1, 2011)

18.10.645 Right-of-way.

“Right-of-way” means the platted, dedicated, or reserved portion of a development for purposes of a street or alley for vehicular and/or pedestrian access. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.650 Rooming house.

“Rooming house” means a building where rooms are provided for compensation, or not, that are independent living quarters sharing no more than bathroom and laundry facilities. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.655 Setback distance.

“Setback distance” means a line parallel to the property line and located at the minimum setback distance from said property line as prescribed by this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.660 Sign.

“Sign” means an identification, description, illustration or device which is affixed to or represented, directly or indirectly, upon a structure or land, and which directs attention to a product, place, activity, person, institution, business, or profession. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.665 Small appliance.

“Small appliance” means indoor household appliances weighing 50 pounds or less that can be hand-carried by one person. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.670 Small engine repair.

“Small engine repair” includes the repair of lawn mowers, chain saws and similar size equipment. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.672 Small-scale.

“Small-scale” means, for the purposes of this code, a business (retail, wholesale or manufacturing) which requires less than 10,000 square feet to conduct all facets of operation. (Ord. 673 § 1 (Exh. B), 2007)

18.10.675 Special exceptions.

(1) “Conditional use” means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location, circumstances, or relation to the neighborhood, would promote the public health, safety, welfare, necessity, morals, comfort, order, convenience, appearance, or prosperity, such uses may be permitted in such zoning district as conditional uses if specific provision for such use is made in this title.

(2) “Variance” means a relaxation of the terms of the zoning ordinance where such will not be contrary to the public interest and, where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal application of the ordinance would result in undue hardship. Variances are authorized only for height, area, size of structures, yards, open space, and lots. The establishment or expansion of a use otherwise not allowed shall not be authorized by variance, nor shall a variance be granted because of nonconformities in the neighborhood or zoning district involved. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.680 State siting criteria.

“State siting criteria” means the standards and requirements adopted by the Washington State Department of Ecology relating to hazardous waste facilities pursuant to RCW 70.105.225(1). (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.685 Storage facilities, bulk.

“Storage facilities, bulk” means either enclosed or outdoor areas designed for the storage of either large quantities of materials or materials of a large size. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.690 Story.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.695 Street.

“Street” means a public right-of-way for roadway, sidewalk and utility installation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.700 Street, arterial.

“Street, arterial” means a roadway designed to carry a high proportion of the total urban area traffic, and usually either serves traffic going from the central business district to outlying residential areas, or traffic entering and leaving the urban area. They also provide a connection to collector streets, and provide intra-community continuity while maintaining identifiable neighborhoods. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.705 Street, collector.

“Street, collector” means a roadway designed to provide access service and traffic circulation within residential neighborhoods and commercial/industrial areas. They differ from the arterial streets in that they may penetrate residential neighborhoods, distributing traffic from arterials to the ultimate destination or vice versa. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.710 Street, local access.

“Street, local access” means a roadway designed to provide access to abutting land and to collector and arterial streets. They offer the lowest level of mobility, particularly to through traffic in residential neighborhoods. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.715 Structural alteration.

“Structural alteration” means any change to the supporting members of a structure, including, but not limited to, foundations, bearing walls or partitions, columns, beams, girders, trusses or any structural change in the roof or exterior walls. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.720 Structure.

“Structure” means that which is built or constructed, edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, but not including residential fences, retaining walls of less than three feet in height, rockeries, and similar improvements of a minor character. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.725 Substandard street.

“Substandard street” means a public street having less than a full standard right-of-way for its class of street and/or a public street having less than full improvements for its class of street. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.730 Supported living arrangement.

“Supported living arrangement” means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.735 Temporary use.

“Temporary use” means a use located on a lot, for a period not to exceed six months, with the intent to discontinue such use after the time period expires. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.740 Travel trailer.

“Travel trailer” means a portable structure built on a chassis designed to be used as a temporary dwelling for travel and recreational purposes, having a body width of eight feet or less or a body length of 35 feet or less. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.745 Use.

“Use” means the purpose for which land or a structure is primarily designed, arranged or intended; or for which it is primarily occupied or maintained. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.750 Use district.

“Use district” means a specific zoned area or district designated on the official zone map. Such area is subject to all the regulations applicable to the districts that are contained in this code. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.755 Variance.

“Variance” means a modification of the regulations because of the unusual nature, shape, exceptional topographic conditions, or extraordinary situation or conditions connected with a specific piece of property, where the literal enforcement of this code would pose undue hardship unnecessary in carrying out the spirit of this code. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.760 Vocational school.

“Vocational school” means a school for educating, training or retraining persons in a trade, vocation or other technical field. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.765 Yard.

“Yard” means an open space on a lot, lying between the property line and building line, which is unobstructed from the ground upward except as otherwise provided for in this code. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.770 Yard, front.

“Yard, front” means a yard extending between side lot lines across the front of a lot adjoining a public street and lying between the street and the building line. On through lots, a front yard shall be maintained on both street frontages. On corner lots, front yards shall be maintained on both street frontages for the lots’ full width and depth. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.775 Yard, rear.

“Yard, rear” means a yard extending between side lot lines across the back of a lot and lying between the rear lot line and the building line. Rear yards shall be at the opposite end of a lot from the front yard. On corner lots, only one rear yard is required and can be opposite either front yard. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.780 Yard, side.

“Yard, side” means a yard extending between the front setback line and the rear property line and between the side property line and the building line. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.785 Warehouse.

“Warehouse” means a structure used for the storage of goods and materials. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.787 Winery, small-scale.

“Winery, small-scale” means a structure, building or place that produces wine with an annual production of 25,000 gallons or less. Winery, small-scale may include a tasting room and/or gift shop for the sale of wine and related items. (Ord. 673 § 1 (Exh. B), 2007)

18.10.790 Wrecking yard.

“Wrecking yard” means an area in which is conducted the dismantling and/or wrecking of new and used motor vehicles, machinery, or trailers, or the sale of partially dismantled, obsolete, or wrecked vehicles or their parts. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.795 Zoning district.

“Zoning district” means a section of the city designated in this title in which requirements of the use of land and building and development standards are prescribed. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.800 Zoning envelope.

“Zoning envelope” means the three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks and other bulk regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.10.805 Zoning map.

“Zoning map” means the map delineating the boundaries of districts that, along with the zoning text of this code, comprise the zoning ordinance of the city. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

**Chapter 18.14
RESIDENTIAL LOW DENSITY
DISTRICT (R-L)**

Sections:

- 18.14.010 Purpose.
- 18.14.020 Permitted, accessory, conditional and prohibited uses.
- 18.14.030 Development standards.

18.14.010 Purpose.

The R-L district is intended to preserve residential neighborhoods, agricultural activities and public service uses necessary to residential activities, consistent with the comprehensive plan. (Ord. 673 § 1 (Exh. B), 2007)

18.14.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.14.010 – 18.14.040)

18.14.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the city of Entiat, and shall comply with the following:

- (1) Minimum lot area:
 - (a) Eight thousand five hundred square feet for a single-family dwelling.
 - (b) Twelve thousand five hundred square feet for a duplex dwelling.
- (2) Minimum lot width at the building line: 85 feet. Corner lots shall observe a minimum lot width at the building line of 95 feet.
- (3) Minimum lot depth: 90 feet.
- (4) Maximum building height: two stories or 35 feet.
- (5) Minimum public street frontage: each residential lot shall front on a public street for at least 20 feet.
- (6) Maximum lot coverage: 35 percent for all buildings and 50 percent for impervious surfaces.
- (7) Minimum setback distances:
 - (a) Front yard: 25 feet from the front property line or 50 feet from the centerline, whichever is greater. Corner lots may observe only one 25-foot front yard setback along with a 20-foot setback on the second street at discretion of building official and as long as sight lines (i.e., view triangle) for drivers are not obscured; and
 - (b) Side yard: five feet from side property line; and
 - (c) Rear yard: 20 feet from rear property line.
- (8) Maximum density shall not exceed four units per acre.
- (9) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements, and all other applicable provisions of this title and other city of Entiat codes.
- (10) Detached garages and other residential accessory buildings shall not exceed 900 square feet or 60 percent of the floor area of the principal structure's various floors, excluding basement areas, whichever is greater.
- (11) The storage of not more than one each of a boat, travel trailer, motor home, or truck may be stored outside of a building and it shall be to the rear of the front yard setback line.
- (12) Fences shall meet the following standards:
 - (a) Front yard: 48 inches maximum height;
 - (b) Side yard: six feet maximum height;
 - (c) Rear yard: six feet maximum height.
- (13) Swimming pools shall meet the following standards:
 - (a) Above-ground pools must be located outside of required front yard areas and be set back at least five feet from rear and side property lines;

(b) In-ground pools must be located outside of the required front yard setback and observe a five-foot setback from rear and side property lines. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height.

(Ord. 688 § 1, 2008; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.14.050)

Chapter 18.18
RESIDENTIAL MEDIUM DENSITY DISTRICT (R-M)

Sections:

- 18.18.010 Purpose.
- 18.18.020 Permitted, accessory, conditional and prohibited uses.
- 18.18.030 Development standards.

18.18.010 Purpose.

The purpose of the R-M district is to provide an area for moderate density residential uses and other uses that are compatible and consistent with the residential character. (Ord. 673 § 1 (Exh. B), 2007)

18.18.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.18.010 – 18.18.040)

18.18.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the city of Entiat, and shall comply with the following:

- (1) Minimum lot area:
 - (a) Six thousand seven hundred and fifty square feet for a single-family dwelling.
 - (b) Eleven thousand five hundred square feet for a duplex dwelling.
 - (c) Twelve thousand five hundred square feet for the first two units plus 2,500 additional square feet for each additional unit.
- (2) Minimum lot width at the building line: 65 feet. Corner lots shall observe a minimum lot width at the building line of 70 feet.
- (3) Minimum lot depth: 90 feet.
- (4) Maximum building height: two stories or 35 feet.
- (5) Minimum public street frontage: each residential lot shall front on a public street for at least 20 feet.
- (6) Maximum lot coverage: 50 percent for all impervious surfaces.
- (7) Minimum setback distances:
 - (a) Front yard: 25 feet from the front property line or 50 feet from the centerline of the street, whichever is greater. Corner lots may observe only one 25-foot front yard setback along with a 20-foot setback on the second street at discretion of building official and as long as sight lines (i.e., view triangle) for drivers are not obscured; and
 - (b) Side yard: five feet from side property line; and
 - (c) Rear yard: 20 feet from rear property line.
- (8) Maximum density shall not exceed 10 units per acre, except as provided for in Chapter 18.38 EMC, Planned Development.
- (9) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements, and all other applicable provisions of this title and other city of Entiat codes.
- (10) Detached garages or other residential accessory buildings not exceeding 900 square feet or 60 percent of the floor area of the principal structure's various floors, whichever is greater.
- (11) Not more than one each of a boat, travel trailer, motor home, or truck may be stored outside of a building and to the rear of the front yard setback line.
- (12) Fences shall meet the following standards:

- (a) Front yard: 48 inches maximum height;
 - (b) Side yard: six feet maximum height;
 - (c) Rear yard: six feet maximum height.
- (13) Swimming pools shall meet the following standards:
- (a) Above-ground pools must be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines;
 - (b) In-ground pools must be located outside of the required front yard setback and observe a five-foot setback from rear and side property lines. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height.
- (14) All development of multifamily dwellings shall comply with the following performance standards:
- (a) Open Space/Recreation. Multifamily development shall provide common open space/recreation areas on-site for use and enjoyment of owners and residents within the development, according to the following minimum provisions:
 - (i) The area required for open space/recreation shall be 15 percent of the overall site area, with a minimum total area of 5,000 square feet, consisting of usable open space, critical areas and buffers and perimeter landscaping. Of the overall total open space areas, 75 percent must be usable open space.
 - (ii) Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, and other similar types of areas. It shall be located and designed to be conveniently accessible to all residents from the interior of the development, and it shall be at a grade and with dimensions suitable for recreation use.
 - (iii) The open space/recreation areas shall be consistently maintained and shall be preserved through appropriate legal measures ensuring the continuation of the open space/recreation area, and prohibiting current and future owners from partitioning the open space/recreation areas and from converting the areas to other uses.
 - (iv) Open space/recreation areas do not include the following: parking lots, driveways, private/public street rights-of-way, required storage areas, etc.
 - (b) Buffering/Landscaping. Multifamily development shall provide landscaping as described in Chapter 18.48 EMC, Landscaping Standards, and when multifamily development is occurring adjacent to an R-L residential low density district, a sight-obscuring fence shall be placed in addition to the landscaping provisions of Chapter 18.48 EMC.
 - (c) Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required yard areas, and shall be screened on all sides from public view and, at a minimum, be enclosed with a sight-obscuring wood, concrete or masonry wall or fence and landscaping on all sides.
 - (d) General Storage. Storage of personal property and materials, of residents as well as managers and owners of the development, shall be located outside of required front yard areas, and it shall be entirely within an enclosed building.
 - (e) Vehicle Storage. Storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation, of residents as well as managers and owners of the development, shall be prohibited unless a fully enclosed building is provided on-site specifically for that purpose.
- (Ord. 688 § 1, 2008; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.18.050)

Chapter 18.19
RESIDENTIAL HIGH DENSITY DISTRICT (R-H)

Sections:

- 18.19.010 Purpose.
- 18.19.020 Permitted, accessory, conditional, and prohibited uses.
- 18.19.030 Development standards

18.19.010 Purpose.

The purpose of the R-H district is to provide an area for high density residential uses and other uses that are compatible and consistent with the residential character. (Ord. 688 § 1, 2008)

18.19.020 Permitted, accessory, conditional, and prohibited uses.

Permitted, accessory, conditional, and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 688 § 1, 2008)

18.19.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations, and provisions of the city of Entiat, and shall comply with the following:

- (1) Minimum lot area:
 - (a) Six thousand square feet for a single-family dwelling.
 - (b) Seven thousand square feet for a duplex dwelling.
 - (c) Seven thousand square feet for the first two units; 1,700 additional square feet for each additional unit.
- (2) Minimum lot width at building line: 60 feet. Corner lots shall observe a minimum lot width at the building line of 70 feet.
- (3) Minimum lot depth: 70 feet.
- (4) Maximum building height: three stories or 35 feet.
- (5) Minimum public street frontage: each residential lot shall front on a public street for at least 20 feet.
- (6) Maximum lot coverage: 50 percent for all impervious surfaces for developments with three or fewer units; 80 percent for all impervious surfaces for developments with four or more units.
- (7) Minimum setback distances:
 - (a) Front yard: 25 feet from the property line. Corner lots may observe only one 25-foot front yard setback along with a 20-foot setback on the second street at discretion of building official and as long as sight lines (i.e., view triangle) for drivers are not obscured;
 - (b) Side yard: five feet from side property line. Eaves may not protrude into side setbacks;
 - (c) Back yard: 10 feet from rear property line. (Ord. 688 § 1, 2008)
- (8) Maximum density shall not exceed 15 units per acre, except as provided for in Chapter 18.38 EMC, Planned Development.
- (9) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements, and all other applicable provisions of this title and other city of Entiat codes.
- (10) Fences shall meet the following standards:
 - (a) Front yard: 48 inches maximum height;
 - (b) Side yard: six feet maximum height;
 - (c) Rear yard: six feet maximum height.
- (11) Swimming pools shall meet the following standards:
 - (a) Above-ground pools must be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines;
 - (b) In-ground pools must be located outside of the required front yard setback and observe a five-foot setback from rear and side property lines. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height.
- (12) All development of multifamily dwellings shall comply with the following performance standards:
 - (a) Open Space/Recreation. Multifamily development shall provide common open space/recreation areas on-site for use and enjoyment of owners and residents within the development, according to the following minimum provisions:
 - (i) The area required for open space/recreation shall be 15 percent of the overall site area, with a minimum total area of 5,000 square feet, consisting of usable open space, critical areas and buffers and perimeter landscaping. Of the overall total open space areas, 75 percent must be usable open space.
 - (ii) Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, and other similar types of areas. It shall be located and designed to be

conveniently accessible to all residents from the interior of the development, and it shall be at a grade and with dimensions suitable for recreation use.

(iii) The open space/recreation areas shall be consistently maintained and shall be preserved through appropriate legal measures ensuring the continuation of the open space/recreation area, and prohibiting current and future owners from partitioning the open space/recreation areas and from converting the areas to other uses.

(iv) Open space/recreation areas do not include the following: parking lots, driveways, private/public street rights-of-way, required storage areas, etc.

(b) Buffering/Landscaping. Multifamily development shall provide landscaping as described in Chapter 18.48 EMC, Landscaping Standards, and when multifamily development is occurring adjacent to an R-L residential low density district, a sight-obscuring fence shall be placed in addition to the landscaping provisions of Chapter 18.48 EMC.

(c) Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required yard areas, and shall be screened on all sides from public view and, at a minimum, be enclosed with a sight-obscuring wood, concrete or masonry wall or fence and landscaping on all sides.

(d) General Storage. Storage of personal property and materials, of residents as well as managers and owners of the development, shall be located outside of required front yard areas, and it shall be entirely within an enclosed building.

(e) Vehicle Storage. Storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation, of residents as well as managers and owners of the development, shall be prohibited unless a fully enclosed building is provided on-site specifically for that purpose.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord. 688 § 1, 2008; Ord. 701 § 1, 2009. Formerly 18.18.050)

Chapter 18.20 MIXED TOURIST RECREATIONAL DISTRICT (MTR)

Sections:

18.20.010 Purpose.

18.20.020 Permitted, accessory, conditional and prohibited uses.

18.20.030 Development standards.

18.20.010 Purpose.

The MTR district is provided to support residential and tourist related activities in a compatible and consistent manner. (Ord. 673 § 1 (Exh. B), 2007)

18.20.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.20.010 – 18.20.040)

18.20.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the city of Entiat, and shall comply with the following:

(1) Minimum lot area:

(a) Eight thousand five hundred square feet for a single-family dwelling.

(b) Twelve thousand five hundred square feet for a duplex dwelling.

(c) Twelve thousand five hundred square feet for the first two units plus 2,500 additional square feet for each additional unit.

(2) Minimum lot width at the building line: 85 feet. Corner lots shall observe a minimum lot width at the building line of 95 feet.

(3) Minimum lot depth: 90 feet.

- (4) Maximum building height: 35 feet.
- (5) Minimum public street frontage: each residential lot shall front on a public street for at least 20 feet.
- (6) Maximum lot coverage: 35 percent for all impervious surfaces for single family, 50 percent for all impervious surfaces for multi-family, and 80 percent for all impervious surfaces for commercial, mixed-use, or condominiums.
- (7) Minimum setback distances:
 - (a) Front yard: 25 feet from the front property line or 55 feet from the centerline of the street, whichever is greater. Buildings on corner lots shall observe a front yard setback from both front property lines; and
 - (b) Side yard: five feet from side property line; and
 - (c) Rear yard: 20 feet from rear property line.
- (8) Maximum density shall not exceed four units per acre, except as provided for in Chapter 18.38 EMC, Planned Development.
- (9) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements, and all other applicable provisions of this title and other city of Entiat codes.
- (10) Detached garages and other residential accessory buildings not exceeding 900 square feet or 60 percent of the floor area of the principal structure's various floors, excluding basement areas, whichever is greater.
- (11) Not more than one each of a boat, travel trailer, motor home, or truck may be stored outside of a building and to the rear of the front yard setback line.
- (12) Fences shall meet the following standards:
 - (a) Front yard: 48 inches maximum height;
 - (b) Side yard: six feet maximum height;
 - (c) Rear year: six feet maximum height.
- (13) Swimming pools shall meet the following standards:
 - (a) Above-ground pools must be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines;
 - (b) In-ground pools must be located outside of the required front yard setback and observe a five-foot setback from rear and side property lines. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height.
- (14) All development within this district shall comply with the following performance standards, except that the construction of a single-family or duplex dwelling on a legal lot existing as of the date of the adoption of the ordinance codified in this title shall be exempt from these standards:
 - (a) Open Space/Recreation. Single-family, duplex and multifamily developments shall provide common open space/recreation areas on-site for use and enjoyment of owners and residents within the development, according to the following minimum provisions:
 - (i) The area required for open space/recreation shall be 15 percent of the overall site area, with a minimum total area of 5,000 square feet, consisting of usable open space, critical areas and buffers and perimeter landscaping. Of the overall total open space areas, 75 percent must be usable open space.
 - (ii) Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, and other similar types of areas. It shall be located and designed to be conveniently accessible to all residents from the interior of the development, and it shall be at a grade and with dimensions suitable for recreation use.
 - (iii) The open space/recreation areas shall be consistently maintained and shall be preserved through appropriate legal measures ensuring the continuation of the open space/recreation area, and prohibiting current and future owners from partitioning the open space/recreation areas and from converting the areas to other uses.
 - (iv) Open space/recreation areas do not include the following: parking lots, driveways, private/public street rights-of-way, required storage areas, etc.
 - (b) Buffering/Landscaping. Multifamily development shall provide landscaping as described in Chapter 18.48 EMC, Landscaping Standards, and when multifamily development is occurring adjacent to an R-L residential low density district, a sight-obscuring fence shall be placed in addition to the landscaping provisions of Chapter 18.48 EMC.

(c) Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required yard areas, and shall be screened on all sides from public view and, at a minimum, be enclosed with a sight-obscuring wood, concrete or masonry wall or fence on all sides. Landscaping is encouraged.

(d) General Storage. Storage of personal property and materials, of residents as well as managers and owners of the development, shall be located outside of required front yard areas, and it shall be entirely within an enclosed building.

(e) Vehicle Storage. Except for single-family dwellings, storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation, of residents as well as managers and owners of the development, shall be prohibited unless a fully enclosed building is provided on-site specifically for that purpose. For single-family dwellings, not more than one each of a boat, travel trailer, motor home, or truck may be stored outside of a building, and they shall be to the rear of the front yard setback.

(Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.20.050)

**Chapter 18.22
HIGHWAY COMMERCIAL ZONING DISTRICT (C-H)**

Sections:

18.22.010 Purpose.

18.22.020 Permitted, accessory, conditional and prohibited uses.

18.22.030 Development standards.

18.22.010 Purpose.

The C-H classification is for areas that are or will become suited for general and highway commerce. The purpose of C-H is to provide commercial activities within the community. Businesses along Highway 97A are intended to allow larger scale commercial enterprises, consistent with the larger parcel sizes, while businesses accessed from arterial streets may be smaller scale. Secondary residential components are allowed, as population growth demands. (Ord. 673 § 1 (Exh. B), 2007)

18.22.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007)

18.22.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the city of Entiat, and shall comply with the following:

(1) Minimum lot area: no minimum lot area or dimensions.

(2) Maximum building height: Three stories or 40 feet.

(3) Maximum lot coverage: 50 percent for all buildings.

(4) Minimum setback distances:

(a) Front yard: 45 feet from the centerline of city streets or 15 feet from the front property line, whichever is greater. Front yard setbacks from a state highway shall be 40 feet from the front property line when parking is provided, pursuant to this chapter and Chapter 18.46 EMC, Off-Street Parking Requirements, between the building and the front property line, or 20 feet from the front property line when no parking is located between the building and the front property line; and

(b) Side yard: zero feet from the side property line; and

(c) Rear yard: zero feet from the rear property line, improved access (alley, street) five feet without established access; and

(d) When the lot is adjacent on the side property line to land in a residential zone, the side yard setback shall be 15 feet from the side property line; and provided further, that when the lot is adjacent on the

rear property line to land in a residential zone, the rear yard setback shall be 20 feet from the rear property line.

