

Title 10

ZONING¹

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¹ Prior legislation: Ord. 2009-06.

Chapter 10.04**GENERAL PROVISIONS**

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10.04.005 Authority and title.

(1) This title is adopted pursuant to Chapters 35.63 and 36.70A RCW (Growth Management Act or GMA) that empower a city to enact a zoning code and provide for its administration, enforcement and amendment.

(2) This title shall be known and may be cited as “the Wenatchee zoning code.” It shall consist of the text hereof and an official zoning map. 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.

10.04.020 Purpose.

The general purposes of this title are to promote the public health, safety, and general welfare; to assist in the implementation of the Wenatchee urban area comprehensive plan; to comply with the Growth Management Act; and to comply with the provisions and objectives of Chapter 44, Laws of Washington, 1935, as amended, and Chapter 17, Laws of 1990, First Extraordinary Session, as amended. In accordance with Chapter 35A.63 RCW, all territory within the corporate limits of the city of Wenatchee shall be classified according to the districts set out in WCC 10.06.015.

10.04.030 Compliance.

The provisions of this title shall be interpreted as the minimum requirements necessary to protect the health, safety and general welfare of the public. The regulations established by this title within each district shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

(1) All uses and structures shall conform to the special requirements of the zoning district within which they are located and the other general requirements of this title.

(2) 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.

(3) No building or other structure shall hereafter be erected or altered to exceed the height or bulk limits 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 be contrary to the provisions of this title.

(4) 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 except as otherwise allowed by this title.

(5) 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.

10.04.040 Relationship to other regulations.

In addition to Wenatchee City Code requirements, there are other official controls, ordinances, regulations and plans that 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 Wenatchee City Code or other official controls and regulations overlap or conflict with provisions of this title, the more restrictive provisions shall govern.

10.04.050 Administration and enforcement.

(1) Administration of this title shall be the responsibility of the director of the department of community development, or his/her designee, and shall be conducted as described herein and in WCC Title 13, Administration of Development Regulations.

(2) Enforcement of the provisions herein, and any violations thereof, shall be as described in this title; WCC Title 13, Administration of Development Regulations; and/or WCC Title 16, Code Enforcement.

10.04.060 Denial or revoked approvals and permits.

If an application is denied or revoked, no application for that site shall be accepted for one year from the date of final action and appeal, if any, unless the application is substantially different. After one year, a similar application may be made and shall be processed as a new application.

10.04.070 Procedural irregularities.

No procedural irregularity or informality in the notice, process, review or hearing of any matter under this title shall affect the final decision unless substantial rights of a person with a demonstrable interest in the decision are affected.

10.04.080 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.

Chapter 10.05

COMPREHENSIVE PLAN

Sections:

- 10.05.010 Effect.
10.05.020 Procedures – Adoption and amendments.

10.05.010 Effect.

The comprehensive plan shall serve as a basic source of reference for legislative, quasi-judicial, and administrative action. The plan shall be consulted as a prerequisite to the establishment, improvement, abandonment, or vacation of public streets, parks, public buildings, zoning changes and other subjects that may from time to time arise that are addressed therein. The effects of such changes on the community shall be considered by the planning commission with reference to the comprehensive plan and a recommendation made to the city council. Deviations from the direction provided by the comprehensive plan are not permissible. Where conflicts arise between the comprehensive plan and this title, the provisions of the comprehensive plan shall prevail.

10.05.020 Procedures – Adoption and amendments.

The adoption, amendment, modification, or alteration of the comprehensive plan shall be as follows:

- (1) At least 60 days prior to the commencement of adoption proceedings, the Washington State Department of Community Trade and Economic Development must be provided copies of the proposed changes for their review and comment, including the required environmental review documents prepared pursuant to the State Environmental Policy Act. The city shall act as lead agency pursuant to SEPA and Chapter 12.04 WCC, SEPA Guidelines.
- (2) After preparing the comprehensive plan or changes thereto, the planning commission shall hold at least one public hearing thereon. Notice of the time, place and purpose of such public hearing shall be given by at least one publication in a newspaper of general circulation in the city of Wenatchee at least 10 days prior to the date of the hearing.
- (3) Upon completion of the hearing or hearings on the comprehensive plan or amendments thereto, the planning commission shall make such changes as it deems necessary or appropriate. It shall then transmit a copy of its recommendations for the comprehensive plan or amendments thereto to the city council.
- (4) Within 60 days from its receipt of the recommendation for the comprehensive plan as set forth above, the city council shall consider the same at a public hearing. The city council shall take action to approve, disapprove, modify, or remand it back to the planning commission for further consideration. The city council shall specify the time within which the planning commission shall report back with its findings and recommendations on the matter referred to it. The final form and content of the comprehensive plan shall be determined by a resolution or ordinance of the city council. The comprehensive plan or its amendments as approved by the city council shall be filed with the city clerk and shall be available for public inspection.
- (5) The comprehensive plan shall not be amended more than once in any calendar year except in cases of emergency, as established by Chapter 36.70A RCW.
- (6) Any request for comprehensive plan map and text amendments will be docketed, consistent with the city's annual amendment schedule, and all requests will be considered during the annual amendment process.
- (7) The city will strive to coordinate amendments to the comprehensive plan with Chelan County for those areas located within the urban growth area, but outside city limits.

Chapter 10.06

USE DISTRICTS

Sections:

- 10.06.010 Official zoning map.
- 10.06.012 Zoning of land upon annexation.
- 10.06.015 Use districts designated.
- 10.06.020 Interpretation of zoning boundaries.

10.06.010 Official zoning map.

(1) The zoning districts of the city of Wenatchee 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 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.

(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.

(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 Wenatchee City Hall shall be the final authority as to the current state of zoning in the city.

10.06.012 Zoning of land upon annexation.

At the time of initiating 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. The zoning classification or classifications