(5) Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required yard areas, and shall be screened on all sides from public view and, at a minimum, be enclosed with a sight-obscuring wood, concrete or masonry wall or fence and landscaping on all sides.

(6) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located outside of required front yard areas, and it shall be entirely within an enclosed building.

(7) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements.

(8) Landscaping shall be provided in accordance with Chapter 18.48 EMC, Landscaping Standards.

(9) Signs shall be governed according to the provisions of Chapter 18.50 EMC, Signs.

(10) Security fences, provided:

(a) That a maximum height limitation of six feet be observed within any required setback area; and

(b) That a maximum height limitation of eight feet be observed outside of any required setback area.

(11) When proposed land uses in this district adjoin different land uses, particularly existing industrial or residential uses, a buffer area shall be created by increasing side and rear yard setbacks and through placement of landscaping to ensure long-range compatibility of various land uses. Additional access points for trash and other service areas or required parking areas shall have a visual screen of landscaping. Fencing shall be buffered with landscaping. All landscaping requirements shall be consistent with EMC 18.48.040. (Ord. 673 § 1 (Exh. B), 2007)

Chapter 18.25
WATERFRONT PARK (WP)

Sections:

18.25.010 Purpose.

18.25.020 Permitted, accessory, conditional and prohibited uses.

18.25.030 Development standards.

18.25.010 Purpose.

The purpose of the Waterfront Park zone is to provide public access to the shoreline for active and passive water-enjoyment uses. Examples of compatible uses in this designation include outdoor public access and recreation, swimming beaches, boating facilities, camping areas, trails, picnic shelters, restrooms, campfire facilities, and public open spaces. It is the intention of the Waterfront Park zoning to protect and restore ecological functions of open space, floodplain, and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

18.25.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in the Entiat Shoreline Master Program for the appropriate environment designation.

18.25.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and the Entiat Shoreline Master Program for the appropriate environment designation.

Chapter 18.30
WATERFRONT BUSINESS ZONING DISTRICT (W-B)

Sections:

- 18.30.010 Purpose.
- 18.30.020 Overview.
- 18.30.030 Permitted, accessory, conditional and prohibited uses.
- 18.30.040 Frontage Types.
- 18.30.050 Architectural Design Guidelines.
- 18.30.060 Site Standards.
- 18.30.070 Yard Standards.
- 18.30.080 Temporary Uses.
- 18.30.090 Outdoor Dining in Public Right-of-Way.
- 18.30.100 Animals.
- 18.30.110 Sign Standards.
- 18.30.120 Definitions.

18.30.010 Purpose.

The purpose of the W-B district is to encourage the development of businesses that support recreation and commercial waterfront activities, consistent with the comprehensive plan. (Ord. 673 § 1 (Ex. B), 2007)

18.30.020 Overview

This Form-Based Code is a direct reflection of the community-based vision for development of Entiat's waterfront. This vision is founded on the goal of restoring Entiat's Main Street, using the traditional building forms, street layout, and planning of public places commonly found in the historic portions of Central Washington's cities. The following guidelines are not intended to result in designs that copy historic styles, but rather to encourage traditional architectural elements, proportion, and massing, and to encourage a pedestrian-oriented development, with short blocks, shoreline access, public gathering places, and views of Entiat's scenic waterfront. The Form-based Code is intended also to result in development that will create destinations and attractions, both for residents and visitors, by providing the following ten elements:

- Transient marina;

- Swim area;
- Retail core;
- Restaurant row;
- Amphitheatre;
- Entertainment center;
- Upper story residential opportunities;
- Fishing dock;
- Picnic areas; and
- Wildlife viewing areas

The Form-Based Code is intended to be adopted as part the Zoning Ordinance for the City of Entiat, and will result in the City's Waterfront Business District having a code that is separate and different from other zones within the City. Should elements of this document conflict with other articles of the Zoning ordinance or and State or Federal law, the more restrictive code will supersede and take precedence. Permitted uses within the Waterfront Business District will conform to the District Use Chart found in Entiat Municipal Code 18.40. Development applications within the Waterfront Business District will be required to follow Site Plan and Design Review standards.

The Form-Based Code is organized as follows:

- **Regulating Site Plan** (a schematic representation of the Master Plan) illustrates the location of streets, blocks, and public spaces (such as sidewalks, trails, greens, parks and plazas).
- **Building Form Standards** governing basic building form, placement, and fundamental urban elements to ensure that buildings complement neighboring structures and the street. The standards will be based on building types appropriate for the region, climate, and neighborhood culture; and
- **Public Space and Street Standards** defining design attributes and geometries for sidewalks, travel lanes, parking, curb geometry, public trees, and light standards.
- **Administration** defining the application and project review process; and
- **Definitions** to ensure the precise use of technical terms.

18.30.030 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.30.010 – 18.30.040)

18.30.040 Frontage Types

PURPOSE

This section identifies the frontage types allowed within the Waterfront Business District and for each type provides a description, a statement as to the type's intent, and design standards to ensure that proposed development is consistent with the Master Plan's goals for building form, character, and architectural quality. The types are organized by intensity from most (Gallery) to least (Awning).

The Frontage types are:

- Gallery
- Shopfront
- Forecourt
- Stoop
- Awning

A. Gallery

Galleries are an attached colonnade that projects over the sidewalk and encroaches into the public right of way. This frontage type must fully absorb the sidewalk within the colonnade so that a pedestrian cannot bypass it.

1. Configuration. A great variety of gallery designs are possible, but the following guidelines apply:

- a. The height and the proportions of the gallery will correspond to the facade consistent with the architectural style of the building.
- b. 10 feet wide clear in all directions. Soffits, columns/arches will be treated consistent with the architecture of the building.

c. Along primary frontage, the arcade will correspond to shopfront openings and spacing between openings along the right-of-way will be between 8 and 12 feet. Primary frontage openings should be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing. Shopfronts may be between 10-16 feet tall.

2. Elements

- a. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead).
- b. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.
- c. Max 3' sidewalk between curb and face of Gallery (except at curb extensions for intersections).

B. Shopfront

Shopfronts are facades placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed Shopfronts are also acceptable.

1. Configuration. A great variety of shopfront designs are possible, but the following guidelines apply:

- a. 10 feet to 16 feet tall, as measured from the adjacent sidewalk.
- b. The Shopfront opening(s) along the primary frontage may be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
- c. Shopfront entries may be recessed from the frontage line by a maximum of 2 feet, so that passing pedestrians have a clear view of the shop interior. However alcoves, in which outdoor dining or merchandising can occur within the volume of the building, may be set back up to 12 feet, but not less than 8', for up to 40% of the building frontage.
- d. A bulkhead is a transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead).
- e. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.

2. Elements

- a. Awnings, signs, etc, may be located 8 feet min. above the adjacent sidewalk.

C. Forecourt

On a Shopfront or Gallery frontage, a Forecourt may be created by recessing the façade for a portion of the building frontage. A Forecourt is not covered, and must be at least 10' by 10'. A Forecourt may be suitable for gardens, outdoor dining, or in some cases vehicular drop-off s. A fence or wall at the Frontage Line, with a pedestrian opening in all cases, may be provided to define the space of the court. This frontage type should be used sparingly and in conjunction with Stoops or Shopfronts.

1. Configuration. A great variety of forecourt designs are possible, but the following guidelines apply:

- a. 10' deep (clear) min, 30 feet deep (clear) max. Forecourts between 10' and 15' in depth will be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth will be designed with a balance of paving and landscaping.
- b. 10' wide min; up to 50% of lot width.
- c. Shopfronts may be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk. The corresponding shopfront(s) opening(s) along the primary frontage may be at least 65% of the 1st floor wall area and not have opaque or reflective glazing. Shopfronts may be recessed from the frontage line by up to 5 feet.
- d. Bulkhead: 10 inches min, 28 inches max (aluminum shopfront or spandrel panel may not be substituted for a bulkhead).

2. Elements

- a. A 1-story privacy wall at the property line may be used to define the private space of the yard.
- b. Minimum clearances: 8' vertical from sidewalk; width of sidewalk horizontal.

E. Awning

An awning is an overhead covering that extends into the right-of-way to provide shelter from sun and precipitation. The canopy can be a structural, cantilevered shed roof, or canvas or similar material, and may be

retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Due to encroachment into the right-of-way, an easement is required.

Awnings will not extend beyond the curb line.

1. Configuration. A great variety of designs are possible, but the following guidelines apply:
 - a. 5 feet min. depth beyond the build-to line (building facade).
 - b. 8 feet min. vertical clearance
 - c. Awnings may occupy 25% to 100% of the building facade
 - d. Awnings will not cover the expression line (delineating the first story and second story) of the building.
 - e. Awnings will not extend horizontally to the edges of the buildings. Awnings will not cover vertical elements (such as masonry piers) at the building corners.
2. Elements
 - a. Signs on awnings will be allowed only on the vertical surfaces of the awning.

18.30.050 Architectural Design Guidelines

PURPOSE

These Standard Architectural Design Guidelines intend for new development to establish a level of architectural quality responsive to its context. Development is encouraged to fit within and contribute to the established or planned architectural character of the Waterfront District.

The Standard Design Guidelines are organized as follows:

- Context and Architectural Character
- Building Massing and Articulation
- Building Walls
- Wall Openings
- Roofs
- Miscellaneous Building Elements
- Site Improvements

APPLICABILITY

Development proposals inclusive of any of the following attributes require Design Review by the Director:

1. All new development located within the Waterfront Business District zone.
2. All building types located within the Waterfront Business District zone.
3. Additions and exterior changes to all structures.
4. All Mixed-Use Developments.
5. New Civic Buildings or additions and exterior alterations to Civic Buildings.

ARCHITECTURAL GUIDELINES

A. Context and Architectural Character

Architecture of proposed buildings will be based on the traditional architecture found in the historic city center of both pre-1959 Entiat, and in other Central Washington cities with commercial cores established at approximately the same time. The intent is not necessarily to replicate or emulate historic buildings, but to allow for a range of architectural expressions that supports the small town character identified during the Waterfront Visioning Process as being desirable. Therefore, proposed building designs should be based on and reflect thorough analysis of historical building patterns with regard to the following:

1. Building orientation;
2. Horizontal and vertical building articulation;
3. Architectural style;
4. Building scale and proportion;
5. Roof line and form;
6. Window pattern and detailing;
7. Architectural detailing;
8. Exterior finish materials and colors; and
9. Lighting and landscape patterns.

Even where there is no consistent architectural character or pattern found in the surrounding area, building design and massing can be used to complement desired architectural characteristics of the Waterfront Business District.

In some cases, where the existing context is not well-defined or is undesirable, a proposed project can establish architectural character and pattern from which future development can take its cues.

B. Building Massing and Articulation

1. Horizontal Articulation - Each building will have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet line that complement and balance one another. Horizontal articulations can be produced by material changes or applied facade elements.

2. Vertical Articulation - Each building will have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulation can be produced by variations in rooflines; window groupings; applied facade elements such as piers or pilasters, bay windows and balconies; entrance stoops and porches; and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. Major vertical elements will be a maximum of 40 ft apart measured center-to-center.

[The Maximum Building Height in the Waterfront Business District zone is 35 feet for most uses. Hotels/motels in excess of 25 units and condominium developments may exceed the maximum up to 50 feet with a Shoreline Conditional Use Permit. The building design must provide view corridors in order to be approved as a conditional use.](#)

3. Building Base - This may be as simple as a small projection of the wall surface and/or a different material or color. It may be created by a heavier or thicker design treatment of the entire ground floor for a building of two or more floors, or by a setback of the upper floors.

4. Pattern of Features - Windows, wall panels, pilasters, building bays, and storefronts will be based on a module derived from the building's structural bay spacing. Features based on this module will be carried across windowless walls to relieve blank surfaces.

5. Building Entrances to Upper Floors – Main entrances will be directly visible from the street and easy to identify.

a. Main building entrances will be easily identifiable and distinguishable from first floor storefronts.

At least one of the following treatments is recommended:

i) Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;

ii) Located in the center of the facade, as part of a symmetrical overall composition;

iii) Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;

iv) Marked or accented by a change in the roofline or change in the roof type.

b. Corner buildings should provide prominent corner entrances for shops and other activity-generating uses.

c. A clear entry sequence should lead from the sidewalk to the front door. The following elements are recommended:

i) Low Hedges, Fences and/or Entry Gates to define the edge between the public street and private property.

ii). Stairs, Stoops, and Open Porches to create attractive semi-public spaces.

iii). Recessed entry-ways with patterned pavers and/or potted plants.

6. Stairs - All stairs will be boxed and framed by attractive stepped bulkheads walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs will not be used.

7. Open Porches – Porches will have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof.

8. Ornamental Lighting – Provide lighting for porches and walks to add attractiveness, lack of spillover, safety, and security. Additionally, lighting will be selected based on LEED standards for reducing energy consumption.

9. Freestanding Landscape Elements – Provide trellises, arbors, and special landscape materials that add character to yard spaces and /or accent the entry sequence.

C. Building Walls

1. Configuration

a. Two or more wall materials may be combined on one facade only with lighter appearing materials placed above those appearing more substantial (e.g. wood above masonry, or smaller wood panels above larger wood panels); dependent upon the chosen style.

b. All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs and bays, will be visibly supported by pilasters, piers, brackets, posts, columns, or beams that are sized proportionally to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style, such as awnings.

2. Wall Surface Materials - If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable; if the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rustication, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale. The palette of wall materials should be kept to a minimum, preferably two (e.g. stone and tile, brick and wood) or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

a. Brick - Brick veneers should be mortared to give the appearance of structural brick. If used, brick tile applications should use wraparound corner and bullnose pieces to minimize a veneer appearance.

b. Stone and Stone Veneers - are appropriate as a basic building material or as special material for wall panels or sills in combination with other materials, such as brick or concrete.

c. Poured-in-Place Concrete - options in terms of formwork, pigments, and aggregates should be explored to create textured surfaces. When used, include accents such as ceramic tile or stone for decorative effect.

d. Ceramic Tile - recommended as an accent material.

e. Wood Siding - Painted horizontal lap wood siding with detailed trim is the only recommended use of wood. Other wood siding configurations will consider the context of adjacent and other Business District structures.

f. Curtain Wall Systems - Should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.

g. Note on Parapet and Cornice Cap Flashings - Sheet metal parapet cap flashings should be painted to match wall or trim color.

h. Not Appropriate:

i. Simulated finishes - such as artificial stone.

ii. Plywood siding.

3. Side and Rear Building Facades - will have a level of trim and finish equivalent with the front facade, particularly if they are visible from streets, adjacent parking areas or residential buildings.

4. Blank Wall Areas - without windows or doors are only permitted on internal-block side-property line walls. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements should be considered. Any blank exterior wall will also be treated with a graffiti-resistant coating.

5. Color - In general, earth tones should be used. Building walls should contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall. Colors of adjacent buildings should be taken into consideration.

a. Secondary Color - can be used to give additional emphasis to architectural features such as building bases (like a wainscot), plasters, cornices, capitals, and bands.

b. Bright Colors - should be used sparingly. Typical applications are fabric awnings and banners. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.

D. Wall Openings

1. Windows - are an important element of building composition and an indicator of overall building quality:

a. Similar type - All windows within a building, large or small, will be related in operating type, proportions, and trim. Other unifying elements should be used, such as common sill or header lines.

b. Window-to-Wall Proportion - In general, upper stories will have a window to wall area proportion (typically 30 — 50%) that is smaller than that of ground floor storefronts.

c. Window Inset - Glass will be inset a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface.

d. Shaped Frames and Sills -will be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.

e. Mullions - “true divided light” windows or sectional windows are recommended where a divided window design is desired; “snap-in” grilles or mullions will not be used.

- f. Glazing - Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, gray, or blue are recommended. Tint will not be used on street-facing, ground-floor windows.
 - g. Replacement/Renovation - Wood windows will be replaced with wood windows of the same operating type (e.g. double-hung, casement, etc.; vinyl-covered wood windows are allowed to minimize maintenance). Aluminum replacement windows or doors are prohibited except for aluminum clad with wood, metal or other traditional building materials.
2. Storefronts - small buildings with their own base, "roofline," and pattern of window and door openings.
- a. Base - a panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "visually heavier" materials than walls.
 - i. Brick and wood - should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
 - ii. Ceramic tile – may be used as a storefront base. Different colors and sizes of tile may be used for decorative effect.
 - b. Display Windows - Large pane windows encompassing a minimum of 60% of the storefront surface area are recommended. Where privacy is desired for restaurants, professional services, etc., windows could be divided into smaller panes.
 - c. Clerestory Windows - horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-windows and other relatively non-obtrusive types of signs.
 - d. Recessed Entries - are recommended as another traditional element of the main street storefront. Recommended treatments include:
 - i) Special paving materials -such as ceramic tile;
 - ii) Ornamental ceilings – such as coffering;
 - iii) Decorative light fixtures.
 - e. Doors - should be substantial and well detailed. They should match the materials, design and character of the display window framing. "Narrowline" aluminum frame doors are prohibited. Aluminum doors clad with wood, metal, or other traditional materials are permitted.
 - f. Cornices - should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.

E. Roofs

- 1. Forms - Roof forms should complement the building mass and match the principal building in terms of style, detailing and materials. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are recommended to add variety and visual interest when viewed from Waterfront Business District streets below and hillside areas above. Roofs of historic buildings in Entiat and neighboring cities should be used as an inspiration for new designs. Flat roofs are prohibited.
- 2. "Commercial Mansards" - i.e. wraparound roofing panels that do not enclose a habitable floor, are not allowed.
- 3. Mansards – Mansard roofs are not allowed
- 4. Accent elements - such as flags, cut-out openings, grilles and latticework, ornamental medallions or building numbers are recommended.
- 5. Mechanical equipment - on rooftops must be completely screened from adjacent neighborhoods at higher elevations, preferably behind a hip roof. Latticework, louvered panels, and other treatments that are compatible with the building architecture may also be appropriate.
- 6. Materials – Encouraged roof surface materials are identified as follows:
 - a. Clay, Ceramic or Concrete Tile – Colorful glazed ceramic tiles are recommended for decorative roof shapes, such as parapets, domes, and turrets.
 - b. Metal Seam Roofing - will be anodized, fluorocoated or painted. Copper and lead roofs will be natural or oxidized. Metal roof colors should be selected to minimize glare.

F. Miscellaneous Building Elements

1. Trellises, Canopies, Awnings and Other Building- Mounted Accessories.

- a. Awnings - are recommended. They will be fabric mounted over a metal structure that is framed and attractive in design. Fabric awnings are preferable to permanent canopies. Backlit awnings are not allowed. Awnings must also be capable of bearing snow loads.
- b. Trellises and Canopies - Materials, colors, and form will be derived from the building architecture.
- c. Height and Projection - trellises, canopies and awnings will be a minimum of eight (8) feet above the sidewalk, and project no more than six (6) feet out from the building wall.
- d. Placement - of trellises, canopies and awnings will be above the display windows and below the storefront cornice or sign panel. They will not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning.
- e. Accessories - Colorful banners should be used to add variety to the street. Hanging flower or plant baskets suspended from ornamental brackets, a minimum of 8' above the sidewalk. Metal or wood baskets are recommended for storefronts.

Planters placed near storefront windows and entryways are encouraged.

2. Accessory Buildings

- a. General - Outbuildings of all types will have architectural treatments derived from the main building: surface materials, trim, fenestration, roof materials, and colors.
- b. Built-in Garages - should blend with the form of the building and be accessible only from alley or back of commercial building.

G. Site Improvements

1. Public and Semi-Public Open Space – where provided as part of new development; e.g. pedestrian spaces, arcades, malls, courtyards.

- a. Spatial Definition – Spaces should be defined by buildings or landscape elements on a minimum of two sides.
- b. Linkage - Spaces should be publicly accessible during daylight hours and linked to adjacent streets and sidewalks.
- c. Sequence - Gateways, trellises, special lighting, planting, etc., should be used to create a sequence for pedestrians; for example, an ornamental gate at the sidewalk, a passage lined with columns, and arrival at a courtyard.

2. Walls, Fences and Piers - should be used to define public and private boundaries and spaces.

- a. Design - Walls, fences, and piers will be designed to be compatible with the character of the principal building(s).
 - i. Walls and fences should be open and/or low along street frontages – to maintain both a public character and sight distance for driveways where they occur.
 - ii. Fence and wall panels - should be divided into regular modules that reflect the module of the principal building.
 - iii. Thick and thin elements - should be used, with thicker pieces for supports and panel divisions. Fence posts and support columns should be emphasized and/or built-up.
 - iv. Walls - should have a base and coping.
- b. Materials - will be compatible with the principal building. Post or pier materials may differ from fence materials, such as metal fences with masonry piers.
- c. Fences - Wrought iron, cast iron, and welded steel ornamental fences; wood picket fences of substantial design. Metal fences also may be mounted on a low masonry wall, and/or spanning masonry piers. Wooden fences in non-residential areas should be painted, preferably a light color.
- d. Walls - recommended are brick, stone, concrete, precast concrete, and stucco-faced concrete or concrete block.
- e. Piers - For spatial separation, a line of piers is acceptable. A continuous chain suspended between piers can be an effective and attractive device for creating separation.
 - i. Spacing: no more than eight (8) feet on center.
 - ii. Thickness: at least eighteen (18) inches per side or diameter.
 - iii. Height: at least three (3) feet, no more than six (6) feet.
 - iv. Materials: will be the same as or complementary to the principal building.

f. Prohibited:

- i. Chain link (hurricane) and sheet metal fences are prohibited.
- ii. Unfinished or unsurfaced concrete block walls should not be used; block walls should be coated with stucco or a similar surface.
- iii. Rustic wood fences - will not be used.
- iv. Barbed wire/plaza wire - will not be used.

3. Paving Materials - recommended for pedestrian surfaces are listed below. In general, no more than two materials should be combined in a particular application:

- a. Stone - such as slate or granite.
- b. Brick Pavers.
- c. Concrete Unit Pavers.
- d. Poured-in-Place Concrete - with any of the following treatments: special aggregate, special scoring pattern, ornamental insets such as tile, pattern-stamped. All concrete walks must have integral pigment color to reduce glare.
- e. Not Recommended - asphalt, with the exception of bike or multi-use paths.

4. Furnishings, Art Work, and Special Features recommended for public and/or common outdoor spaces.

- a. Permanent Outdoor Seating is recommended in all publicly-accessible ways and spaces. Seating will be either incorporated as part of the design of the building base or custom designed in a style related to the architecture of the building (permanent benches of stone, brick or precast concrete).
- b. Portable Seating — movable chairs, tables for cafes and other furniture will be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) will be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectilinear.
- c. Street Clocks, Directory Kiosks, and Permanent Freestanding Showcase Displays are encouraged for commercial buildings, subject to City review for adequate clearances, safety, and design. Designs will reflect the architecture of the sponsoring building or storefront.
- d. Fountains are recommended in open courtyard and passage spaces. The design and materials should be related to the principal building.
- e. Public Art such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.
 - i. Location - of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards.
 - ii. Symbolic content of public art should relate to and represent the rich history of Entiat where appropriate; abstract as well as literal representative elements are appropriate.
 - iii. Murals - should reflect the color and architectural composition of the buildings on which they are painted, and to the extent appropriate, that of neighboring buildings. Murals are strongly recommended for exposed firewalls and other windowless wall areas that extend two or more floors above neighboring buildings.

In all cases, furnishings must be located so as not to impede pedestrian traffic.

5. Surface Parking Lots will include space-defining elements such as arcades, trellises, columns, light standards, walls and railings, stairs and ramps, trees, climbing vines, arbors, and hedges to provide visual interest; use of these elements should be consistent with the principal building and other site features.

6. Materials and Landscaping should contribute to a comfortable, downtown environment. The Tree Standards Manual should be referred to in addition to the guidelines listed below. Drought-tolerant materials should be used as appropriate. Plants along street frontages should contribute to a harmonious, civic character.

- a. Street trees will be planted along all streets at a spacing of approximately twenty-five (25) feet on center to create a buffer between pedestrians and automobiles. Consistency in tree species, tree size, and spacing should be used to establish a strong street identity.
- b. Trees with open branching structures should be used where practicable. Deciduous trees are preferred to create shade in summer and allow sun in winter.

- c. Curbside planting strips – should include drought-tolerant grasses or low-growing groundcover; colorful flowers or flowering shrubs may be included. Materials that might cause pedestrians to trip will not be used.
- d. Streetside planting areas –should have a simple palette of plant species. Drought-tolerant and/or native plants should be used. Other plantings that can be shown to function well in an urban waterfront area will be allowed. Common non-native species such as Juniper should not be used.
- e. Plant materials that exhibit annual or seasonal color are recommended to highlight special locations; e.g. flanking main building entries and driveways.

7. Plant Materials in Other Locations should be selected and placed to reflect both ornamental and functional characteristics. Refer to the Tree Standards Manual and SMP Vegetation Conservation Guidelines.

- a. Deciduous trees should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.
- b. Evergreen shrubs and trees should be used as a screening device, for example, along rear property lines, around mechanical appurtenances and to obscure grillwork and fencing associated with subsurface parking garages.
- c. Flowering shrubs and trees should be used where they can be most appreciated: adjacent to walks and recreational areas, or framing building entries, stairs, and walks.
- d. Plants with annual or seasonal color are recommended to highlight special locations, such as courtyards, building entrances, or access drives.
- e. Decorative vines should be considered for use along fences, property boundaries, perimeter walls, and on blank building elevations. (No invasive species, such as English Ivy, will be permitted.)
- f. Drought-tolerant and/or native plants should generally be used.

8. Mounding Earth — Freestanding earth berms and/or earth berms against buildings are a suburban landscape approach that are not appropriate in the Waterfront District.

18.30.060 Site Standards

PURPOSE

These Standard Design Guidelines intend for new development to establish a level of site architectural quality responsive to its context. Development is encouraged to fit within and contribute to the established or planned architectural character of the Waterfront Business District. The Standard Design Guidelines are organized as follows:

- Parking Standards
- Yard Standards
- Temporary Uses
- Outdoor Dining in Public Right-of-Way
- Animals

ACCESS AND PARKING STANDARDS

The City Engineer or Public Works Director will have the authority to review, approve and deviate from the following standards except those related to off -street parking and bicycle calculation. In instances where a project includes a deviation from these standards and also requires Design

Review, the City Engineer’s or Public Works Director’s recommendation will be forwarded to the Community Development Director for review and action.

A. Curb Cuts

The number of curb cuts will be minimized, especially on the primary street (Lakeshore Drive). Shared alleys, access drives and parking arrangements are encouraged to reduce the need for new curb cuts. Where new curb cuts are necessary, the following standards will apply:

1. Location. Curb cuts will be on east-west streets where accessible.

2. Width. Maximum width will be twelve (12) feet for one-way driveway and twenty-four (24) for a two-way driveway.
3. Number. Maximum number of curb cuts associated with a single parcel will be one (1) two-way curb-cut or two (2) one-way curb cuts; subject to City Engineer or Public Works Director approval.
4. Setbacks. Curb cuts for driveways, access drives, alleys, or other vehicular access will be no closer than two (2) feet from adjoining properties, except when the curb cut is shared by adjoining properties.

B. Dimensions

Parking lot, parking space and alley design and dimensions will be carried out in accordance with the following standards.

1. Parking Spaces

- a. Standard. Each space will be an unobstructed rectangle not less than nine feet wide by not less than 20 feet long, exclusive of drives, aisles or, if enclosed, structural supports.
- b. Compact. Each space will be an unobstructed rectangle not less than eight feet wide by not less than 16 feet long, exclusive of drives, aisles or, if enclosed, structural supports. Each compact space will be individually marked or designated as a compact space.
- c. Vehicle Overhang. Where a required off-street parking space is designed to abut a landscaped area that is at least five feet wide or a sidewalk that is a minimum of 2 1/2 feet wider than required by the state building code handicap ADA requirements, the length of any such parking spaces, except for parallel spaces, may be reduced by 2 1/2 feet for spaces that are perpendicular or angular to such landscaped area or sidewalk. Except that compact parking spaces will only be allowed a 1.5-foot overhang.
- d. Marking. All parking spaces and directional arrows and instructions will be clearly designated in a manner satisfactory to the City Engineer or Public Works Director.
- e. Screening. Where permitted, surface parking will be screened from view from the public street with an attractive low wall, landscaping, or line of piers between twenty-two (22) and thirty-six (36) inches in height. Screening may be interrupted every thirty (30) linear feet to allow for pedestrian circulation. The break in screening will be no wider than nine (9) feet. Deciduous shade trees will be provided at a ratio of one (1) tree for every three (3) parking spaces.

2. Aisles - Vehicular access to streets and alleys will be determined to meet the following requirements or as may otherwise be approved by the City Engineer or Public Works Director.

- a. Building Types - Driveway access dimensions will be the minimum practicable width for the building type it services. The City Engineer or the Fire Department may require a greater minimum width or grant a lesser minimum width depending on the driveway length, number of dwelling units served, turnaround needs, or other factors.
- b. Back-out. A minimum 25 foot deep unobstructed back-out area will be provided in front of every garage, carport, or open perpendicular parking space, provided that, where any of the foregoing abut an alley or private street or driveway, the width of the alley or private street or driveway may count towards this required 25 foot back-out area. The City Engineer may grant a lesser back-out distance where, for example, other factors such as increased stall width are included.

3. Alleys - When project development includes access via an alley, alley construction will comply with the following standards:

- a. All alleys will be within dedicated City right-of-way and will be a minimum of 20 feet in width.
- b. Only dry utilities may be placed in the alley. Wet utilities will be placed in the public street.
- c. Alleys will have a minimum 12-foot wide travel section. The entire alley will have a structural section capable of supporting trash truck and emergency vehicle access and loading. The travel section surface will be constructed of concrete or pavers over an appropriate structural base.
- d. The additional 4-foot area on either side of the travel section will be pavers or other approved structural surface on an approved base. Dry utilities may be placed in this area.
- e. Permanent trees or shrubs will not be placed in the alley right-of-way. Moveable planters are allowed.
- f. Where an alley is present, services, including all utility access and above ground equipment and trash container areas will be located in the alley.

C. Calculating Number of Parking Spaces.

Entiat Municipal Code 18.46 specifies the number of parking spaces required by use of site. Based on the requirements in that table, the total number of off-street parking spaces required within the Waterfront Business District will be calculated as follows:

1. Whenever the computation of the number of off – street parking spaces required by this chapter results in a fractional parking space, each such fractional space will be constructed as a whole number if equal to or greater than one-half.
2. No off -street parking spaces are required for floor area comprised by carports, garages, parking structures or other buildings devoted exclusively to provision of required parking spaces.
3. No off -street parking spaces are required for floor area exclusively used and maintained for elevators, stairways, restrooms, unstaffed electrical or mechanical equipment rooms, and employee only kitchens, lunchrooms, exercise, or locker rooms.
4. With respect to any Restaurant use type, gross floor area does not include outdoor dining areas.
5. Tandem and stacked parking may count toward the total number of off -street parking spaces.
6. The total number of off -street parking spaces required will be the sum of the requirements for the various uses on a particular site, except as provided for by the Live/Work building type.

D. Provision of Required Spaces.

The total number of off -street parking spaces will be provided as follows:

1. The total number of off -street parking spaces required may be reduced if the spaces can be shared among the various uses of a mixed-use development, confirmed through a land use entitlement condition.
2. Up to 35% of required off -street parking spaces may be compact.
3. Any surplus parking may be compact.
4. Up to 100% of the required off -street parking spaces may be provided off -site, but within 1250 ft. of the site and will be confirmed through a land use entitlement condition.
5. A fee may be paid in-lieu of providing the required number of spaces and will be confirmed through a land use entitlement condition.

E. Surfacing.

In order to minimize the volume and contribution of potential pollutants to the stormwater conveyance system, alternative and permeable pavement materials are encouraged and may be used to simultaneously facilitate vehicle movements and improved water quality subject to City Engineer or Fire Department approval. Asphalt or cement concrete surfacing may be used but are discouraged for exclusive use where water quality enhancement is possible. Gravel parking lots require approval of an Exception from the Public Works Director.

18.30.070 Yard Standards

A. Fences & Walls.

Fences, walls or dense landscaping that serves as a fence or wall will be located or maintained as follows:

1. Location & Height.
 - a. Between the property line and a Street Build-to Line or Side Street Build-to Line but not located behind the rear of a building, height of walls and fences will be limited to 3.5 feet max.
 - b. Between the property line and Side Street Build-to Line or Side Yard Setback but located behind the rear of a building, height will be limited to six (6) feet maximum.

B. Patio Covers

Patio covers that are either attached to or detached from a building are subject to the following standards:

1. Location. Patio covers will be located anywhere within the applicable zone, subject to following:
 - a. Five (5) foot setback from the rear property line; as measured to the supporting post. Two (2) feet of cover overhang is permitted.
 - b. Five (5) foot from each side property line; as measured to the supporting post. Two (2) feet of cover overhand is permitted.
 - c. Patio Cover may not exceed one-half (1/2) of the lot width nor more than four hundred (400) square feet in area.
2. Height. Patio covers will not exceed fourteen (14) feet in height.
3. Material. If associated with a Building Type requiring Design Review, the material and composition of patio covers will be evaluated through the Design Review process.

18.30.080 Temporary Uses

The procedural requirements and standards identified below pertain to land uses that are temporary in nature and which would occur on private property. Temporary uses that may occur on City property are addressed separately under Entiat Municipal Code, Chapter 18. Example land uses include, but are not limited to, events such as temporary gatherings, swap meets, and community events. Seasonal events including, but not limited to, Christmas tree sales, Halloween pumpkin sales, fruit sales, and similar events may occur outside of the downtown.

A. Permit Requirement

1. Temporary uses may be allowed only upon approval of a Director's Permit application. The Director's Permit may be conditionally approved in a manner that places conditions and restrictions on the temporary use including, without limitation, conditions and restrictions relating to duration and hours of operation, noise and litter control, parking and vehicle or pedestrian access, or relating to any such other concerns as may arise with respect to the proposed use. The procedural requirements for obtaining a Director's Permit are contained within Entiat Municipal Code, Chapter 14.

B. Standards

The following types of temporary uses may be considered subject to paragraphs A & B of this section:

1. Community Event - Temporary gatherings of individuals that may involve eating, drinking, dancing, fund raisers, or other similar activities, may be conducted at any one site but only for a maximum of one instance of no more than five consecutive days in any 30 day period and a maximum of six times per calendar year.
2. Non-Charity Auction - Sales of goods or merchandise by auction less than three times per calendar year, and excluding the sale of food products or animals.
3. Promotional Event.
4. Farmer's Market and Craft Sale.

18.30.090 Outdoor Dining In Public Right-Of-Way

This section provides regulations for outdoor dining within the public right-of-way when accompanying a Restaurant use type.

A. Permit Requirement

No person may establish outdoor dining in the public right-of-way unless a Director's Permit is first approved. The procedural requirements for obtaining a Director's Permit are contained within Entiat Municipal Code Chapter 14. A Director's Permit application will include adequate plans and information to determine compliance with this section.

B. Evaluation Standards

No Director's Permit for outdoor dining in the public right-of-way may be approved unless all of the following development and operational standards are met:

1. To provide for adequate pedestrian circulation, four feet of clearance between dining furnishings and any curb line, street furniture, or above ground utilities. A minimum clearance of 50% of the ROW will be maintained between dining furnishings and the centerline of intersecting perpendicular driveways, alleys or streets to provide for adequate vehicle line of sight, unless a lesser distance is determined by the City Engineer or Public Works Director to be adequate for the protection of the public safety.
2. Tables and chairs used for outdoor dining will be of substantial materials. Tables will be a maximum of three feet in diameter if round and three feet along the longest side if rectilinear. All such furnishings will be stored indoors after hours of operation.
3. In addition to signage permitted for the restaurant, one portable sign, such as a menu board/chalk board or "A" frame board sign will be permitted, provided that said sign is attractively designed, maintains adequate pedestrian and vehicle sight clearance as described above, does not block the visibility of display windows or signage of any adjacent business, is stored indoors after hours of operation, and is limited to no more than ten square feet in area. Additional signage on umbrellas may also be permitted through a Director's permit. The Director will have design review authority for signs used in conjunction with outdoor dining uses and will carry out such design review authority in conjunction with the overall review of the outdoor dining use pursuant to this section.
4. No portion of the outdoor dining use, including furnishings and signs, will block visibility of display windows or signage of adjacent businesses, unless written consent of any affected adjacent business owner to block visibility is obtained by the applicant and provided to the Director.

5. The outdoor dining use operator will maintain the outdoor dining area in a clean and safe condition at all times, including properly disposing of all trash generated by the operation.
6. Approval of a Director's Permit for outdoor dining in the public right-of-way will be valid for an initial one year period. Permittee may apply for an unlimited term permit renewal; unless a limited term is deemed appropriate by the Director. Applications and renewals will be subject to an application fee that may include a separate fee for outdoor dining uses in the public right-of-way.
7. The outdoor dining use operator will provide an executed city hold harmless waiver and proof of liability insurance to the satisfaction of the Community Development Director.
8. No additional parking spaces for their outdoor dining area will be required.

18.30.100 Animals

A. Domestic animals

Domestic animals are permitted in the Waterfront Business District zones, provided that no more than two adult animals over the age of two months are permitted per dwelling unit or establishment.

B. Livestock animals

Livestock animals, as defined in Chapter 18 of the Entiat Municipal Code, are not permitted in the Waterfront Business District.

C. Wild or non-domestic animals

Other than naturally occurring wildlife, wild animals are not permitted in the Waterfront Business District.

18.30.110 Sign Standards

COMMERCIAL SIGNS

A. Location

The subsequent sign types and standards will apply in the Waterfront Business District zone

1. Building-Mounted Signs

a. Projecting Signs are allowed provided:

- i. Signs are no less than 8' clear above the finished grade, and extend no more than 4 feet out from the wall.
- ii. Signs are not mounted above the first floor.

2. Free-Standing Signs. Pole-mounted and/or other forms of freestanding signs will not be permitted in Waterfront Business District. Exceptions, subject to review, are:

- a. Directory signs or kiosks. These may be considered for sidewalk locations. Those for private arcades or buildings will be on private property, located in publicly accessible courts, access-ways, or passages. Only one directory sign or kiosk is allowed per arcade.
- b. Portable signs (one per building only) - such as menu boards for restaurants, etc., provided:
 - i. They are A-frame type sandwich boards with a dimension no larger than 24"x36". Sandwich board frames made of vinyl, plastic or PVC materials are prohibited.
 - ii. They are placed immediately in front of the business, within the width of store frontage and not, for example, at the street corner in front of other businesses. For businesses located in an arcade or plaza, a portable sign may be placed at the street entrance to the arcade or plaza.
 - iii. They are stored indoors during non-business hours.
- c. Awning and Canopy Signs. Letters and graphics are limited to vertical surfaces and will not exceed 33% of the total awning/canopy area.

B. Sign Size

1. Building-Mounted Signs. Maximum area for each permitted sign type or any combination thereof will be 1 square foot per 1 linear foot of tenant street frontage, up to a total of 100 square feet on ground floor only. In instances where an existing building has the principal entrance on a side facade (e.g. facing a parking area), the side facade may be counted as street frontage in calculating maximum sign area.

C. Exceptions

1. Permanent Signs will be limited to:

- a. Existing built-in signs that are integral to the building design;
- b. Painted window signs to a maximum of twenty percent (20%) of the window area; and
- c. Signs identifying hours of operation to a maximum of two (2) square feet.

D. Sign Maintenance

A high quality of maintenance is essential. Action must be taken to repair or replace damaged signs within ten business days.

1. Paint. Signs will be retained in good condition, with touch-up or repainting as needed. Peeling paint will be replaced within 30 business days.
2. Repair. Damaged signs will be repaired within 30 business days.
3. Illumination. Bulbs and fixtures will be replaced within 5 business days if they burn out or are broken.
4. Awnings. Awnings that are damaged and/or faded will be repaired or replaced within 60 business days.

DESIGN GUIDELINES FOR COMMERCIAL SIGNS

A. Architectural Compatibility

A building's architectural style and overall proportions will guide the design of signs. Signs will be located on the facade in areas designed for this function; e.g. a recessed or framed area between the first and second floor; a parapet panel between shop front and roofline.

B. Sign Design

1. Building-Mounted Signs. Will align with major architectural elements, such as doors and windows. Ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines should be used as a frame.

a. Relationship to cornice or roofline. Signs will not extend above the cornice line or into or above roof areas, unless they function as an integral part of the façade or roof design or are a faithful accent to existing architectural details or forms.

i. A signboard may extend above the cornice line of a building if it is designed as a parapet in keeping with the style of the rest of the building.

ii. A signboard may extend above an existing parapet, if it is located to function as an accent to the basic parapet design.

iii. Projecting signs will not extend above the eave line of a sloped roof.

2. Projecting Signs

a. Projecting signs with vertically oriented messages will be slender in appearance, with a proportion of at least 2:1, height to width. Projecting signs with horizontally oriented messages may be rectangular or square in proportion; if located below an awning or canopy as a hanging "blade" sign. They will also be proportioned 2:1, width to height.

b. If used for structural support, the sign will be an attractive addition to the overall design of the sign and/or building. Ornamental metal is recommended. Wooden supports are also appropriate if designed to complement the sign; however, undetailed, standard-size lumber will not be used.

3. Awning and Canopy Signs

a. Color combinations for awning or canopy signs should be simple. Lettering color and background color should contrast for legibility. Subtle bands of color may be appropriate for awnings; more complex patterns or textures will not be used.

b. The awning is primarily for shade and secondarily a sign location. Lettering may not appear on the sloped or curved portion, and will not dominate; i.e. ancillary information may be located on the valance (front vertical portion).

c. Signs on canopies will be in the form of letters or a signboard integrated with the canopy fascia, or freestanding letters mounted on top and extending above the fascia.

4. Other Signs

a. Figurative signs shaped to reflect the silhouettes of a particular object (for example, a key, a coffee cup, etc.) are encouraged. These may be wall-mounted or projecting, but will reflect guidelines for the specific type of sign as listed above.

5. Signs Not Allowed

a. "Canned" signs that are internally illuminated panels within a sheet metal box enclosure are not allowed.

b. Illuminated "balloon" awning signs are not allowed.

C. Sign Materials

1. Recommended materials:

a. Signboards - Wood or metal, with painted or engraved letters, or mounted letters of wood or metal.

- b. Silhouette or Figurative Signs - Three-dimensional letters, symbols, and/or ornamental figures made of wood or metal.
- c. Custom Neon - Exterior-mounted on a signboard or metal support frame, or enclosure or interior mounted behind clerestory or display windows.
- d. Fabric Awnings. Canvas or nylon, with painted or applied lettering; plastic awnings are prohibited.

D. Sign Lighting

- 1. Recommended lighting:
 - a. Top or Bottom Lit - With single or multiple spotlights.
- 2. Backlit signs, those with lighting inside and behind projecting lettering, are prohibited.
- 3. Awning signs will not be lit from underneath the awning.

SIGN STANDARDS FOR RESIDENTIAL USES

A. Location

- 1. The subsequent sign types and standards will apply in the Waterfront Business District.
- 2. Signs may be provided for residential components of mixed-use projects in addition to commercial signs.

B. Building-mounted Signs

- 1. Incised letters and standard English numerals on the building facade are permitted. Maximum area will be 1 square foot per 1 linear foot of street frontage, up to a total of 100 square feet.

C. Monument Column Signs

- 1. These will be a maximum of 8 feet in height and 3 feet in width.

D. Live/Work Dwellings

- 1. Live/Work dwellings may have signage inclusive of the following:
 - a. 2 sq. ft. area maximum.
 - b. Non-illuminated.
 - c. Placed upon windows, doors, or a building wall.
 - d. Below 2nd floor.
 - e. Projecting signs per Commercial Signs section.

18.30.120 Definitions

ADA: Americans with Disabilities Act.

Alcoholic Beverage Sales: Off -Premise: The retail sale of beer, wine, and/or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Ancillary Building: A building customarily incidental to, related and clearly subordinate to the primary building on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary building is located.

Apartment: A dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Artisan Shop: Premises available for the creation, assemblage, and/or repair of artifacts, using hand-powered and table-mounted electrical machinery, and including their retail sale.

ATM or Bank: An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATMs. Includes banks. See also "Financial Institutions" for other financial organizations. Does not include check-cashing stores.

Bar, Tavern, Night Club: Bar, Tavern: A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities.

Bed & Breakfast Inn: A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations.

Building Type: The structure defined by the combination of configuration, disposition and function.

Building Base - Projection of the wall surface and/or a different material or color.

Build-to Line (BTL): A line appearing graphically on the regulating plan or stated as a setback dimension, along which a building façade must be placed.

Bulkhead: Transition between the opening(s) and the adjacent grade.

Business Support Service: An establishment within a building that provides services to other businesses. Examples of these services include: computer-related services (rental, repair) (see also “Maintenance Service – Client Site Services”), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mail box services.

Child Day Care: See “Day Care Center.”

Civic: A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, government, transit, municipal parking facilities, and clubs.

Clerestory: Windows - horizontal panels of glass between the storefront and the second floor.

Colonnade: A roof structure running along the front of a building, supported by a series of columns set at regular intervals.

Commercial: A term defining workplace, office, and retail use collectively.

Commercial Recreation Facility - Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses. This use does not include sex oriented businesses. Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer machines or devices are not considered a land use separate from the primary use of the site.

Cornice: Molded projection located at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest.

Curtain Wall: A nonbearing exterior wall between columns or piers

Day Care Center: Day Care Center means a state-licensed facility that regularly provides care for 13 or more children during part of the 24-hour day as defined in RCW 35.63.170 as it now exists or as may be hereafter amended, and conducted in a place of business other than a residence.

Director: The Community Development Director of the City of Entiat, or his/her duly appointed representative.

Dwelling, Dwelling Unit, or Housing Unit: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long term basis.

Façade: The vertical surface of a building, generally set facing a street (“front façade”).

Fascia: A flat horizontal member of a building having the form of a flat band or broad fillet.

Financial Services: Includes banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores.

Forecourt: An open court in front of a building

Frontage Line: The property lines of a lot fronting a street or other public way, or a park, green or paseo.

Front Porch: A roofed structure, that is not enclosed, attached to the façade of a building.

Frontage Type: See Chapter 4 (Frontage Type Standards).

Gabled Roof: The generally triangular portion of a wall between the edges of a sloping roof.

Gallery: As a building frontage type, a roofed promenade extending along the façade of a building and supported by columns on the outer side.

General Retail: Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include, but are not limited to: art galleries, retail, art supplies, including framing services, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, collectibles (cards, coins, comics, stamps, etc.), drug stores and pharmacies, dry goods, fabrics and sewing supplies, furniture and appliance stores, hobby materials, home and office electronics, jewelry, luggage and leather goods, musical instruments and-carried), parts, accessories, small wares, specialty grocery store, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, videos, DVD's, records, CD's, including rental stores.

Health/Fitness Facility: A fitness center, gymnasium, health and athletic club, which may include any of the following: exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities, indoor or outdoor pools.

Height Limit: A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Hipped Roof: A roof having sloping ends as well as sloping sides

Library, Museum: Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Live-Work Unit: An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Lodging: A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc.

Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Mansard Roof: A hip roof having two slopes on each side

Medical Services - Doctor Office: A facility other than a hospital where medical, dental, mental health, surgical, and/ or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Meeting Facility, Public or Private: A facility for public or private meetings, including: community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc.

Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support. Does not include: cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by this Development Code.

Mixed-use: Practice of allowing more than one type of use in a building or set of buildings.

Museum: See "Library, Museum."

Neighborhood Market: A neighborhood serving retail store of 3,500 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Night Club: A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult oriented businesses.

Office: Business, Service, Administrative, and Professional.

1. Business, Service: Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.

2. Professional, Administrative: Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, doctors, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media

postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers and artists offices.

Parapet: A low wall or railing at the edge of a roof

Park, Playground: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Parking Facility, Public or Private: Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Permitted Uses: Those uses identified in EMC 18.40 District Use Chart.

Personal Services: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, home electronics and small appliance repair, locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons. These uses may also include accessory retail sales of products related to the services provided.

Pier: A vertical structural support such as the wall between two openings or a vertical member that supports the end of an arch or lintel

Pilaster: An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall

Residential: Premises used primarily for human habitation. Units will not be less than 375 square feet in net area.

Restaurant, Cafe, Coffee Shop: A retail business selling ready-to-eat food and/or beverages for on- or off –premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off -premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services.

Rustication: To build or face with usually rough-surfaced masonry blocks having beveled or rebated edges producing pronounced joints.

Secondary Building: A building that accommodates the secondary use of the site.

Setback: The mandatory distance between a property line and a building or appurtenance. This area must be left free of structures that are higher than 3 feet excluding Streetwalls.

Shed Roof: A roof having only one slope.

Shopfront: The portion of a building at the ground floor that is made available for retail or other commercial use. Shopfronts will be directly accessible from the sidewalk.

Spandrel Panel: Timber frame triangular panel forming gable wall above ceiling line.

Soffit: The underside of a part of a building, such as an arch or overhang or beam etc.

Stacked parking: A form of assisted parking. Motorists are directed to park in regular parking stalls first. Once the stalls are filled, parking attendants direct subsequent motorists to park behind other parked cars.

Story: A habitable floor level within a building, typically 8’ to 12’ high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height. In Shopfront spaces, the ceiling height of the first story may be as high as 16’.

Streetwall: a wall or portion of a wall of a building facing a street. Also refers to how and where several buildings line up to define a plane parallel to the street.

Studio: Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Substantial Compliance: It occurs when physical improvements to the existing development site are completed which constitute the greatest degree of compliance with current development provisions.

Tandem Parking: Parking spaces are long or deep enough to fit two cars single file.

Theater, Cinema or Performing Arts: An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for “live” theater and concerts, and movie theaters.

Zoning Code or Zoning Ordinance: The City of Entiat Zoning Code, and/or applicable sections of the City of Entiat Municipal Code.
(Ord. 720 § 1, 2011)

**Chapter 18.34
COMMERCIAL/LIGHT INDUSTRIAL DISTRICT (C-I)**

Sections:

- 18.34.010 Purpose.
- 18.34.020 Permitted, accessory, conditional and prohibited uses.
- 18.34.030 Development standards.

18.34.010 Purpose.

The purpose of the C-I district is to support more intensive land development that provides for commercial and light industrial activities within enclosed structures, including warehousing, small-scale processing and manufacturing and other related support facilities, consistent with the comprehensive plan. (Ord. 673 § 1 (Exh. B), 2007)

18.34.020 Permitted, accessory, conditional and prohibited uses.

Permitted, accessory, conditional and prohibited uses in this district shall be as identified in Chapter 18.40 EMC, District Use Chart. Said uses shall be allowed, as indicated in the district use chart, only after compliance with the provisions of this chapter and all other applicable regulations. (Ord. 673 § 1 (Exh. B), 2007)

18.34.030 Development standards.

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the city of Entiat, and shall comply with the following:

- (1) Minimum lot area: no minimum lot area or dimensions.
- (2) Maximum building height: three stories or 50 feet.
- (3) Maximum lot coverage: 60 percent for all buildings.
- (4) Minimum setback distances:
 - (a) Front yard: 45 feet from the centerline of city streets or 15 feet from the front property line, whichever is greater. Front yard setbacks from a state highway shall be 40 feet from the front property line when parking is provided, pursuant to this chapter and Chapter 18.46 EMC, between the building and the front property line, or 20 feet from the front property line when no parking is located between the building and the front property line; and
 - (b) Side yard: zero feet from the side property line; and
 - (c) Rear yard: zero feet from the rear property line; and
 - (d) When the lot is adjacent on the side property line to land in a residential zone, the side yard setback shall be 15 feet from the side property line; and provided further, that when the lot is adjacent on the rear property line to land in a residential zone, the rear yard setback shall be 20 feet from the rear property line.
- (5) Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be located outside of required yard areas, and shall be screened on all sides from public view and, at a minimum, be enclosed with a sight-obscuring wood, concrete or masonry wall or fence and landscaping on all sides.
- (6) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located outside of required front yard areas, and it shall be entirely within an enclosed building.
- (7) Parking shall be provided in accordance with Chapter 18.46 EMC, Off-Street Parking Requirements.
- (8) Landscaping shall be provided in accordance with Chapter 18.48 EMC, Landscaping Standards.
- (9) On-site signs shall be governed according to the provisions of Chapter 18.50 EMC, Signs.
- (10) Manufacturing, assembling, warehousing, repairing, fabricating, processing, or other handling of products or equipment provided:
 - (a) That activities are conducted entirely within a building; and
 - (b) No unreasonable dissemination of dust, smoke, visible gas, noxious fumes, noise, or vibrations beyond the boundaries of the site.
- (11) Security fences, provided:
 - (a) That a maximum height limitation of six feet be observed within any required setback area; and

- (b) That a maximum height limitation of eight feet be observed outside of any required setback area; and
- (c) Landscaping, consistent with Chapter 18.48 EMC, be provided adjacent to public right-of-way and access points.

(12) Street design amenities, such as benches, planters, hanging plants, trash receptacles, etc., shall be built on the property line or adjacent to an existing commercial building to provide a landscaping designed to break up the visual impact of the development from adjacent properties and which prevents the occurrence of noxious weeds. Development and maintenance of planting strips within the right-of-way may substitute, or partly replace, street design amenities at the city's discretion and with an enforceable agreement. If parking is to be provided in a front yard area, landscaping shall be located between the street (and any pedestrian ways) and such parking areas.

(13) When proposed land uses in this district adjoin different land uses, particularly existing industrial or residential uses, a buffer area shall be created by increasing side and rear yard setbacks and through placement of landscaping to ensure long-range compatibility of various land uses. Additional access points for trash and other service areas or required parking areas shall have a visual screen of landscaping. Fencing shall be buffered with landscaping. All landscaping requirements shall be consistent with EMC 18.48.040. (Ord. 673 § 1 (Exh. B), 2007)

Chapter 18.38 PLANNED DEVELOPMENT

Sections:

- 18.38.010 Purpose and description.
- 18.38.015 Where permitted – Permitted uses.
- 18.38.020 Protection of critical areas – Provision of on-site recreation.
- 18.38.025 Dedicated lands.
- 18.38.035 Density credits.
- 18.38.040 Binding site plan.
- 18.38.050 Project description.
- 18.38.060 Association documents.
- 18.38.070 Phased developments.
- 18.38.080 Required certificates and approval.
- 18.38.090 Recording required.
- 18.38.095 Minor adjustments and amendments.
- 18.38.100 Expiration.
- 18.38.110 On-site recreation and/or open space design requirements.
- 18.38.120 Minimum development standards.

18.38.010 Purpose and description.

The purpose of a planned development (PD) is to allow a more flexible use of land by encouraging the careful application of design components to achieve the creation of innovative developments and a more efficient utilization of public facilities in exchange for public benefits that achieve comprehensive plan goals. The PD can also be used to protect wetlands, floodways, and other critical areas from development. A PD is one that: permits diversity in the location and type of structures; promotes the efficient use of land by facilitating a more economical arrangement of buildings, streets, utilities, and land use; preserves as much as possible critical areas and natural landscape features; reduces development impacts to adjacent neighborhoods through design and mitigation.

Designation of a property as a PD binds the property owners and their successors to the development described and depicted in the application, binding site plan and approval of the PD, and applicable development standards of this chapter. The PD designation confirms the PD is consistent with the purpose of and provisions for planned developments and the comprehensive plan, and provides the standards by which subsequent development permits, including building permits, shall be reviewed. All provisions, conditions and requirements of the binding site plan shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel or tract recreated pursuant to the binding site plan that depicts the PD.

A PD shall be reviewed according to the provisions for a Type III application process as described in the EMC Title 14, Permit Review Procedures, except as otherwise provided for in this chapter.

There are established by this chapter two types of planned developments, as identified below. Unless otherwise specifically stated, all provisions of this chapter shall apply to both types of planned developments.

(1) Residential Planned Development (RPD). This is a PD devoted solely to full-time residential uses. It is intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices within a single residential project.

(2) Mixed Use Planned Development (MUPD). This is a PD that is intended to provide for a variety of different residential, recreational retail commercial land uses within a single development area. It is intended to promote the mix of these uses in an integrated, coordinated and comprehensively designed development project that offers a high level of urban amenities and preserves the natural and scenic qualities of open spaces and critical areas.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.015 Where permitted – Permitted uses.

Planned developments, when approved in accordance with all applicable codes and this chapter, are established as a development permit and, as such, do not reclassify the existing zoning district designation.

(1) An RPD may be permitted within any residential zoning district located within the Entiat urban growth area, provided it is consistent with the comprehensive plan and the following minimum project size of three acres.

(2) An RPD may include the following uses, which uses shall be specifically identified and approved in the development permit application review and approval process:

(a) A combination of residential dwellings such as single-family attached, single-family detached, modular homes, duplexes, townhouses, condominiums and other similar dwellings in accordance with this chapter and the Entiat zoning code;

(b) Manufactured homes are also allowed to be part of an RPD, however the placement of manufactured homes shall be specifically included and approved as part of the initial development permit application;

(c) Accessory uses specifically designed to meet the needs of the residents of the RPD such as garages, carports, personal and recreational vehicle storage, and other similar noncommercial uses;

(d) Developed recreational facilities for the residents of the RPD, such as clubhouses, tennis or racquetball courts, ball fields, trails, sports fields, spa facilities, horse arenas and riding academies, parks, undeveloped recreational areas, open space areas and other similar type uses; and

(3) An MUPD may only be permitted in the MTR district, provided it is consistent with the comprehensive plan and provided the minimum project size shall be three acres.

(4) An MUPD may include the following uses, which uses shall be specifically identified and approved in the development permit application review and approval process:

(a) A combination of residential dwellings such as single-family attached, single-family detached, modular homes, duplexes, townhouses, full-time and time-share condominiums and other similar dwellings in accordance with this chapter and the Entiat zoning code;

(b) Accessory uses specifically designed to meet the needs of the residents of the MUPD such as garages, carports, personal and recreational vehicle storage, and other similar noncommercial uses;

(c) Developed recreational facilities, such as clubhouses, tennis or racquetball courts, ball fields, trails, sports fields, spa facilities, horse arenas and riding academies, parks, undeveloped recreational areas, open space areas and other similar type uses;

(e) Hotels, motels, guest ranches, and other similar resort facilities with a primary focus on visitor accommodations and recreational opportunities that capitalize on the area's natural environment and amenities; and

(f) Accessory uses specifically designed to meet the needs of the users of the MUPD such as resort-related retail sales, microbreweries, wineries, restaurants and drinking establishments, personal services, game, card and arcade rooms, exercise facilities, etc.

(5) The percentage of commercial acreage in an MUPD shall be limited to 10% of the total acreage for projects under 20 acres, and 5% of the total acreage for larger projects. (Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.020 Protection of critical areas – Provision of on-site recreation.

The following standards apply to both an RPD and an MUPD:

- (1) Where critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in exchange for a dedicated protection of another portion of the property containing critical areas; provided that:
 - (a) The critical areas to be protected are dedicated for the life of the development, and all rights for development are traded in exchange for the rights to derive benefits from the PD process;
 - (b) Land protected by trading development density shall be protected from encroachment and maintained free of fill material, building and construction wastes, yard wastes and other debris that would diminish the property characteristics that the dedication was intended to protect. Any use of the critical areas on-site shall be governed by the Entiat critical areas code, Chapters 17.10A through 17.10F EMC;
 - (c) Where critical areas within the development account for less than 25 percent of the overall area of the development, additional on-site recreation and open space areas, as provided for in this chapter and in the applicable zoning code provisions, shall be provided in addition to retention of critical areas in an amount that achieves a total area in critical areas/open space/on-site recreation use of at least 25 percent.
- (2) Where no critical areas exist on a site subject to a PD, the benefits derived from the PD, including without limitation decreased lot sizes and increased densities as provided for in this chapter, shall be achieved in part in exchange for a dedication of another portion of the property as on-site recreation and/or open space areas, consistent with the provisions of this chapter and other applicable sections of the zoning code, that total at least 25 percent of the overall development; provided that:
 - (a) The on-site recreation may include a combination of natural areas, parks, landscaped areas, trails, and/or visual corridors; provided, that a minimum of 10,000 square feet or 60 percent of the on-site recreation, whichever is greater, is contiguous useable space;
 - (b) The on-site recreation area/areas are dedicated for the life of the development, and all rights for development are traded in exchange for the rights to derive benefits from the PD process.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.025 Dedicated lands.

All lands dedicated for the preservation of critical areas, creation of open space or establishment of recreation facilities shall be protected for the life of the development by recorded covenants, approved by the city, which restrict uses to only those specified in the approved planned development site plan and provide for the maintenance of the open space in a manner which assures its continuing use for the intended purpose. Dedicated open space may be held in common interest by all of the property owners within the planned development, a public or private entity empowered to manage and maintain the open space, or by other appropriate legal measures that ensure the continuation of the open space/recreation areas. Restrictions shall be placed upon the title to all dedicated areas and on the face of the binding site plan indicating that:

- (1) All land uses and development shall be limited to the stated purpose of the dedicated property.
- (2) If the open space/recreation areas are held in common interest by all of the property owners within the planned development, then all property owners within the planned development shall be mutually responsible for the maintenance and preservation of the dedicated lands. Enforcement shall be subject to EMC Title 8, Health and Safety.
- (3) Dedicated lands shall be maintained free of any liens or encumbrances that could interfere with the stated purpose of the dedication. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.035 Density credits.

The following standards apply to both an RPD and an MUPD:

- (1) The maximum number of dwelling units permitted per acre for a PD shall be determined by utilizing the maximum density levels established by the comprehensive plan and zoning regulations, and the amount of public benefit or design elements provided within the proposed development.
- (2) Additional density shall be achieved by incorporating at least 11 of the following 20 items into the design and construction of the PD:

- (a) The applicant may use a design/development team that at a minimum consists of a licensed architect, engineer, surveyor, landscape architect, and licensed building contractor throughout the design and construction phases of the project.
- (b) On-site stormwater drainage retention facilities are integrated as usable recreation areas with a slope ratio not exceeding four units horizontal to one unit vertical.
- (c) Where a PD is proposed along an existing transit route, transit stops and the construction of shelters, pull-outs and other associated transit systems may be integrated into the project.
- (d) Trees may be planted adjacent and along the entire frontage of public and/or private street rights-of-way on the property being developed. Planting areas shall be a minimum of five feet in width and consist of a minimum of 60 percent deciduous trees at least six feet high at the time of planting on no greater than 40-foot centers. Suitable ground cover including grasses and/or low growing shrubs to complement the trees shall also be provided.
- (e) At least two covered parking spaces may be provided for all residential dwelling units. Covered parking shall be in the form of carports, garages, or above/below ground parking garages.
- (f) Where a proposed PD consists of more than 10 units, parking areas should be kept to small groups of 10 to 20 spaces and interspersed with landscaping, recreation features, structures, or other similar uses when applicable.
- (g) Provisions may be made for bicycle, pedestrian and/or natural trail systems, the majority of which are physically and functionally separated from motor vehicle traffic by a distance of 10 feet or more. Separation may include such features as landscaping, undulated berms, natural features, topography, open space, or other similar features. Trail systems shall encompass the entire development and may be incorporated as part of the on-site recreation required. The trail system components shall connect all public open space, drainage ways, shoreline areas and other trail systems designated in the comprehensive plan. Trail system components shall be a minimum of eight feet wide and improved with an all-weather surface suitable for the type of trail proposed.
- (h) Natural drainage ways may be incorporated into the overall PD design and left undisturbed or enhanced with native ornamental landscaping when applicable.
- (i) Significant existing natural features may be maintained on the site, including without limitation topography, significant tree stands, or particularly noteworthy trees, view points or other important natural features found on-site.
- (j) The PD project may contain a facility for a child day care center, pursuant to applicable provisions of the Entiat zoning code. The day care facility shall be of sufficient size to serve the projected demand for such services generated by the project.
- (k) Significant recreational areas shall be developed and equipped with such features as swimming pools, tennis courts, commercial grade playground equipment, community centers or other significant features.
- (l) At least 25 percent of the site may incorporate duplex, multifamily or zero-lot-line dwelling units.
- (m) Where a proposed PD incorporates the development of duplexes, multifamily units and zero-lot-line lots, disperse their locations throughout the PD.
- (n) Solar design and access considerations may be incorporated into the design of the development and proposed buildings. This may include using topographical features of the development, siting criteria for structures, or specific structure design requirements for solar use.
- (o) Accessory features such as benches, trash cans, tables and other similar attributes to enhance the character of the open space or other features shall be provided in the development. This shall not include primary garbage disposal areas. Trash cans shall be 42 inches high with a total radius of two feet or less. The accessory features may be consistent with the overall design of the development.
- (p) An area may be designated and developed with each PD phase for the storage of personal property and/or recreational vehicle storage. Storage areas shall be sized and designed for the sole use by the residents within the development. Common features shall include perimeter landscaping to screen them from view, accessibility to all residents, minimal lighting, and similar architectural features as the proposed residential structures. Signs for advertising purposes are prohibited.
- (q) Pedestrian access, open space and recreation amenities may be provided and incorporated into the PD, when the PD adjoins cultural/historical sites or water bodies such as ponds, creeks, rivers or lakes, when applicable.

(r) Landscape decks/garden porches may be incorporated into the design of all duplexes and multifamily units.

(s) The PD may incorporate some other unique site and/or design features not listed above that distinguish it from a typical subdivision. The hearing examiner shall determine the applicability and appropriateness of this provision during the review process for each PD.

(3) In no case shall the overall density of the PD exceed the following:

(a) Eight units per acre in the R-L district.

(b) Fourteen units per acre in the R-M district.

(c) Twenty-four units per acre in the R-H district.

(d) Eight units per acre in the MTR district.

(e) Where allowed by the particular zoning district, the density of a manufactured home park shall not exceed six units per acre.

(Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.040 Binding site plan.

A binding site plan is required for all PDs and shall include the following:

(1) All information required on a preliminary plat;

(2) The location of all existing and proposed structures;

(3) A detailed landscape plan indicating the location of existing vegetation to be retained, location of vegetation landscaping structures to be installed, the type of vegetation by common name and/or botanical designation, the installed and mature height of all vegetation;

(4) Schematic plans and elevations of proposed building(s) with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures;

(5) Utility, street and stormwater drainage plans that indicate the facilities, layout and capacities necessary to serve the entire PD;

(6) Inscriptions or attachments setting forth the limitations and conditions of development; and

(7) The provisions ensuring the development will be in conformance with the site plan. (Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.050 Project description.

A detailed written explanation of the design concept, planned features of the development, measures taken to meet the purposes of the PD, the proposed sequence and timing of development, the provisions of ownership and management when developed, and covenants or other controls which might influence the development, operation or maintenance of the PD shall be submitted with the binding site plan. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.060 Association documents.

An outline of the documents of the owners' association, bylaws, deeds, covenants and agreements governing ownership, maintenance and operation of the PD shall be submitted with the binding site plan if applicable to the development. PD covenants shall include a provision whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common. The city may require that it be a third-party beneficiary of certain covenants with the right but not obligation to enforce the same. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.070 Phased developments.

If a PD is planned to be completed in more than two years from the date of site plan approval, the PD will be divided into phases or divisions of development, numbered sequentially in the order construction is to occur. The binding site plan for each phase shall be approved separately through a Type II application process pursuant to EMC Title 14, Permit Review Procedures, and shall be consistent with all provisions of the PD. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.080 Required certificates and approval.

Recording a binding site plan shall include all of the certificates required for a final plat. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.090 Recording required.

A binding site plan of a PD and accompanying documents, together with covenants running with the land, binding the site to development in accordance with all the terms and conditions of approval shall be recorded by the Chelan County auditor. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.095 Minor adjustments and amendments.

(1) Minor adjustments to an approved PD shall be reviewed according to the provisions for a Type II permit as provided for in EMC Title 14, Permit Review Procedures. Minor adjustments are characterized by those which may affect the precise dimensions, siting of buildings or lot lines, but which do not: affect the type, character and/or architectural style of buildings; increase the total amount of building floor area; increase the number of dwelling units; decrease or substantially change the location of required buffers; decrease the amount of required parking; decrease on-site recreation or open space areas and/or increase the number of points of ingress and egress to the site.

(2) Modifications that exceed the conditions of a PD approval, are inconsistent with the intent of the approved PD, and/or are not minor adjustments, as determined by the city, shall be considered a request for a major revision to the PD and shall be reviewed and approved in accordance with the procedures of this chapter as a new application. The new application shall be reviewed according to the applicable regulations in effect at the time of the new application. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.100 Expiration.

A binding site plan for a PD expires unless final approval is obtained from the city and recorded by the Chelan County auditor within two years from the date of approval. For a PD that includes phases as permitted by this chapter, the PD shall expire unless final approval is obtained for the first phase from the city, with subsequent phases falling within the identified phasing schedule, and recorded by the Chelan County auditor within two years from the date of approval. Minor revisions to the phasing schedule of a PD that has not expired pursuant to this section may be granted by the city provided the schedule is consistent with the overall timeframe anticipated for build-out of the PD. An applicant who files a written request with the city within 30 days before the expiration date shall be granted a one-year extension upon a showing of a good faith effort to file the site plan. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.110 On-site recreation and/or open space design requirements.

The following are minimum design requirements for PDs that incorporate on-site recreation and/or open space:

(1) The following areas shall not be calculated in whole or in part as a portion of the required on-site recreation or open space:

(a) Public and/or private streets, parking lots and storm drainage, except as specifically enumerated within this chapter;

(b) Slopes in excess of 45 percent, geologically hazardous areas, water bodies, and/or submerged or marshy/boggy land, except that these areas may be used to satisfy a maximum of 50 percent of the open space requirements.

(2) The location, shape, size and character of the open space shall be configured appropriate to the scale and character of the planned density, expected population, and topography of the area. On-site recreation areas shall be centrally located in the development and designed for active and passive recreation unless otherwise approved by the hearing examiner.

(3) A minimum of 60 percent of the on-site recreation or open space shall be concentrated and/or connected into large usable areas. The remaining 40 percent may be designated as buffers, entry features, recreation facilities, streetscape, and/or used for a natural trail system or other uses approved by the hearing examiner.

(4) On-site recreation areas or open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PD; provided, that the building coverage of such buildings or structures shall not exceed 50 percent of the minimum on-site recreation or open space required.

(5) At least 60 percent of the on-site recreation area or open space required shall be reasonably level to accommodate active recreational uses with slopes no greater than 15 percent. On-site recreation areas shall be located on a public or private street with a minimum frontage width of 30 feet if the site is two acres or less in size and 60 feet of frontage width for areas larger than two acres. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.38.120 Minimum development standards.

Within an RPD and an MUPD, the following minimum standards shall apply:

(1) Yard, Setback, and Width Requirements. The minimum yard, setback, and width requirements otherwise applying to the development in the zoning district may be modified from the standards of the district, provided:

(a) The entire boundary of the proposed PD shall have a 20-foot setback from any adjacent parcels or public rights-of-way, forming a space buffer around the perimeter. The minimum front yard setback within the interior of the PD shall not be less than 15 feet. Interior yards and setbacks shall be as approved on the PD binding site plan and each development will be reviewed to ensure adequate provision of light, air and life safety for all structures.

(b) All buildings that are not attached or do not have common walls shall be separated by a minimum distance of 10 feet.

(c) Each lot utilized for residential purposes shall have a minimum width of not less than 30 feet on an interior public or private street. Lots located on an exterior perimeter street shall comply with the normal minimum lot width of the district.

(2) Minimum Lot Size. The minimum lot size within a PD may be modified from the normal standards of the district, and reduced by 35 percent of the district requirement unless located on an exterior perimeter street. Lots located on the exterior perimeter boundary or along an exterior street of the PD shall be reduced by not less than 10 percent of the normal minimum lot size requirement of the zoning district. Regardless of reduced minimum lot sizes, at no time shall the overall density of the development exceed the maximum densities identified in this chapter.

(3) Maximum Lot Coverage. The maximum lot coverage may be increased by 25 percent of the normal district requirement.

(4) Maximum Building Height. The maximum building height within a PD shall be the same as permitted in the district. The maximum building height within a MUPD shall be proposed and approved during the review and approval process, but in no case shall building heights exceed 60 feet. Whenever possible, development of the PD shall be designed to maximize views for each dwelling unit and to ensure that the views of surrounding properties have been considered.

(5) Landscaping. Landscaping shall be required at entries into a PD, for on-site recreation areas and facilities, and in conjunction with multifamily complexes. Natural landscape features including existing trees, shrubs and ground cover, drainage ways, rock outcroppings, and slopes shall be preserved to the greatest extent possible.

(6) Buffer. A buffer shall be required when a PD has a density and/or intensity greater than that allowed within the applicable zoning district. The buffer shall include a combination of additional landscaping, fencing, increased setbacks and/or other alternatives that mitigate impacts to adjacent properties.

(7) Parking Requirements. Parking shall be provided in the same ratio as required for the district and shall meet the minimum provisions established in Chapter 18.46 EMC and the following:

(a) For each 10 multifamily dwelling units, four additional parking spaces shall be required for visitor parking when on-street parking is unavailable. Special considerations may be given to low traffic generators such as senior citizen or assisted living housing.

(b) Additional parking/storage areas shall be required for recreational vehicles (RVs) such as campers, boats, trail bikes, motor homes and other similar vehicles unless these types of vehicles are precluded by the developer in the form of covenants or other restrictions, approved by the director. When 30 or more dwelling units are proposed, one parking space shall be provided for every 10 dwelling units. The size of the parking/storage area shall be based on the following:

(i) Parking/Storage Stalls. Minimum of 10 feet wide by 28 feet long;

(ii) Access Driveway. Minimum of 30 feet in width;

(iii) Parking/Storage Lot. The minimum area requirement for each space, together with access and maneuvering area, shall not be less than 700 square feet.

(8) Special Areas. A PD that is adjacent to any lake, river, drainage or other waterway shall provide pedestrian or vehicular access in accordance with the Entiat critical areas code, Chapters 17.10A through 17.10F EMC.

(9) Flexible Standards. A PD may allow development standards different from those imposed under the Entiat zoning code, except as provided in the applicable district in relation to permitted uses and provided a clear description of the approved development standards is provided with the binding site plan that is recorded pursuant to EMC 18.38.090. Any approved development standards that differ from that otherwise required by the city shall not require any further zoning district reclassification, variance from the Entiat zoning code or other city approval apart from the PD and any subsequent, associated construction plan approvals. The development standards as approved through the PD shall apply to and govern the development and implementation of each PD site in lieu of any conflicting or different standards or requirements elsewhere in the city's zoning code. (Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

EXHIBIT A

**Chapter 18.40
DISTRICT USE CHART**

Sections:

18.40.010 Purpose.

18.40.020 District use chart.

18.40.010 Purpose.

A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a use district that is not listed in the use chart as either a permitted, accessory or conditional use, unless the administrator determines that an unlisted use is similar to one that is already enumerated in the use chart and may therefore be allowed, subject to the requirements associated with that use and all other applicable provisions of the city of Entiat.

Additional regulations may apply to those properties located within the shoreline master program area, within 200 feet of the ordinary high water mark of the Columbia River or Entiat River, or along State Highway 97A. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.40.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms apply to the following use chart. If there is nothing located in the district for that use listed, that use is not allowed.

- PRM – Permitted Use
- ACC – Accessory Use
- CUP – Conditional Use Permit
- HOP – Home Occupation Permit
- MUPD – Mixed Use Planned Development
- R-L – Residential Low Density
- R-M – Residential Medium Density
- R-H – Residential High Density
- MTR – Mixed Tourist Recreational
- C-H – Highway Commercial
- C-I – Commercial/Light Industrial
- W-B – Waterfront Business
- W-P – Waterfront Parks

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
RESIDENTIAL USES								
Single Family Dwelling	PRM	PRM	PRM	PRM				
Duplex Dwelling	PRM	PRM	PRM	PRM				
Multi Family Dwelling		PRM	PRM					

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Manufactured Home	PRM	PRM	PRM					
Manufactured Home, Designated	PRM	PRM	PRM	PRM				
Mobile Home								
Modular Dwelling	PRM	PRM	PRM	PRM				
Accessory Dwelling	ACC	ACC	ACC					
Caretaker's Residence				ACC	ACC	ACC		ACC
Manufactured/Mobile Home Park (Planned Development)		PRM	PRM					
Residential Planned Development	PRM	PRM		PRM				
Mixed Use Planned Development				PRM				PRM
Condominiums – Residential		PRM	PRM	MUPD				MUPD
Assisted Living Facility	CUP	CUP	CUP					
Adult Family Home	CUP	CUP	CUP					
Convalescent Home		CUP	CUP		CUP	CUP		
Covered Patios	ACC	ACC	ACC	ACC	ACC	ACC		ACC
Renting 4 rooms or less – not independent units (Renting up to four rooms in a main house)	ACC							
Rooming/Lodging House		CUP	CUP					
Vacation rental/Short-term rental (less than 30 days)				CUP		MUPD		CUP
Group Home	CUP	CUP	CUP					
Halfway House		CUP	CUP					
Fences, Residential	ACC	ACC	ACC	ACC				
Fences, Security				ACC	ACC	ACC	ACC	ACC
Day Care, Home	ACC	ACC	ACC	ACC	ACC	ACC		
Day Care Center		CUP	CUP		CUP	CUP		
Garage, Detached	ACC	ACC	ACC	ACC	ACC	ACC		
Home Occupation	HOP	HOP	HOP	HOP				
Swimming Pools, Private	ACC	ACC	ACC	ACC				
Storage of 1 each, boat, TT, motor home or truck	ACC	ACC	ACC	ACC				
Outside storage of a total of two vehicles including boat, RV, truck, etc.			ACC					

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Bed & Breakfast	CUP	CUP	CUP	CUP	PRM			CUP
PUBLIC/SEMI PUBLIC USES	R-L	R-M	R-H	MTR	C-H	C-I		W-B
Animal Shelter								
Churches (Parsonages)	PRM	PRM	PRM	PRM	PRM	PRM		
Clinic, Medical, Dental, Etc.		CUP	CUP		PRM	PRM		
Community Service Facility			CUP		CUP	CUP		
Community Club, Grange, Studio		CUP	CUP	PRM	PRM	PRM		
Detention Facility								
Essential Public Facilities	CUP	CUP	CUP	CUP	CUP	CUP		
Fire/Police Station	CUP	CUP	CUP	CUP	PRM	PRM		
Hospital		CUP	CUP		PRM			
Instructional Child Care (Preschool)	CUP	CUP	CUP	CUP	CUP			
Instructional Child Care (Preschool), associated with a business						CUP		
Libraries		CUP	CUP		PRM	PRM		
Municipal Buildings		CUP	CUP	CUP	PRM	PRM		CUP
Municipal Shop Buildings		CUP	CUP		PRM	PRM		
Parks, Playfields, Trails, Arboretums, Botanical Gardens	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Post Office		CUP	CUP		PRM	PRM		
Post Secondary Education Facility		CUP	CUP		CUP	CUP		
Public Service Facilities	CUP	CUP	CUP	CUP	CUP	CUP		CUP
Recycling Drop-off/Center		CUP	CUP		CUP	PRM		
Schools, Public Primary & Secondary	CUP	CUP	CUP	CUP				
Schools, Private	CUP	CUP	CUP					
Trade/Vocational School					PRM	PRM		
Bus Stop	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
AGRICULTURAL USES								
Agricultural Buildings, private, including on-farm labor housing	ACC	ACC						

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Agricultural Building, commercial, including CA storage, packing sheds						PRM		
Animal Clinic, Hospital					CUP	CUP		
Commercial Composting						CUP		
Farm Equipment Sales/Service					PRM	PRM		
Feed Lot								
Feed Store					PRM			
Home Fruit Stand	ACC	ACC		ACC	PRM	PRM		
Horse Boarding/Training								
Kennels, Commercial	CUP					CUP		
Kennels, Hobby	ACC	ACC						
Livestock, Commercial								
Livestock, Personal	ACC ¹							
Nursery, Commercial/Retail					PRM	PRM		
Nursery, Wholesale	PRM ²							
Agriculture Packing/Storage Facility								
Poultry, Commercial								
Poultry, Personal								
Riding Stable								
Slaughterhouse								
Tree Fruit Production	PRM	PRM		PRM				
Vineyard	PRM	PRM		PRM				
	COMMERCIAL USES							
Art Galleries, Museums				PRM	PRM	PRM		PRM

¹ Minimum of 2 acres of land under a single ownership

² Maximum of 2 acres of land under a single ownership

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Auto/Truck/Boat Sales					PRM	PRM		
Auto Towing - Secured					CUP	CUP		
Bakery, Retail				PRM	PRM	PRM		PRM
Auto/Truck /Boat Service					PRM	PRM		CUP
Car Rental					PRM	PRM		
Car Wash					PRM			
Commercial Copiers/Printers					PRM	PRM		
Condominiums - Time-share & Similar Resort Operations (Planned Development)				MUPD		MUPD		MUPD
Convenience Store				MUPD	PRM	PRM		CUP
Construction Offices, Temporary	ACC	ACC	ACC	ACC	ACC	ACC		ACC
Dry Cleaners, Laundromat				MUPD	CUP	CUP		
Farmer's Market				PRM	PRM	PRM	CUP	CUP
Financial/Lending Institution (Bank, Etc.)					PRM	PRM		CUP
Food/Beverage Service				PRM	PRM	PRM		PRM
Food/Beverage Service – Mobile				PRM	PRM	PRM	CUP	CUP ¹
Funeral Home/Crematorium					PRM	PRM		
Gas/Service Station					PRM			CUP
Hardware/Garden Store - Lumber Yard					PRM	PRM		
Heating and Plumbing Sales & Services					CUP	PRM		
Hotels/Motels		CUP	CUP	MUPD	PRM	PRM		CUP
Manufactured Home Sales								
Marinas/Water-Related Commercial Uses			PRM			PRM		CUP
Micro-brewery/Winery			CUP	MUPD	CUP	CUP		CUP
Mini-storage, Commercial Users					PRM	PRM		
Mini-storage, Personal Users								
Newspaper Publishing					PRM	PRM		
Parking Lots - Commercial or Public					CUP	CUP	CUP	CUP
Personal Services (Barber, Salon, Etc.)	HOP	HOP	HOP	MUPD	PRM	PRM		PRM

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Pet Services				MUPD	PRM	PRM		
Pharmacies					PRM	PRM		PRM
Professional Services (Lawyer, Psychiatrist, Etc.)	HOP	HOP	HOP		PRM	PRM		PRM
Repair Services, Electronics/Appliances					PRM	PRM		
Restaurant				MUPD	PRM	PRM		PRM
Retail Stores (Grocery, Food, etc.)					PRM	PRM		
Retail Stores (Textile, Sporting Goods, etc.)				MUPD	PRM	PRM		PRM
RV Sales					PRM			
Taverns, Bars, Cocktail Lounges				MUPD	PRM	PRM		PRM
Truck Stops					CUP			
Variety Stores, Gift Store				MUPD	PRM	PRM		PRM
Video Rental				MUPD	PRM	PRM		PRM
	INDUSTRIAL USES							
Heliports				MUPD	CUP	CUP		
Float Plane Base								CUP
Existing Industrial uses, as of December 2007					PRM	PRM		
Apparel Manufacture, Wholesale						PRM		
Apparel Manufacture, Dressmaker					PRM	PRM		
Asphalt Paving Plant								
Beverage Industry								
Bulk Fuel Distributor								
Canning/Packing Foods, small scale						PRM		
Cement/Concrete Plant								
Chemical Manufacture								
Electronic Product Manufacture/Assembly, small scale					CUP	CUP		
Hardware Product Manufacture/Assembly, small scale					CUP	CUP		
Medical/Scientific Product Manufacture/Assembly, small scale					CUP	CUP		
Fabricated Metal Products, small scale					CUP	CUP		

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Food Processing, small scale						PRM		
Furniture Products Manufacture/Assembly					PRM	PRM		
Glass Products Manufacture/Assembly, small scale					PRM	PRM		
Gravel Pit (Extraction, Crushing, Screening, Etc.)**								**
Hazardous Waste Storage, On-site								
Hazardous Waste Treatment, On-site								
Hazardous Waste Storage and/or Treatment, On- or Off-site								
Leather Products Manufacture/Assembly, excluding tanning						PRM		
Machinery/Heavy Equipment Manufacture/Assembly						PRM		
Paperboard Containers Manufacture						PRM		
Plastic Products Manufacture/Assembly						PRM		
Prefabricated Wood Products						PRM		
Printing, Publishing, Binding						PRM		
Rendering Plants								
Rubber Products								
Sheet Metal/Welding Shops						CUP		
Wrecking/Junk Yard								
	RECREATIONAL USES							
Amphitheater				PRM			PRM	PRM
Bowling Alleys				MUPD	PRM	PRM		
Campground, Tents & RVs				CUP	CUP	CUP	PRM	CUP
Drive-in Theater					CUP	CUP		CUP
Family-oriented Entertainment Facilities				MUPD	CUP	CUP		CUP
Exercise Facility				MUPD	PRM	PRM		PRM
Fairgrounds								
Game, Card, Arcade Room				MUPD	CUP	CUP		CUP
Golf Course, Driving Range	CUP			CUP				

	R-L	R-M	R-H	MTR	C-H	C-I	W-P	W-B
Gun Club/Indoor Shooting Range					CUP	CUP		
Historic Markers/Facilities	CUP	CUP	CUP	PRM	CUP	CUP	PRM	PRM
Interpretive/Educational Buildings or Shelters				PRM	CUP	CUP	PRM	PRM
Miniature Golf				MUPD	PRM	PRM		PRM
Theaters					CUP	CUP		CUP
Trails	PRM	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)								
Roller-skating Rink						PRM		

1. To be allowed by CUP until the first permanent food service is established.

** The existing gravel extraction and associated asphalt mixing taking place in the waterfront business zone is allowed to continue as an existing use, pursuant to the public hearing record of the city council – January 11, 2001.

(Ord. 720 § 1, 2011; Ord. 673 § 1 (Exh. B), 2007; Ord. 660 § 1, 2006; Ord. 617 § 1, 2004; Ord. 607 § 1, 2003; Ord. 688 § 1, 2008; Ord. 701 § 1, 2009; Ord. 712 § 1, 2010; Ord. 744 § 1, 2013)

**Chapter 18.44
GENERAL REGULATIONS**

Sections:

- 18.44.010 Purpose.
- 18.44.020 Accessory structures.
- 18.44.025 Accessory dwelling units.
- 18.44.030 Exception to height limitations.
- 18.44.040 Exceptions to setback requirements.
- 18.44.050 Places of habitation.
- 18.44.060 Clear view triangle.
- 18.44.070 Residential performance standards.
- 18.44.080 Livestock and poultry standards.
- 18.44.090 Pedestrian and/or bicycle access.
- 18.44.100 Caretaker's residence.

Prior legislation: Ord. 660.

18.44.010 Purpose.

The purpose of the general regulations is to provide a concise reference to requirements that are common to many different zoning districts, thereby providing a more efficient utilization of this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.020 Accessory structures.

- (1) Accessory structures shall not be used as a place of human habitation.
- (2) All accessory structures shall observe a five-foot setback in the side and rear yard areas.
- (3) No accessory structure shall occupy any part of a required front yard area. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.025 Accessory dwelling units.

An accessory dwelling unit, as defined in Chapter 18.10 EMC, shall meet the following minimum requirements:

- (1) Only one accessory dwelling unit shall be allowed per building lot or home site in conjunction with a single-family structure, even if such structure is built on more than one platted lot;
- (2) An accessory dwelling unit may be attached to, created within, or detached from a new or existing primary single-family dwelling unit;
- (3) The property owner (which shall include title holders and contract purchasers) shall occupy either the primary unit or the accessory unit as their permanent residence;
- (4) The accessory dwelling unit will require one parking space, which is in addition to any off-street spaces required for the primary single-family dwelling unit;
- (5) The floor area for the accessory dwelling unit shall in no case exceed 900 square feet, nor be less than 300 square feet, and the accessory dwelling unit shall contain no more than two bedrooms. Additionally, the square footage of the accessory dwelling unit shall be no more than 50 percent of the area of the primary single-family dwelling;
- (6) An accessory dwelling unit, together with the primary single-family dwelling unit and other accessory buildings or structures with which it is associated, shall conform to all other provisions of this code, and no variance of yard setback or building lot coverage requirements will be granted;
- (7) The accessory dwelling unit shall meet the minimum requirements of the International Building Code, International Fire Code, health district and all other local, state and federal agencies;
- (8) The accessory dwelling unit must be connected to the water and sewer utilities of the dwelling unit and may not have separate services;
- (9) Future subdivision would require compliance with all applicable parts of the city of Entiat including, without limitation, water and sewer hook-up; and

(10) Conversions of accessory storage structures, including without limitation garages and carports, to accessory dwelling units shall only occur when that existing structure meets the required yard setbacks for a residence, including without limitation the rear and side yard requirements. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.030 Exception to height limitations.

The height limitations contained within each zoning district chapter do not apply, and are not limited, to the following: spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, flagpoles, smoke stacks, transmission towers, utility poles, radio and television towers, roof-top mechanical and ventilation equipment, or other appurtenances usually required to be placed above roof level and not used or intended to be used for human occupancy. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.040 Exceptions to setback requirements.

- (1) Eaves, cornices, awnings, or other architectural projections may extend two feet into required front, side or rear yard areas.
- (2) Covered patios, not exceeding 200 square feet, may extend into the rear setback 10 feet.
- (3) Steps or decks of 30 inches or less in height may project into required setback areas.
- (4) A lot in a district that permits residential uses when joined on one or both sides by lots on which primary structures are set back less than the district minimum may observe a required front yard setback equal to the average of adjacent primary structures or the average of the district minimum and an adjoining structure.
- (5) All structures in residential zones shall set back at least 55 feet from the right-of-way nearest the undedicated side of any half-street.
- (6) All structures in all zones that front on a state highway shall be set back 80 feet from the centerline or 50 feet from the right-of-way, whichever is greater. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.050 Places of habitation.

Recreational vehicles are prohibited as places of habitation when located outside of approved mobile home parks, or other areas having specific city authorization for such use. At no time shall recreational vehicles be used as permanent places of habitation. Recreational vehicles may be used for visitors for a total of 30 days in any 12-month period, provided it is parked on a lot that has an existing, permanent residential dwelling already constructed. Recreational vehicles may be used for temporary living purposes during the construction of a residence subject to all of the following conditions:

- (1) A valid building permit for the residential dwelling has been issued by the city;
- (2) Substantial progress is being made toward completing the construction of the residential dwelling for which the building permit was issued, as determined by the city;
- (3) A written request is received by the city asking permission to use a recreational vehicle for temporary living purposes during construction of a residential dwelling, and specific written authorization from the city is granted with an identified start date for using the recreational vehicle for the stated purpose;
- (4) The recreational vehicle is located on the same lot as the residential dwelling that is being constructed;
- (5) The recreational vehicle is connected to the city's water and wastewater services;
- (6) Only one recreational vehicle is allowed;
- (7) The same recreational vehicle shall be used for the duration of the authorized use, unless written authorization is requested by the owner and granted by the city to change the recreational vehicle. A change in the recreational vehicle used for the temporary living quarters for residential dwelling construction purposes shall not alter the allowed duration of the temporary living quarters use as established by the city; and
- (8) The recreational vehicle shall be removed from the site and the temporary living use shall be discontinued at the completion of the construction of the residential dwelling or within one year of the start of the use of the recreational vehicle for temporary living purposes, as documented by the city, whichever occurs first. No extensions to this time line shall be granted. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.060 Clear view triangle.

- (1) A clear view triangle shall be maintained for vision safety purposes on all corner lots, driveways and intersecting public/private roads. No fence, sign, utility structure, associated landscaping or any other sight obstruction

between 42 inches and eight feet in height above the existing road grade shall be placed or maintained within the triangle.

(2) The clear view triangle shall be established as follows:

(a) At street intersections it shall be determined by measuring 25 feet from the point of intersection of the two property lines, along the property lines adjacent to each street. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle.

(b) At a driveway intersection with a street right-of-way it shall be determined by measuring 15 feet along the road right-of-way and 15 feet along the edges of the driveway, beginning at the respective points of the intersection. The third side of the triangle shall be a line connecting the end points of the first two sides of the triangle.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.070 Residential performance standards.

All residential dwellings permitted in the city of Entiat shall meet the following provisions. Manufactured home placement within manufactured home parks, in existence prior to adoption of the ordinance codified in this chapter, is excluded from these provisions:

(1) Minimum Width. The minimum width of the main body of a residence on a site shall not be less than 24 feet;

(2) Minimum living space floor area: 900 square feet for a single-family structure and 720 square feet per dwelling unit for multifamily structures;

(3) Minimum roof pitch: three feet vertical distance for every 12 feet horizontal distance; however, nothing in this section shall prevent a site-built home from using a roof with less pitch, provided the design, engineering and construction ensure the structure maintains the adopted snow load requirements;

(4) Foundation. A manufactured home shall have a foundation or skirting that is similar in appearance to foundations of housing built on-site; and

(5) Manufactured homes shall be recessed (pit set) to achieve 15 inches or less above the finished grade of the lot.

(6) As allowed in EMC 18.40.020, District use chart, designated manufactured homes and manufactured homes located on individual lots, parcels or tracts of land shall be no more than 12 years old from the date of manufacture, at the time the placement permit application is submitted, which is determined by the date affixed to the home by the manufacturer or as listed on the deed or title identifying the date of construction. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.44.080 Livestock and poultry standards.

Livestock and poultry are permitted within different zoning districts as determined by EMC 18.40.020, District use chart, provided the property ownership is at least one contiguous acre in size or greater and the following minimum standards are met:

(1) The minimum pasture area maintained for each animal shall be as listed below:

(a) One acre per each horse, pony, mule, cow and/or other similar size animal.

(b) One-half acre per each sheep, goat or other similar size animal.

(c) Twelve poultry per acre. Poultry may include any combination of chickens, ducks, geese, rabbits and similar type animals.

(d) No swine, pigs, hogs or similar animals are allowed inside the city limits.

Example: The minimum land area required for one sheep and one horse shall be one and one-half acres maintained in pasture as described below.

(2) The property shall be maintained in a clean, sanitary condition so as to be free from offensive odors, fly breeding, dust and general nuisances and shall be in compliance with health district regulations.

(3) All livestock and poultry shall be kept in enclosures so constructed and maintained as to prevent the livestock from breaking through, out, or over the same and roaming at large through the city.

(4) Adequate measures shall be taken to properly dispose of animal wastes. Accumulations of animal waste shall be prohibited from being stored closer than 100 feet from any off-premises dwelling and/or any domestic or irrigation wells, and all accumulations of manure or refuse shall not be stored in excess of one week. Accumulated waste shall be prohibited within 200 feet of any domestic or irrigation well. Furthermore, all animals kept within the city shall be kept in a humane fashion and shall not create a noxious, foul or offensive condition.

(5) Barns, shelters or other buildings or structures for the keeping or feeding of cattle, horses, goats, sheep, poultry, swine or other similar shelters for animals or birds shall be located a minimum of 100 feet from any off-premises residential dwelling.

(6) Pastures are defined as that area which is enclosed within a perimeter fence, and shall not include that portion of the property used for residential purposes. Pasture areas shall be maintained with a permanent, uniform vegetative top cover and shall be kept free of noxious weeds.

(7) Any future division of property must comply with the minimum standards above. The minimum pasture area and condition requirements must be met by each additional individual lot or parcel, including the original parcel of record, in order to maintain livestock or poultry on the property.

(8) Exotic or unique animals shall be classified within one of the above categories according to similar size, weight, or type of animal, as determined by the director, and subject to the applicable regulations. (Ord. 673 § 1 (Exh. B), 2007; Ord. 617 § 1, 2004; Ord. 607 § 1, 2003)

18.44.090 Pedestrian and/or bicycle access.

All land development, uses and activities shall ensure provisions are made for safe and convenient pedestrian and/or bicycle access circulation systems that link lots, tracts, and/or buildings to adjoining parks and trail systems. Trail systems shall provide continuity of public access and/or facilitate their eventual connection to other areas incrementally through time.

(1) Trail improvements and easements/tracts of land shall be provided whenever a division of land or other development activity occurs for residential, commercial, industrial, and/or recreation development when near parks, recreation areas, schools, churches, dead-end roads, bodies of water such as rivers or lakes, existing/future trails, public facilities and/or other similar activities and facilities.

(2) The dimensions of the linkage system shall have a minimum easement width of 10 feet with a minimum width of six feet improved with gravel, asphalt or other similar all-weather surface materials. Linkage corridors may be bridged or partially covered but are intended for pedestrian movement through the entire length of the corridor.

(3) Maintenance of any trail corridor or improvement retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the city. (Ord. 673 § 1 (Exh. B), 2007)

18.44.100 Caretaker's residence.

Caretaker's residences shall be located on a second story or behind retail space located along the street frontage. (Ord. 673 § 1 (Exh. B), 2007)

**Chapter 18.46
OFF-STREET PARKING REQUIREMENTS**

Sections:

- 18.46.010 Purpose.
- 18.46.020 Applicability.
- 18.46.030 Required off-street parking.
- 18.46.040 Required off-street loading.
- 18.46.050 Off-site parking facilities.
- 18.46.060 Performance standards.
- 18.46.070 Development standards.
- 18.46.080 Special considerations.

18.46.010 Purpose.

It is the purpose of this chapter to provide adequate numbers of off-street parking spaces, vehicular ingress, egress and loading facilities in order to reduce on-street parking, increase traffic safety, maintain smooth traffic flow and reduce the visual impact of parking lots. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.020 Applicability.

(1) Off-street parking and loading facilities shall be available prior to occupancy of a site, commencement of commercial/industrial activities, changes in use or major alteration/enlargement of the site, use or structure. All required parking spaces shall be permanently available and maintained for parking purposes only.

(2) For the purposes of these requirements, “major alteration or enlargement” shall mean a change of use or an addition that would increase the number of parking spaces or loading berths required by this chapter by more than 10 percent of the total number required prior to the alteration or enlargement. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.030 Required off-street parking.

(1) The total number of off-street parking spaces required shall be calculated based on the total floor area of the proposed use (unless otherwise specified). The total floor area is defined as the gross floor area minus the following spaces:

- (a) Elevator shafts and stairways;
- (b) Public restrooms;
- (c) Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and/or for aesthetic enhancement or natural lighting purposes; and
- (d) Permanently designated corridors.

(2) The following categories shall be used in defining various types of land uses and activities:

- (a) Residential: single-family, duplex and multifamily dwelling units.
- (b) Community services: churches, schools, funeral homes, convalescent/nursing homes, clubs, lodges, grange halls, museums, art museums, municipal buildings, etc.
- (c) Retail commercial: grocery store, pharmacies, hardware, liquor, furniture, department, clothing stores, etc.
- (d) Service commercial: mini-marts, gas/service stations, beauty salons, espresso stands, eating and drinking establishments, etc.
- (e) Transient services: hotels, motels, bed and breakfasts, boarding houses, etc.
- (f) Professional office: law, doctor, real estate, accounting, insurance offices, financial institutions, etc.
- (g) Industrial facilities: wholesale trade, warehousing, processing and manufacturing plants, auto recycling and heavy equipment repair shops, etc.

(3) The required number of parking spaces for each land use/activity category shall be as follows:

Category	Required Spaces
Residential	2 spaces/unit
Community services	1 space/200 square feet
Retail commercial	1 space/300 square feet
Service commercial	1 space/100 square feet
Transient services	1 space/room or group of rooms rented as a single unit
Professional office	1 space/250 square feet
Industrial facilities	1 space/500 square feet of retail area and 1 space/1,000 square feet of gross floor area

(a) Off-street parking requirements for uses not specifically defined above shall be determined by the administrator based upon the requirement for similar uses.

(b) In calculating the required number of parking spaces for facilities containing more than one use, the ratio for each use shall be applied to the total square footage for each use and then added together for the required number of parking spaces.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.040 Required off-street loading.

Off-street loading shall be provided for all commercial/industrial establishments which are engaged in retailing or wholesaling of merchandise requiring frequent loading or unloading from trucks or other large vehicles.

(1) Loading Space Size. The required space shall be of adequate size to accommodate the maximum size of vehicles loading or unloading at the site.

(2) Loading Space Location. The required loading and related maneuvering space shall be located on the property served and in no case shall be allowed on public right-of-way. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.050 Off-site parking facilities.

If the required off-street parking is proposed off-site, the applicant shall provide a written contract with affected landowners stating that required off-street parking will be provided in a manner consistent with the provisions of this chapter. All contracts shall be approved by the city and then recorded with the Chelan County auditor as a deed restriction encumbering the title(s) of all properties involved. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.060 Performance standards.

Parking areas associated with single-family dwellings shall be exempt from the provisions of this chapter, except as provided in EMC 18.46.030.

(1) Lighting. Lighting shall illuminate any off-street parking or loading spaces used at night. When provided, lighting shall be directed toward the property only.

(2) Barrier Free Parking. Accessible parking shall be provided, in accordance with the Washington State Barrier Free Code.

(3) Maintenance. The owner of a required parking area shall maintain the paved surface and any required landscaping, irrigation and drainage facilities in a manner complying with this chapter and the approved site plan. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.070 Development standards.

All off-street parking areas shall be constructed in the following manner:

(1) Surfacing. Off-street parking areas shall be surfaced with asphalt, concrete or similar pavement.

(2) Parking Space Dimension. Nine feet in width by 18 feet in length.

(3) Minimum Area per Space. The minimum area requirement for each parking space, together with access and maneuvering areas, shall not be less than 360 square feet per parking space or stall.

(4) Stormwater Drainage. All stormwater shall be accommodated on-site in a system approved by the city of Entiat.

(5) Border/Barricades. Each parking space adjacent to buildings, walls, landscaped areas, street rights-of-way and/or sidewalks shall be provided with a concrete curb or bumper at least six inches in height at or within two feet of the front of such space.

(6) Striping. All parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the reviewing official to indicate individual parking stalls. Directional arrows shall be clearly drawn on paved surfaces in order to provide a safe pattern of traffic movement.

(7) Entrances and Exits. All points of ingress and egress to parking areas shall have a minimum separation of 100 feet and are subject to approval by the city engineer.

(8) Backing onto Public Right-of-Way. In all commercial, industrial and multifamily developments, parking areas shall be arranged to avoid any vehicles from backing onto any street or public right-of-way.

(9) Mixed Use. In the case of mixed uses, the requirements of off-street parking shall be the sum of those required for the multiple uses computed separately. Off-street parking provided for one use shall not be considered as providing required parking for any other uses.

(10) Yard Areas/Setbacks. Off-street parking areas shall be located outside of required yard areas, except that, within the commercial and industrial zoning districts, required parking may be permitted within that portion of the front yard area that is more than 10 feet from the front property line when consistent with all other provisions of this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.46.080 Special considerations.

Any development that dedicates additional rights-of-way for transit facilities, or provides transit facilities on-site, may reduce the off-street parking requirements by 10 percent. Local transit improvements may include, but are not limited to, shelters, benches, bus turnouts and similar improvements that directly benefit the users of the development. All improvements, including any dedication of right-of-way, shall be approved by the local transit authority prior to receiving a reduction in parking requirements. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

**Chapter 18.48
LANDSCAPING STANDARDS**

Sections:

- 18.48.010 Purpose.
- 18.48.020 Applicability.
- 18.48.030 Landscape Plan Requirements.
- 18.48.040 Tree Standards Manual.
- 18.48.050 General Landscape Requirements – All Zones.
- 18.48.060 Commercial Highway, Commercial Industrial, and Mixed-Tourist Zones.
- 18.48.070 Parking Lots and Outdoor Automobile Sales and Repair.
- 18.48.080 Performance assurance.

18.48.010 Purpose.

The purpose of the landscaping and screening requirements is to enhance the aesthetics of the City of Entiat; provide environmental benefits of landscaping such as shade, reduction of heat, glare, and wind, erosion control, noise abatement, storm-water retention, and cleaner air; increase compatibility between different intensities of land uses through landscaping and screening; provide visual relief to large expanses of parking area; provide visual relief to large expanses of building walls; screen undesirable views; provide a physical and visual separation of pedestrians and bicyclists from vehicular traffic.

It is the intent of this chapter that minimum landscaping standards be implemented for all new development within the City of Entiat, except for single-family and duplex residential units not part of a subdivision or planned development. It is also the intent of this chapter to set standards that reflect both the scale and type of development. Recognizing that “one shoe does not fit all,” this chapter provides for flexibility in meeting the intent of the landscaping standards and the character of the neighborhood. Finally, it is the intent of this chapter that required landscaping is properly installed and maintained.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord. 712 § 1, 2010)

18.48.020 Applicability.

(1) This chapter shall apply to all permitted, accessory, and conditional uses, except as provided for in (2) of this section. Specifically, this chapter shall apply to:

- (a) All new development in commercial, mixed-use, industrial and overlay zoning districts;
- (b) All new multi-family residential development in any zoning classification;
- (c) All non-residential development in any residential zoning classification;
- (d) All new residential subdivisions or short subdivisions with double-frontage or through lots;
- (e) All new planned developments subject to the requirements of the approved planned development;
- (f) Any remodels in any two-year period meeting the criteria in subsections (1)(a) through (1)(d) of this section and representing greater than 50 percent of the assessed building valuation, as determined using the most recent Chelan County Assessor’s record at the time of the building permit application, or remodels adding 20 percent or more of gross floor area. Costs of construction shall be determined using the most recent ICC valuation and construction tables.
- (g) All parking lots or new outdoor automobile sales areas totaling six or more vehicles.

(2) This chapter does not apply to:

- (a) Agriculture and accessory uses associated with agriculture;

- (b) Single-family and duplex residential dwellings and their accessory uses except when required as part of an overall development, as required in section (1);
 - (c) Parking lots or outdoor automobile sales areas with less than six total vehicles;
 - (d) Remodels in any one-year period representing less than 50 percent of the assessed building valuation, as determined using the most recent Chelan County Assessor's record at the time of the building permit application, or remodels adding less than 20 percent of gross floor area. Costs of construction shall be determined using the most recent ICC valuation and construction tables.
 - (e) A structure destroyed by fire or other natural acts to an extent less than 75 percent of its cost of replacement using new materials shall be exempt from this chapter when the structure is restored to the same condition prior to the destruction.
- (3) Pedestrian facilities, transit stops, and barrier-free access may be allowed in required landscaped areas without requiring additional landscaping.
- (4) The following terms are used in applying the landscape standards as enumerated within this chapter:
- (a) "Landscaping" shall mean an area devoted to or developed and maintained with plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, garden ponds or pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements.
- (5) All required landscaping shall be maintained by the landowner or, in the case of streetscape landscaping, by the adjacent landowner, unless it is part of a city maintenance program. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord. 712 § 1, 2010)

18.48.030 Landscape Plan Requirements.

- (1) Landscape plans shall be submitted with development permit applications prior to the issuance of any building permit or other land use action. Landscaping plans shall be approved by the Building Official prior to issuance of development permits. Preliminary landscape plans with general descriptions of types, locations, and quantities of required landscape elements will be sufficient application for conditional use permits, subdivisions, and planned developments, provided that final landscape plans shall be approved by the Building Official prior to the issuance of final development permits.
- (2) Final Plan Requirements – General:
- (a) All landscaping plans shall be drawings submitted on one sheet of paper and at a scale of 1" = 10', 1" = 20', 1" = 30', or 1" = 40'. All landscaping plans shall be consistent with the provisions of this chapter.
 - (b) Landscaping plans shall be prepared by a person with appropriate landscape design experience, as determined by the Building Official.
 - (c) Any substitutions or revisions to the approved landscape plan must be approved by the Building Official.
 - (d) In limited situations such as size or configuration of lot, which prohibit the required landscaping, the Building Official may approve a fee in lieu of landscaping to be deposited into the City of Entiat Beautification fund for offsite landscaping. The fee amount will be determined by the Building Official based on the cost of purchase and installation of required landscaping elements.
- (3) Plan Requirements – Specific:
- (a) Plant schedule shall be submitted, including:
 - (i) All plant materials to be used keyed to plan(s) and defined by botanical and common name;
 - (ii) Quantity, plant condition and type to be used;
 - (iii) Natural features or vegetation left in natural state;
 - (iv) Size of material to be planted at the time of planting, including trees by caliper.
 - (b) Landscape design must include:
 - (i) Name and address of project;
 - (ii) Scale of drawing, north arrow, and date of plan;
 - (iii) Identification and labeling of all property lines, abutting streets and alleys, easements, and rights-of-way;
 - (iv) Location and size of all existing and proposed planting areas on site;
 - (v) Indication of screening and buffer plantings required;
 - (vi) Natural or manmade features and water bodies;

- (vii) Existing or proposed structures, fences, curbing and other impervious surfaces, including parking lots;
 - (viii) Locations of each plant to be planted, shown to scale at mature size;
 - (ix) Name, address, and qualifications of person, firm, or organization that prepared the landscape plan;
 - (x) An irrigation plan that displays head to head coverage in turf zones and appropriate irrigation design in planted areas;
 - (xi) Location of snow storage area incorporated into design.
- (c) Owner, or authorized representative signed statement shall be included on the face of the plan which state: "As owner of the subject property, I have reviewed this landscape plan and understand my responsibilities for landscaping installation and maintenance."
- (Ord. 712 § 1, 2010)

18.48.040 Tree Standards Manual.

The plant materials that are chosen shall be those best suited to the climate within the Entiat area. The City of Entiat, Tree Standards Manual describes appropriate species, planting and maintenance techniques applicable to the Entiat area, including a City-approved tree list. Landscape designers should refer to the Tree Standards Manual in determining appropriate species and planting specifications for each site. (Ord. 712 § 1, 2010)

18.48.050 General Landscape Requirements – All Zones.

- (1) Existing Trees and Associated Vegetation: Where existing trees and associated vegetation serve the same or similar function to the required landscaping, and such trees and vegetation are not considered noxious species, then such trees and vegetation shall have priority over and may substitute for the required landscaping; provided the following conditions are met:
- (a) The trees must be healthy and not constitute a hazard as determined by the Building Official;
 - (b) Trees must be appropriate for the site at mature size as determined by the Tree Standards Manual and the Building Official;
 - (c) Supplemental landscaping is provided within or adjacent to these areas, as necessary, to accomplish the specific intent and purpose of this chapter.
- (2) Coverage: All required planting areas shall have plant materials that provide at least 75 percent coverage within four years.
- (3) Irrigation:
- (a) All landscaping required by this chapter shall have an irrigation system approved by the Building Official.
- (4) Landscape Materials:
- (a) New landscaping materials shall include species native to North Central Washington or non-invasive species adapted to the climactic conditions of the region with supplemental irrigation as required. Approved species can be found in Entiat's Tree Standards Manual.
 - (b) Deciduous trees shall have a caliper of at least one and three-quarters (1.75) inches at the time of planting. Caliper of all trees may be averaged, but no individual tree shall have a caliper of less than one and one-half (1.5) inches.
 - (c) Evergreen trees shall be at least six feet in height measured from treetop to the ground at the time of planting.
 - (d) Shrubs shall be:
 - (i) Equivalent to two-gallon size at time of planting for landscaping that is not required to be a full screen;
 - (ii) At least 18 to 24 inches in height at time of planting for landscaping that is intended to be a full screen;
 - (iii) Maintained at a height not exceeding four feet for parking lot landscaping.
 - (e) Groundcover plants shall be planted and spaced to result in total coverage of the required ground cover planting area within four years as follows:
 - (i) Rooted cuttings, 12 inches on center; or
 - (ii) Four-inch pots at 18-24 inches on center; or

- (iii) One-gallon or greater sized containers at 24 to 30 inches on center; provided, that spacing up to 60 inches may be allowed for larger initial planting sizes or species better suited for wider spacing; or
 - (iv) In landscaping areas not intended to serve as a full screen, grass may be used as ground cover provided that the grass area constitutes no more than 70 percent of such landscape areas, and is at least five feet wide at the smallest dimension.
 - (f) All fences shall be placed on the inward side of any required perimeter landscaping, except for multi-family development.
 - (g) No artificial plant materials (e.g., turf, rock, or bark) shall be used as landscape elements in lieu of required landscape materials (e.g., trees, shrubs, or groundcover).
 - (h) Required street landscaping may be placed within City of Entiat street rights-of-way subject to City road design standards and with the approval of the Director of Public Works; provided that adequate space is maintained along the street line to replant the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.
 - (i) Street trees shall be planted adjacent to the right-of-way, but not closer than three feet to a public sidewalk or curb. In no case shall sight-obscuring landscaping be located within the clear view triangle area as set forth in Chapter 18.44 EMC.
 - (j) It shall be the responsibility of the owner(s) of the lot adjacent to the streetscape area to maintain the trees and planting area in good growing condition and to replace dead or dying trees with similar tree or shrub species. The city shall have the right to prune and maintain trees and shrubs within the lines of the right-of-way, clear view triangle and other public areas as may be necessary to ensure public safety.
- (5) Landscape Installation:
- (a) All landscaping shall be installed in a sound workmanlike manner and according to accepted planting procedures for the type of plant materials called for in this chapter or any approved planting plan. Landscaped areas shall be protected from vehicular and pedestrian encroachment during and after construction.
 - (b) Prior to the inspection by the Building Official, the landscape designer shall submit a letter certifying that the on-site landscaping has been installed according to the approved landscape plan.
 - (c) The Building Official shall inspect all completed landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided, or performance assurance is provided pursuant to this chapter.
- (6) Landscape Maintenance:
- (a) The property owner shall be responsible for the maintenance of all landscaping, trees, groundcover, shrubs and architectural elements required by this chapter for the life of the project.
 - (b) Landscape areas shall be kept free of refuse, weeds, and debris.
 - (c) All plant material shall be managed by weed control, selective pruning and trimming, mowing, insect control, fertilizing or other requirements to create a healthy growing condition and attractive appearance, and to ensure that plant growth does not conflict with public utilities, restrict pedestrian or vehicular access, or create a traffic hazard. It is strongly recommended that weed barrier cloth, bark mulch, or rock mulch be used in landscaped areas.
 - (d) If landscaping is not being properly maintained, the property owner shall be so notified by the City. If after 30 days from the City's notification, the landscaping is still not being maintained, then the City may perform any type of maintenance necessary to ensure compliance with this chapter, the cost of which will be considered a lien on the property until paid in full by the property owner.
 - (e) The Building Official may require the applicant to post a maintenance bond or other performance assurance for a period not to exceed nine months from the date of issuance of the certificate of occupancy or final installation of plant material, whichever is later, to ensure survival and maintenance of the required landscaping. The Building Official shall be responsible for establishing the exact sum of the bond, which shall be based upon a responsible replacement cost of all plant materials plus the cost of litigation.

(Ord. 712 § 1, 2010)

18.48.060 Commercial Highway, Commercial Industrial, and Mixed-Tourist Zones.

(1) Intent: The intent of landscaping within the Commercial Highway, Commercial Industrial, and Mixed-Tourist zones is to enhance the aesthetic and environmental quality of these zones with the City; minimize the impact of lighting, noise, and views of surface parking areas; break up large building facades; provide a transition between buildings and parking or transportation corridors; and to provide a buffer between adjoining residential zoning districts, public parks, and schools.

(2) Street Frontage Landscaping:

(a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required:

(b) The length of landscaping areas shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event shall the length of the landscaping area be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where access, building location, utilities, or other factors restrict the ability to meet the minimum 50 percent standard, the applicant shall petition the Building Official for permission to provide a fee in lieu of landscaping to be paid to the City Beautification fund.

(c) The landscaping area shall consist of deciduous or deciduous and evergreen trees, ground cover, and shrubs as follows:

(i) Trees spaced appropriately for tree canopies at maturity. See Tree Standards Manual for appropriate type and spacing of trees.

(ii) Shrubs not exceeding a height of four feet spaced no more than an average of at least one for each 50 square feet of required planting area.

(iii) Groundcover pursuant to the general landscape material requirements set forth in 18.48.050(4)(e).

(iv) In no case shall sight-obscuring landscaping, greater than 36 inches in height, except trees limbed up to five feet in height, be located within 15 feet of a non-controlled intersection (a non-lighted intersection or lighted intersection not controlling traffic in all directions).

(3) Perimeter Landscape Buffer:

(a) Commercial: Landscape buffers shall be required along those commercial development perimeter property lines located abutting or facing a residential zoning district, public park, or school, except along the street frontage as required above. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(b) Industrial: Landscape buffers shall be required along those industrial development perimeter property lines abutting or facing a commercial or residential zoning district, public park, or school, except along the street frontage as required above. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(c) Perimeter landscape buffers, when required, shall be at least 10 feet in width.

(d) The perimeter landscape buffer shall provide visual relief of outside lighting, buildings, or other parts of the development that might cause a nuisance characteristic to the abutting or facing residential zoning district, public park, or school.

(e) The perimeter landscape buffer area shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing, as follows:

(i) No more than 60 percent of the trees shall be deciduous;

(ii) Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups, then the planting intervals shall be planted at intervals no greater than 90 feet, but in no event, less in quantity than one per 30 feet.

(iii) Groundcover spaced pursuant to the general landscape material requirements set forth in 18.48.050(4)(e).

(4) Perimeter Landscape Screening:

(a) Perimeter landscape screening shall be required to achieve 100 percent sight obstruction of outdoor storage areas and waste dumpsters, and 80 percent sight obstruction of parking lots, when viewed from abutting or facing neighboring properties.

(b) The composition of perimeter landscape screening, where required, shall be as specified above for Perimeter Landscaping Buffers and as needed to achieve the required level of sight obstruction.

(5) Parking Lots: Landscaping within parking lots shall be as set forth in 18.48.070.

(6) Façade Buffer Planting:

(a) Landscaping along the perimeter of buildings facing the public right-of-way, except alleys, shall be required for any building setback more than 45 feet from the front property line, to create a softening effect by reducing the amount of visual, straight line architecture. Landscaping within 15 feet of the building foundation, including any landscaping required elsewhere by this chapter, shall satisfy this requirement.

(b) The façade buffer planting area shall be at least four feet in width (average) and shall occupy at least 50 percent of the perimeter of the building façade facing the public right-of-way.

(c) The plantings shall include:

(i) Shrubs not exceeding a height of four feet spaced no less frequently than an average of at least one for each 50 square feet of required planting area.

(ii) Groundcover pursuant to the general landscape material requirements set forth in 18.48.050(4)(e).

(d) Any building façade with a wall surface greater than 2,000 square feet shall include a façade buffer planting meeting the following standards:

(i) A planting area at least six feet in width (average) and shall occupy at least 50 percent of the perimeter of each building façade facing the public right-of-way.

(ii) Trees planted at an interval averaging 25 feet, except for buildings setback less than 45 feet from the front property line.

(iii) Ground cover and shrubs pursuant to item (b) above.

(Ord. 712 § 1, 2010)

18.48.070 Parking Lots and Outdoor Automobile Sales and Repair.

(1) Intent: The following requirements shall apply to landscaping of all off-street parking, or outdoor automobile sales of six or more parking spaces. The purpose of this section is to provide visual relief along the street frontage of off-street parking areas, and to break up continuous surfaces of parking lots within and between off-street parking areas.

(2) Street Frontage Landscaping: Off-street parking or outdoor automobile sales areas shall provide landscaping areas along the street frontage consistent with the requirements in the underlying zoning district in which the activity will be located.

(3) Landscaping Interior: The following amounts of landscaping shall be provided in the internal area of parking lots and outdoor automobile sales areas. Outdoor automobile sales areas may provide required interior landscaping along the perimeter of the outdoor sales area. These are in addition to the landscaping required to be provided along street frontages or perimeter landscaping.

(a) If the parking area contains more than six, but not more than 50 spaces, the following landscaping shall be required, in addition to meeting items c through h below:

(i) At least 17.5 square feet of landscaping for each parking space;

(ii) One tree per 10 parking spaces;

(iii) Landscaped islands shall be planted with shade trees and shrubs or groundcover;

(iv) Landscaped island/area must be placed at the end of each parking row and between adjoining parking lots under separate ownership or control, or as needed to fulfill the area requirements of this chapter.

(b) If the parking area contains more than 50 spaces, the following landscaping shall be required, in addition to meeting items c through h below:

(i) The first 50 parking spaces shall require 17.5 square feet of landscaping per parking space. Each additional parking space in excess of 50 shall require 25 square feet of landscaping per parking space;

(ii) One tree per 10 parking spaces;

(iii) Landscaped islands shall be planted with shade trees and shrubs or groundcover;

(iv) Landscaped island/area must be placed at the end of each parking row and between adjoining parking lots under separate ownership or control, or as needed to fulfill the area requirements of this chapter.

(c) Required interior landscaped areas shall not be less than 64 square feet in area and not less than six feet in width.

(d) No parking stall shall be located more than 50 feet from a shade tree within a landscaped island.

(e) Landscaping planted within interior parking areas shall be planted and maintained to prevent the obstruction of driver visibility of pedestrians and other vehicles.

(f) Landscaping shall be selected and planted so as to withstand foot traffic.

(g) All landscaping areas bordering driveways and parking areas shall be protected therefrom by curbing, wheel stops, or other similar protective devices. Such protective devices shall be shown on landscape plans.

(h) When off-street parking is located within a parking structure, under a building, or within an enclosed garage, the landscaping required in the internal area of parking lots need not be provided for the parking spaces contained within such structures. This exemption is not applicable to carports.

(Ord. 712 § 1, 2010)

18.48.080 Performance assurance.

(1) Performance Assurance:

(a) The required landscaping must be installed prior to the issuance of the certificate of occupancy or similar authorization. The Building Official may determine that a performance assurance device will adequately protect the interests of the City if a letter is received from the landscape designer, stating that:

(i) Installation of the landscaping would not be successful due to weather; or

(ii) Product is not available due to the time of year.

(b) If a performance assurance device is permitted under this section, the Building Official shall require an assurance device in conformance with the adopted standards of the City. In no case may the property owner delay performance for more than nine months. The amount of the security will be based on 150 percent of the projected cost to install the approved landscaping, as determined by the Building Official.

(Ord. 712 § 1, 2010)

Chapter 18.50
SIGNS

Sections:

- 18.50.010 Short title.
- 18.50.020 Statement of purpose.
- 18.50.030 Interpretation.
- 18.50.040 Definitions.
- 18.50.050 Sign classification.
- 18.50.060 Construction and design standards.
- 18.50.070 Murals – Standards.
- 18,50.080 Nonconforming signs – Provisions for amortization.
- 18,50.090 Administration.
- 18.50.100 Variances.
- 18.50.110 Appeals.
- 18.50.120 Enforcement and sign removal.

18,50.010 Short title.

This chapter shall be known as the “sign code” of the city of Entiat.

18.50.020 Statement of purpose.

The purpose of this chapter is to promote the use of signs which are both functional and attractive in appearance, through a sign regulation and permit system governing all exterior signs. This system is also intended to permit such signs that will, by their size, location, design, construction, or manner of display, not endanger the public safety of individuals, obstruct vision necessary for traffic safety, or otherwise endanger the public health, safety, or general welfare.

18.50.030 Interpretation.

If any sections of the sign code conflict, the most restrictive shall govern. If there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

18.50.040 Definitions.

For purposes of this chapter, the following terms, phrases, words and their derivatives shall be construed as specified in this section:

“Sign”, in the singular or plural, means a structure or fixture using letters, symbols, trademarks, logos or written copy that is intended to aid the establishment; promote the sale of products, goods, services, or events; or provide direction or information.

The term “sign” includes, without limitation, the following types of signs:

- (1) “Accessory commercial sign” includes, but is not limited to, open/closed signs, bank card signs, credit card signs, travel club signs, welcome signs and vacancy/no vacancy signs; provided, that such signs are erected in accordance with the location requirements of this chapter.
- (2) “Animated sign” means any sign which includes the optical illusion of action or motion or color changes of all or any part of the sign facing to show or give the appearance of video or television-type pictures that require electrical energy.
- (3) “Awning sign” is a sign applied to or incorporated into the covering of an awning. An awning sign shall be considered a wall sign for the purposes of this chapter.
- (4) “Banner sign” is a sign constructed of cloth, fabric or other nonrigid material hanging from a staff, pole or frame or wall mounted. A banner sign shall be considered a temporary sign.
- (5) “Bench sign” is a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

- (6) "Canopy sign" is a sign installed on the wall or side of a canopy that conceals the structural portion of the canopy roof.
- (7) "Commemorative plaque" is a memorial plaque or plate, with engraved or cast lettering, which is permanently affixed to or near the structure or object it is intended to commemorate.
- (8) "Construction sign" is a sign on the site of a construction project that identifies the project, its character or purpose and/or the architects, engineers, planners, contractors, or other individuals or firms involved.
- (9) "Directory sign" is a sign on which the names and locations of occupants or the use or uses of a building are given.
- (10) "Electronically changeable message sign" is a sign upon which graphics, symbols or words can be varied upon the face or faces of the sign.
- (11) "Flashing sign" is a sign or other advertising structure having lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsations, except for time and temperature or open/closed signs.
- (12) "Freestanding sign" is a sign permanently supported from the ground in a fixed location by a structure of poles, uprights, braces or monumental base and not supported by nor attached to a building. The base of such sign shall be located on the business property.
- (13) "Historically significant sign" is a sign which was installed or constructed prior to January 1, 1959, and which has been approved by the city council. Approved historical signs shall be restored and maintained in good condition.
- (14) "Illuminated sign" is a sign internally illuminated in any manner by an artificial light source within which the light source is not exposed.
- (15) "Indirectly illuminated sign" is a sign which by design is illuminated by reflection of a light source from the sign face. Such signs shall not project light from the light source across property lines, or directly towards traffic.
- (16) "Integral sign" is a memorial sign or tablet or name of or date of erection of a building when cut into any masonry surface or when constructed of bronze or other incombustible material mounted on the face of a building.
- (17) "Logo sign" is a sign bearing characters, letters, symbols, or characteristic design which, through trademark status or consistent usage, has become the customary identification for a business.
- (18) "Marquee sign" is a sign attached to fascia or on the roof of a marquee. For the purposes of this code, a sign located on the roof of a marquee shall be considered a projecting or freestanding sign and a sign located on the fascia or a marquee shall be considered a wall sign.
- (19) "Monument sign" means a ground-mounted sign with a message on a maximum of two sides and which is attached to the ground by means of a wide base of solid appearance.
- (20) "Moving sign" is a sign or other advertising structure having visible moving, revolving or rotating parts or visible mechanical movement of any kind or other apparent visible movement achieved by electrical, electronics or mechanical means, except for street clocks and time and temperature signs.
- (21) "Mural" is a painting applied directly to a wall or building.
- (22) "Nonconforming sign" is a sign located within the city limits of Entiat that was in existence prior to the effective date of the ordinance codifying this chapter which does not conform with the provisions of this chapter. Abandoned signs shall not be considered a nonconforming sign.
- (23) "Off-premises sign" is a sign which directs attention to a business, profession, product, activity or service which is not conducted, sold or offered on the premises where the sign is located as listed on the business license.
- (24) "On-premises directional sign" is a sign directing pedestrian or vehicular traffic to parking, entrances, exits, service areas, or other on-site locations.
- (25) "Pennants" or "streamers" are long tapering flags or strips of material used to attract attention to a business, place, or area.
- (26) "Political sign" is a sign identifying or expressing a political candidate or viewpoint on public issues decided by ballot.
- (27) "Portable sign" is a sign, excluding sandwich-board signs, that is capable of being moved easily and not permanently affixed to the ground, a structure, or a building.
- (28) "Projecting sign" is a sign other than a wall sign that extends horizontally from and is supported by a wall of a building or structure.

- (29) "Readerboard" is a sign face consisting of tracks to hold readily changeable letters allowing frequent changes of copy. A readerboard shall be considered a wall sign.
- (30) "Real estate sign" is a sign that advertises the real estate on which it is located for rent, lease, or sale. For sale or lease shall be larger (more conspicuous) than agent or owner name. [Ref: WAC 468-66-050(2)]
- (31) "Roof sign" is a sign painted, erected or constructed wholly upon or over the roof of any building and supported on the roof structure; however a sign located on a roof or a marquee shall be regarded as a projecting or freestanding sign.
- (32) "Sandwich-board sign" is a sign no more than forty-two inches in height and thirty inches in width and weighted to prevent it from tipping over.
- (33) "Suspended sign" is a sign which hangs below the permanent overhang, marquee or canopy extending over public or private sidewalks or rights-of-way.
- (34) "Temporary sign" is a sign, banner, pennant, valance, or advertising display constructed of cloth, paper, canvas, cardboard, or other light nondurable materials intended to be displayed for no more than thirty days per calendar year. Types of signs included in this category include but are not limited to: grand opening, special sales, special events, and garage sale signs.
- (35) "Time and temperature" is that portion of a sign intended to display only the time of day and current temperature.
- (36) "Wall graphic" is a wall design in which color and form are part of an overall design on the building.
- (37) "Wall sign" is a sign painted, attached to or erected against and parallel to the wall plane of a building or structure. A wall sign shall be confined within the limits of said wall and shall not extend more than twelve inches from the face of the wall. Awning signs shall be considered wall signs for the purposes of this code.
- (38) "Window sign" is a sign located on the interior of a window within one foot of the glass or located on the exterior of a window.

"Abandoned sign" is a sign which represents or displays any reference to a business or use which has been discontinued for more than six months or for which no valid business license is in effect in the city.

"Alteration of sign" is any construction material, size, name or location change except for normal maintenance to an existing sign.

"Area" or "sign area" is the total area of a sign excluding the sign support structure. The area is calculated by measuring from the outside edge of the frame. (For calculating the area of a double-faced sign, only one side of the sign is to be used.) Architectural embellishments and decorative features which contain no written or advertising copy, which are not illuminated and which contain no logos or trademarks shall not be included in the sign area. Signs painted on or attached to a wall or awning are calculated by imaginary straight lines around the entire copy or grouping of letters, words, or symbols, using a maximum of eight lines.

"Awning" is an overhead shelter, supported entirely from the exterior walls of a building composed of a rigid supporting framework and a flexible or nonrigid covering.

"Building face" is the exposed building front or exposed exterior wall of a building from the grade of the building to the eave line or parapet and the entire width of the building elevation.

"Building side" is a surface of a building that extends more or less perpendicularly from an observer standing in front or side of a building.

"Canopy" is a freestanding permanent rooflike structure with support columns composed of rigid materials providing protection from the elements, such as a service station gas pump island. A portion of a canopy may be supported by an adjacent structure.

"Commercial" is any activity carried on for financial gain.

"Drive-in restaurant" or "refreshment stand" is any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages to customers in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

"Eave line" is the juncture of the roof and the perimeter wall of the structure.

"Erect" is to build, construct, alter, display, relocate, attach, hang, place, suspend, affix any sign, and shall also include the painting of murals and wall signs.

"Highway frontage" is property which abuts Highway 97A as designated by Washington State Department of Transportation.

"Historical site or structure" is any structure, collection of structures and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. Included shall be structures on official national, state or local historic registers or official listings such as the National Register of Historic Places, the State Register of Historic Places, state points of historical interest, and registers or listings of historical or architecturally significant sites, places, historic districts, or landmarks as adopted by a certified local government.

"Marquee" is a permanent rooflike structure composed of rigid materials providing protection from the elements, attached to and supported by the building and projecting over public or private property. This does not include a projecting roof.

"Material" is any wood, metal, plastic, glass, cloth, fabric, or any other substance used to construct a sign.

"Multiple building complex" is a group of structures housing two or more retail offices, or commercial uses sharing the same lot, access and/or parking facilities or coordinated site plan.

"Multiple tenant building" is a single structure housing two or more retail, office or commercial uses.

"Mural" is a permanent graphic applied directly to a wall or building surface. A mural may or may not have a commercial message, but must comply with the performance standards identified in 18.50.070 (9) of this Title.

"Normal maintenance" is an act of repair or other acts to prevent decline, lapse or cessation from original state or condition.

"Public entity" is a state, county, district, public authority, or public agency.

"Repair" is to renew, refresh or to restore to sound condition.

"Sign height" is the vertical distance measured from the grade below the sign to the highest point of the sign.

"Wall plane" is that portion of a building face which is contained on one general plane. If there is a shift in the facade forward or back, a new plane is created. A single wall plane may contain windows and doors.

18.50.050 Sign classification.

(1) Exempt Signs. The following types of signs and devices shall be exempt from the permit requirements of this chapter; provided, that all applicable standards or conditions specified are met:

- (a) Accessory commercial signs;
- (b) Banner signs, decorative flags, pennants, or streamers; banner signs may only be displayed for one thirty-day period within a calendar year and must have the date of initial posting clearly written on the face of the banner, streamer or pennant;
- (c) Barber poles;
- (d) Billboard signs facing inward toward home plate, located on the outfield fences of Entiat parks and sports fields;
- (e) Community activity signs or banner signs; provided they are installed no sooner than thirty days prior to the event or activity and removed within seven days of the completion of the activity or event if visible to US 97A, remove within 3 days [Ref: WAC 468-95-148];
- (f) Construction signs; provided, that there shall be only one such sign per street frontage of a building; and provided, that the area of each sign shall not exceed sixteen square feet in a residential district and thirty-two square feet in other zoning districts and that all such signs shall be removed within thirty days of completion of the building. If construction is not completed within 1 year, the sign must be removed. Sign may display only the name of activity or business and completion date [Ref: WAC 468-66-050(3)(c)];
- (g) Flags and/or insignia of any U.S. government agency;
- (h) Historically significant signs;
- (i) Historical site or structure signs; provided they are approved by the city council. Such signs shall be a maximum of twelve square feet and nonilluminated unless allowed elsewhere in this code. Only the name of the site or structure, hours of visitation and admission charges if any shall be indicated on the sign;
- (j) Integral decorative or architectural features of buildings including but not limited to building names, except when such features include commercial wording, moving parts, or moving lights;
- (k) Menu signs for drive-in restaurants;
- (l) Menu signs for other than drive-in restaurants; provided, that the menu displayed is the same as that given to customers and such sign shall have a maximum size of four square feet;

- (m) Movie theater display cases; provided there are not more than two cases not to exceed twenty four square feet each;
- (n) Noncommercial signs bearing only property numbers, postal box numbers or names of occupants of premises;
- (p) Political signs; provided all such signs shall be removed no later than one week after the election to which the signs pertain;
- (q) Real estate signs for individual properties; provided there shall be only one such sign per lot. On residential lots situated on corners, 2 signs shall be allowed, with one on each street frontage. Such signs shall not be placed where a vehicle driver's visibility including but not limited to intersections, alleys, or driveways might be obstructed. The maximum area of the sign in residential zones shall not exceed four square feet and the height shall not exceed forty-two inches. In nonresidential zoning districts, the area of the sign shall not exceed thirty-two square feet and the height shall not exceed eight feet. The sign must be removed within fourteen days from the date of closing; Real estate signs for condominium projects and subdivisions are not exempt;
- (r) Temporary open house signs for real estate during manned office hours only, provided they are removed each day;
- (s) Signs of a public entity, including, without limitation, community service informational signs, kiosk signs, public utility information signs, traffic control signs and all signs erected by a public officer in the performance of a public duty; provided, however, that such signs shall meet the location, size and structural requirements of this chapter;
- (t) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter; provided, that such signs shall not exceed six square feet in area per sign;
- (u) Temporary signs; provided, that such signs must be securely affixed to the surface of a building wall or window, or between existing structures, poles and/or other supports, must have the date of initial posting clearly written on the face of the sign and must be removed not later than thirty days after initial posting;
- (v) Time and temperature signs; provided, that the sign conforms to the height restrictions for a freestanding sign for the zoning district in which it is located;
- (w) Wall graphic, except that portion which contains letters, symbols, trademarks, logos, written copy, moving parts or moving lights;
- (x) Window signs.

(2) Prohibited Signs. It is unlawful to erect or maintain:

- (a) Portable signs;
- (b) Signs in a dilapidated or hazardous condition;
- (c) Signs on doors, windows or fire escapes that restrict free ingress or egress;
- (d) Flashing signs;
- (e) Moving signs;
- (f) Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal or which could cause confusion with any official sign, or which obstruct the visibility of any traffic/street sign, signal, or obstruct a vehicle driver's visibility at, including, but not limited to, intersections, alleys, and driveways;
- (g) Signs attached to utility, street light and traffic control standard poles;
- (h) Signs on any vehicle or trailer parked as a stationary display for advertising purposes on public or private property which are visible from public rights-of-way. This provision shall not prohibit signs which are painted on or magnetically attached to any vehicle operating in the normal course of business.

(3) Permitted Signs. Except as otherwise provided in this title, all signs shall be permitted; provided they meet all conditions and requirements established in this chapter.

18.50.060 Permit requirements.

- (1) Except for exempt signs as identified above, no sign shall be erected, structurally altered or relocated by any person, firm, or corporation without a permit from the city of Entiat.
- (2) A sign permit shall be considered as a Type I permit as set forth in EMC Title 14. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

(3) Any signage proposed along the state highway and visible from the state highway must be coordinated with the WSDOT North Central Region Traffic Office as well as the City of Entiat.

18.50.070 Performance standards.

The following standards are general provisions and are applicable to all districts established under this title:

(1) Single or multiple occupancy buildings which have street frontage on two streets with customer entrances on each street are permitted one freestanding sign per street frontage; provided, that each freestanding sign is located on different street frontages and are separated by more than 100 feet. Signs on streets abutting residential districts shall be approved by administrator.

(2) Signs attached to a building shall not exceed three feet above the roof line of any building or structure to which it is attached.

(3) A clear view triangle shall be maintained at all intersecting public or private streets, driveways, and/or curb cuts for vision safety purposes. Refer to EMC 18.44.060.

(4) All freestanding signs shall include as part of their design landscaped areas at least four feet in diameter or other approved devices around their base so as to prevent vehicles from hitting the sign, and to improve the overall appearance of the installation.

(5) Projecting and awning signs shall maintain a minimum clearance of eight feet above the finished grade. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

(6) Bench signs shall be limited to dimensions not greater than the dimensions of the bench back. They shall be permanently painted on the bench or securely affixed and encased in weather-resistant material.

(7) Real estate sale signs for condominium projects and subdivisions; provided the maximum area of the sign shall not exceed thirty-two square feet, the height shall not exceed eight feet, and has the initial date of posting on the sign. Such signs shall be removed within five years of initial posting or sale of seventy-five percent of the total number of lots or condominium units, whichever occurs first. If there is no initial date of posting on such sign, said sign shall be a prohibited sign.

(8) Any sign visible to US 97A shall comply with the Highway Advertising Control Manual. Permits from City of Entiat and WSDOT will be required for all off premise signing that is visible to US 97A.

(9) Murals are an allowed use with the following requirements:

(a) The sign portion of any mural cannot exceed 300 square feet and in no case more than 30% of the entire mural area.

(b) All murals must be reviewed and approved by the Planning Commission. Murals containing designs the Planning Commission determines to be inappropriate or distasteful in any way will be denied.

(c) Wall preparation, anti-graffiti coating, ultraviolet coating and plastic coating for murals with southern exposure shall be required.

(d) Maintenance shall be required for any portion of the mural that is unreadable or unsightly due to weather, sunlight, or graffiti.

(10) Portable signs are allowed in addition to wall, monument, or freestanding signs, when approved by City sign permit. Portable signs may only be placed when business is open, and must be removed at close of business each day.

18.50.080 General standards.

(1) No signs other than state highway or city signs shall be allowed on city right-of-way or on highway right-of-way within the city limits.

(2) Setback. Freestanding signs may be permitted anywhere on the premises, except in a required side yard, or within 10 feet of a street right-of-way. Commercial signs are permitted adjacent to the right-of-way in commercial, light industrial, or waterfront business zones.

(3) Illumination. All lighted signs shall be internally lit or provided with direct illumination in such a manner that glare from the light source is not visible to pedestrian or vehicle traffic and shall not cause glare into any residential zoning district.

(4) Computations. The following principles shall control the computation of sign area and sign height:

(a) Area of Individual Signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or

combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed; but not including any supporting framework, bracing, or decorative fence or wall that is clearly incidental to the display itself.

(b) Area of Multi-Faced Signs. The sign area shall be computed by adding together the area of all sign faces. When two identical sign faces are placed back to back, the sign area shall be computed by the measurement of one of the faces. No greater than two faces are permitted per freestanding sign. Signs with opposing faces 135 degrees or less with identical sign faces shall be considered a two-sided sign and only one side of the sign shall be used in calculating sign size. If the opposing faces of a sign are more than 135 degrees, both opposing faces shall be used in calculating sign size.

(c) Height. The height of a sign shall be computed as the distance from the base of the sign at the existing, natural grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, or the property is improved with curbs and gutters, sign height shall be computed on the assumption that the elevation of the normal grade at the sign is equal to the elevation of the sidewalk.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

(5) Off-premise signs within the City of Entiat will be allowed only for Entiat licensed businesses with a physical presence in the Entiat school district taxing area and that are not visible from 97A. No outside commercial entities will be allowed to post off-premise signs within the City of Entiat. Any off-premise sign adjacent to and visible from US 97A shall require a permit from the City of Entiat first, and then from the WSDOT.

18.50.090 District regulations.

This section shall apply to all districts and conditional uses designated in this title:

(1) R-L Low Density Residential, R-M Medium Density Residential, and R-H High Density Residential Districts.

(a) Nonconforming Uses and Those Permitted by Conditional Use Permit.

(i) Each use is permitted one freestanding or monument sign having a maximum sign area of 32 square feet. The sign structure together with the sign shall not exceed a height of five feet. One additional freestanding or monument sign is permitted if there is more than one front property line.

(ii) One flush-mounted wall sign having a maximum sign area of 12 square feet. In lieu of a freestanding or monument sign, the attached sign may be increased in area to the total square footage of the freestanding or monument sign plus the square footage of the attached sign for a total of 44 square feet.

(b) Home Occupations. Signs relating to home occupations as defined in Chapter 18.10 EMC shall be unlighted, flush mounted wall signs or monument signs and shall not exceed six square feet in area.

(c) Residential Subdivisions, Multifamily Developments and Planned Developments. Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the housing development which identify said development only shall be permitted, subject to the following conditions:

(i) One monument sign may be permitted per entrance from an access street to the property, provided said sign does not exceed 50 square feet and is six feet or less in height, or as approved by the reviewing authority at the time of preliminary subdivision approval. If lighting is installed, said lighting shall be shielded and directional.

(ii) The sign shall consist of decorative masonry walls or wood with name plates or letters, and shall be located in a maintained landscaped area.

(2) MTR Mixed Tourist Residential, C-H Highway Commercial, and C-I Commercial/Light Industrial Districts.

(a) Single-Occupancy Buildings.

(i) One freestanding or monument sign not exceeding a maximum area of 70 square feet or a height of 35 feet.

(ii) One flush-mounted wall sign, unlighted or with low intensity lighting, placed flat against the wall of the main building, having a surface area not greater than 32 square feet, is permitted.

(iii) In lieu of a freestanding or monument sign, the flush-mounted wall sign may be increased in area to the total square footage of the freestanding or monument sign plus the square footage of the attached sign for a total of 100 square feet.

(iv) One additional sign may be allowed when business has two or more street frontages.

(b) Multiple (Two or More) Offices or Businesses within a Structure of a Planned Commercial/Industrial Park.

(i) One freestanding sign not exceeding 120 square feet, nor exceeding a height of 35 feet.

(ii) Identification signs may list the names of the occupants of the multiple structure/park. (Individual occupancy or buildings are not allowed a separate freestanding sign.)

(iii) One additional freestanding sign is permitted per center if the premises extend through a block to face on two or more arterial streets.

(iv) One flush-mounted wall sign shall be permitted for each principal building or occupancy which does not exceed an area of 32 square feet. Identification signs shall be attached flat against the building and shall not project above the eaves of the roof or the top of the parapet or beyond the eave lines or beyond the outer limits of the wall.

(v) Individual occupancy signs within a multiple occupancy or building complex shall be consistent with the building architecture and similar in color, design, size, and graphics.

(vi) Business or office parks with ten or more tenants may have a single monument sign up to 350 square feet, with formal approval of the Planning Commission.

(c) Community Bulletin Board Signs. One community bulletin board sign is permitted when associated with a public school, park, recreation facility, grange, fire station, church or other similar type uses provided they meet the following:

(i) Only one sign is permitted and shall not exceed 50 square feet in area. Freestanding signs shall not exceed a height of 15 feet and shall meet the minimum setback requirements of the district regulations within which the sign is located. Shall not display commercial advertising.

[Ref: WAC 468-66-050(3)](Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.50.095 Nonconforming signs.

Any sign lawfully existing under all codes and regulations prior to the adoption of the ordinance codified in this title may be continued and maintained as a legal nonconforming sign, provided:

(1) No sign shall be changed in any manner that increases its noncompliance with the provisions of this chapter.

(2) If the sign is structurally altered or moved, its legal nonconforming status shall be void and the sign will be required to conform to the provisions of this chapter.

(3) The sign is not hazardous or abandoned.

(4) The burden of establishing the legal nonconformity of a sign under this section is the responsibility of the person or persons, firm, or corporation claiming legal status of a sign. The approval of an asserted nonconformity is a limited administrative function of the mayor.

(5) The provisions of Chapter 18.60 EMC may govern certain nonconforming signs. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.50.096 Termination of signs.

(1) Within 30 days of the closure of business, the business owner shall be responsible for removal of signs (or painting out of wall signs). If business owner is leasing the property and abandons the sign, the property owner shall be responsible for removal. If wall signs are painted out, the color must match the underlying color of the building wall.

(2) By destruction, damage, obsolescence or danger, the right to maintain any sign shall terminate and shall cease to exist whenever the sign is:

(a) Damaged or destroyed beyond 50 percent of the cost of replacement, as determined by the mayor as a limited administrative review responsibility; and/or

(b) Structurally substandard to the extent that the sign becomes a hazard or a danger to the public health, safety, and welfare as determined by the mayor as a limited administrative review responsibility. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003; Ord. 701 § 1, 2009.)

**Chapter 18.52
CONDITIONAL USES**

Sections:

- 18.52.010 Purpose.
- 18.52.020 Permit required.
- 18.52.030 Conditions imposed.
- 18.52.040 Required findings.
- 18.52.050 General requirements.
- 18.52.060 Essential public facilities.
- 18.52.070 Home occupations.
- 18.52.080 Public and private schools.
- 18.52.090 Public service facilities.
- 18.52.100 Animal clinics and kennels.
- 18.52.110 Winery, small-scale, microbrewery and brewery.
- 18.52.120 Auto towing.
- 18.52.130 Bed and breakfast.
- 18.52.150 Small-scale industry.

18.52.010 Purpose.

Conditional uses, because of public convenience and necessity and their effect upon the neighborhood, shall be permitted only upon the approval of the hearing examiner, after due notice and public hearing, and a finding that they will not be detrimental to the general comprehensive plan or to adjacent and surrounding properties. The purpose of this chapter is to establish the minimum criteria for evaluating conditional use permit applications, and to establish general as well as specific standards that must be met by conditional use permit proposals. (Ord. 673 § 1 (Exh. B), 2007)

18.52.020 Permit required.

A conditional use may be approved when authorized by this title when findings required by this title are made. All approved conditional uses shall be authorized by a permit which states the required findings and reasons therefor, the conditions imposed on the use/structure, the location of the conditional use and the time limit, if any. (Ord. 673 § 1 (Exh. B), 2007)

18.52.030 Conditions imposed.

In addition to the other requirements of the title, any condition reasonably required to allow the proposed use or activity to meet the standards of the required findings below may be imposed. Such conditions may include but are not limited to:

- (1) Requirements for environmental protection;
- (2) Landscaping, clearing, planting, fencing and screening requirements;
- (3) Requirements of site restoration, reforestation or regrading after use of the land;
- (4) Setbacks, height and bulk requirements; refer to section describing; and
- (5) Safety requirements, such as time of operations, traffic routing, limitations on processes, etc. (Ord. 673 § 1 (Exh. B), 2007)

18.52.040 Required findings.

The following findings, at a minimum, shall be made in order to authorize a conditional use:

- (1) The proposed use, at the proposed location, is consistent with the purposes of the comprehensive plan, the zoning code and the zone district in which it is to be located, and that the proposed use will meet all applicable requirements of this title.
- (2) The use, as conditioned, will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity. (Ord. 673 § 1 (Exh. B), 2007)

18.52.050 General requirements.

- (1) The city shall determine whether the conditional use permit will run with the land or be personal. If the conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.
- (2) The conditional use permit must be acted upon within one year from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the administrator may grant one extension of time of up to one year past the original expiration date.
- (3) The conditional use permit, even if issued to the person, applies only to the property on which it was issued and may not be transferred to any other property.
- (4) A conditional use permit may be denied if the city finds the proposed use cannot be conditioned so that the required findings can be made.
- (5) All city, state and federal regulations and permits shall be met. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.50.020)

18.52.060 Essential public facilities.

Essential public facilities may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit; provided, that the specific siting criteria and performance standards will be generated on a case-by-case basis by the county-wide advisory project analysis committee and site evaluation committee. Due to the extraordinary diversity of those types of facilities, this process has been designed to comply with the requirements of RCW 36.70A.200 and follow the process found in Policy 3 of the Chelan County County-wide Planning Policies. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.50.040)

18.52.070 Home occupations.

Home occupations may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) The use of the dwelling for a home occupation shall be clearly incidental and subordinate to its use for residential purposes with no more than 50 percent of the floor area of one floor being used in the active conduct of the home occupation.
- (2) No structural alterations shall be allowed except as otherwise required by law.
- (3) No persons other than residents of the structure and one outside employee may be employed in the home occupation.
- (4) There shall be no window display and no sample commodities displayed outside of the building.
- (5) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference or causes fluctuations in line voltage off the premises. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.50.050)

18.52.080 Public and private schools.

Public and private schools may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) That a 50-foot setback be observed on front, side, and rear yards.
- (2) That a bus loading area be provided outside of the public street rights-of-way.
- (3) That all playgrounds and playfields be enclosed by a fence or equivalent containment structure built to the maximum height allowed in the district for residential fences. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.50.070)

18.52.090 Public service facilities.

Public service facilities may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) In residential districts, any proposed buildings shall be designed to harmonize with the residential structures of the neighborhood.
- (2) All setback requirements of the district shall be observed.
- (3) If the facility is of an outdoor nature, it shall be completely enclosed by a view-obscuring fence or hedge at least six feet in height and shall observe the restrictions that apply to fences in the district.
- (4) Proposed enclosures that exceed a height of six feet shall observe the minimum setback requirements that apply to primary structures in the district. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003. Formerly 18.50.080)

18.52.100 Animal clinics and kennels.

Animal clinics and kennels may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) The treatment and keeping of animals shall be for domesticated animals – those kept by humans as pets.
- (2) Only domesticated dogs and cats will be groomed in the facility.
- (3) All grooming shall take place within the structure or accessory structure.
- (4) When within a residential district, no more than six animals shall be on site at any one time.
- (5) All business-related materials shall be stored within the primary or accessory structure at the place of business.
- (6) All pets must be secured in kennels, cages, by leashes or in a manner that will protect and maintain a safe atmosphere.
- (7) Kennel rooms shall include noise-reducing devices.
- (8) All pets shall be maintained on a leash while outside.
- (9) The applicant shall show that odor, dust, noise, waste and drainage shall not constitute a nuisance, hazard or health problem to adjoining property or uses. (Ord. 673 § 1 (Exh. B), 2007)

18.52.110 Winery, small-scale, microbrewery and brewery.

Small-scale winery, microbrewery and brewery may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) A complete and detailed analysis of water and wastewater usage shall be conducted to ensure city facilities are adequate to meet peak level demands. To minimize impacts on the existing water system, water recycling within the development is encouraged.
- (2) All tanks, equipment and supplies shall be kept within an enclosed building/structure(s).
- (3) Hours of operation shall be considerate of surrounding uses.
- (4) Event rooms/halls/outside areas and tasting rooms shall be clearly defined on the site plan.
- (5) Parking requirements shall be considered retail commercial for event rooms/halls/outside and tasting room areas, and industrial facilities for production and storage areas under Chapter 18.46 EMC.
- (6) Odor and pest management shall limit the impact to surrounding property owners and land uses. (Ord. 673 § 1 (Exh. B), 2007)

18.52.120 Auto towing.

Auto towing may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) Parking requirements shall be considered industrial facilities under Chapter 18.46 EMC.
- (2) Storage of vehicles shall be within a secured building.
- (3) Repair or stacking of vehicles shall not be permitted.
- (4) Fencing and landscaping shall be used to minimize the impact to surrounding property owners and land uses.
- (5) Potential for contamination of the soil and/or groundwater from fluids such as fuel, antifreeze and oil leaking from the vehicles parked within the impound area shall be reviewed and mitigated. (Ord. 673 § 1 (Exh. B), 2007)

18.52.130 Bed and breakfast.

Bed and breakfast facilities may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) The bed and breakfast facility shall be the principal residence of the owner.
- (2) A bed and breakfast facility shall be compatible with the residential character of the neighborhood and the owners shall provide screening with shrubs, fencing and other suitable materials to minimize the impact upon the residential character of the neighborhood.
- (3) All health, building and fire regulations shall be met.
- (4) Off-street parking as required in Chapter 18.46 EMC shall be behind the front yard setback line and shall be screened so as to minimize the visual and audio impact upon the residential character of the neighborhood.
- (5) One nonilluminated sign bearing the name of the bed and breakfast facility is permitted; provided, that the sign is not more than six square feet in area.
- (6) Guests shall limit their length of stay to not more than 14 consecutive days.
- (7) Application shall contain a floor plan and lot plan detailing bathrooms and bedrooms to be used for bed and breakfast guest house facilities, their size, location and the lot plan showing the location of off-street parking, its size and any additions to premises and screening.
- (8) Meals shall only be served to paying guests, not the general public. (Ord. 673 § 1 (Exh. B), 2007)

18.52.150 Small-scale industry.

Small-scale industry, including but not limited to canning/packing and manufacturing, may be allowed as provided for in Chapter 18.40 EMC, District Use Chart, by conditional use permit with the following minimum provisions:

- (1) Provisions for noise, odor, vibration, etc., shall be made to ensure surrounding uses are not negatively impacted.
- (2) Storage shall be contained within a building structure.
- (3) Truck entrance shall be screened from surrounding land uses.
- (4) Hours of operation, especially production hours, shall be considerate of surrounding land uses, traffic patterns, goals and policies of the district. (Ord. 673 § 1 (Exh. B), 2007)

**Chapter 18.56
VARIANCES**

Sections:

18.56.010 General requirements.

18.56.010 General requirements.

- (1) The hearing examiner shall make decisions on [general](#) variances. The hearing examiner may grant variances to the provisions of this title. The hearing examiner's decision shall be reached at a duly publicized public hearing.
- (2) Variances are intended to provide relief in instances where the provisions of this title create unnecessary hardship or render compliance impractical or impossible. A decision for approval must be based on the following findings:
 - (a) The variance shall not constitute a grant of special privilege inconsistent with the limitations on uses of other properties in the vicinity and zone in which the property is located.
 - (b) The variance is necessary because of special circumstances relating to size, shape, topography, location, or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and zone.
 - (c) The special conditions and circumstances contributing to the hardship from which relief is sought are not the result of the applicant's own action.
 - (d) The granting of such variance shall not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

[\(3\) Variance requests for special circumstances or hardships other than those addressed in 18.56.10 \(2\)\(b\) may be heard by the City Council. The City Council's decision shall be reached at a duly publicized public hearing.](#)

[\(a\) Special circumstances may include, but are not limited to, preserving a family home in a commercial zone, providing for an economic development opportunity that cannot be provided for elsewhere, allowing for a new use that is not yet addressed in the District Use Chart.](#)

[\(b\) Special variances must comply with 18,56.10 \(2\)\(a\), \(2\)\(c\), and \(2\)\(d\).](#)

[\(c\) Decisions of the City Council may be appealed to the Hearing Examiner within 10 days of notice.](#)

**Chapter 18.60
NONCONFORMING USES,
STRUCTURES AND LOTS**

Sections:

18.60.010 Intent and purpose.

18.60.020 Nonconforming uses.

18.60.030 Nonconforming structure.

18.60.040 Nonconforming lots.

18.60.010 Intent and purpose.

Within the districts established by this title or subsequent amendments thereto, there exist uses, structures and lots which were lawfully established or created, but which would be prohibited, regulated or restricted under the terms of this title or future amendments. The intent of this title is to allow these nonconformities to continue but not to encourage their perpetuation or survival. Nonconformities are declared by this title to be incompatible with permitted uses, structures and lots in the districts involved. It is further the intent of this title that nonconformities shall not be enlarged upon, expanded, or enjoy an increase in intensity of use. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.60.020 Nonconforming uses.

(1) A legal nonconforming use in existence as of the effective date of the ordinance codified in this title may be continued but shall not be enlarged upon, expanded, increased in intensity, or extended. However, the extension of the nonconforming use of a structure that was originally arranged or designed for such nonconforming use at the time of passage of the ordinance codified in this title or amendment thereto shall not be deemed the extension of a nonconforming use.

(2) A nonconforming use shall not be changed to any other use unless changed to a conforming use. A nonconforming use, if changed to a conforming use, may not thereafter be changed to a nonconforming use.

(3) No nonconforming use shall be enlarged, increased or extended to occupy a greater area of land than was occupied on the effective date of the ordinance codified in this title or amendment thereto.

(4) No nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that part occupied by such use on the effective date of adoption or amendment of the ordinance codified in this title.

(5) If a nonconforming use is discontinued or abandoned from active use for a period of one year, further use of the property shall conform to the provisions of this title.

[\(6\) When a single family home exists as a non-conforming use as the result of a zone change, a variance to these restrictions may be requested of City Council. Variances for this use must comply with EMC 18.56.10\(3\) and the following limitations:](#)

[\(a\) Approval may be granted to rebuild on existing footprint when home has been damaged or destroyed,](#)

[\(b\) Approval may be granted to expand the dwelling unit up to 25% of the existing residential square footage.](#)

[\(c\) Expansion approvals may only be granted once per home, regardless of change in ownership.](#)

[\(d\) Any variance granted for a single family home in a non-residential zone is dependent on continuous use of the building as a primary residence.](#)

(Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.60.030 Nonconforming structure.

- (1) A structure which is legally nonconforming as of the effective date of the ordinance codified in this title by reason of restrictions on area, lot coverage, height, required setbacks, or other requirements concerning structures may be continued so long as it remains otherwise lawful.
- (2) A structure, with one or more nonconformity, may be extended when said addition or extension would be no less conforming as to setback distance than the existing structure.
- (3) A nonconforming structure shall not be altered, extended, enlarged, or otherwise physically changed in any manner that would have the effect of increasing its amount or degree of nonconformity.
- (4) A nonconforming structure destroyed by any cause to an extent exceeding 50 percent of its cost of replacement using new materials shall only be replaced with a structure conforming to the provisions of this title.
- (5) Nothing in this title shall be deemed to prevent the normal maintenance and repair of a nonconforming structure or its restoration to a safe condition when declared to be unsafe by any official charged with protecting the public safety. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.60.040 Nonconforming lots.

Lots which were lots of record on the date of adoption of the ordinance codified in this title, or amendment thereto, which contain less than the required width, depth, or area as required by this title shall be considered building lots in all respects; provided, that any structures proposed to be built meet all of the dimensional requirements of the district in which the lot is located. However, a lot which is nonconforming by virtue of the lack of its adequate access to a public street as required elsewhere in this title shall not be considered a building lot. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

**Chapter 18.64
ADMINISTRATION AND ENFORCEMENT**

Sections:

- 18.64.010 Administration.
- 18.64.020 Permits and conformance authorizations.
- 18.64.030 Enforcement.
- 18.64.040 Violations and penalties.

18.64.010 Administration.

The administration of the provisions of this title shall be the responsibility of the mayor and/or his/her designee. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.64.020 Permits and conformance authorizations.

No representative of the city shall issue a use and occupancy permit or give other authorization, including a special exemption, for any use or occupancy that would not be in full compliance with this title. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.64.030 Enforcement.

The administrator of this title shall investigate any charge of violation of this title within 10 days of being brought to his or her attention. Upon verifying the appearance of a violation of this title, the administrator shall serve notice to the property owner to comply with the title within 30 days or such lesser period as he/she shall deem reasonable or appropriate. The administrator shall re-inspect the premises at the termination of the compliance period and if the apparent violation is still in evidence shall institute appropriate enforcement and penal proceedings against the violation. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.64.040 Violations and penalties.

- (1) Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this title shall, upon conviction thereof, be deemed guilty of an

infraction and shall be fined not more than \$1,000. Every violation of this title shall be a separate and distinct offense and, in the case of a continuing violation, every day's continuance thereof shall be deemed to be a separate and distinct offense.

(2) The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

(3) The existence of a monetary penalty under the provisions of this title shall not be construed to affect the right of the city to proceed through its proper officers with the enforcement of the provisions thereof by civil proceedings whether at law or equity in any court of competent jurisdiction. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

Chapter 18.68 AMENDMENTS

Sections:

18.68.010 Applicability.

18.68.020 Procedures.

18.68.030 Appeals.

18.68.040 Zoning of annexations.

18.68.010 Applicability.

The regulations, restrictions, and boundaries set forth in this title may from time to time be amended, supplemented, modified, or repealed in accordance with the following procedures; provided, that no change shall be approved that is inconsistent with the Entiat comprehensive plan. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.68.020 Procedures.

(1) Initiation. Amendments, supplementations, modifications, or repeals of or to this title may be initiated by the following:

(a) The Entiat city council;

(b) The Entiat planning commission;

(c) Property owners by:

(i) Filing with the city clerk-treasurer a petition signed by one or more property owners within the city setting forth the proposed change and the reasons therefor; and

(ii) Payment of the fee identified in the city's current fee resolution.

(2) Public Hearings Required. Proposed amendments, supplementations, modifications, or repeals of or to this title shall be heard consistent with the procedures for Type IV applications, as described in EMC Title 14, Permit Review Procedures. No request for a zone boundary or zone classification amendment to this title shall be reconsidered by the planning commission within the 12-month period immediately following a previous denial of such request by the same applicant. The planning commission may consent to a new hearing if, in the opinion of the planning commission, such a hearing is warranted by new evidence or a substantial change of circumstances.

(3) Notice Required. Public notices shall be given pursuant to the applicable provisions of EMC Title 14, Permit Review Procedures. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.68.030 Appeals.

Appeals of any decisions of the city council approving or disapproving any amendment, modification or repeal of any part of this code shall be filed according to the applicable provisions of EMC Title 14, Permit Review Procedures. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)

18.68.040 Zoning of annexations.

At the time of the official public hearing in any proposed annexation of property to the city, the city council shall stipulate precisely the zoning classification or classifications of the area to be annexed as a part of the annexation ordinance and the official zoning map shall be changed accordingly. The zoning classification or classifications applied to the newly annexed area or areas shall be consistent with and as shown on the land use designations map in the Entiat comprehensive plan. (Ord. 673 § 1 (Exh. B), 2007; Ord. 607 § 1, 2003)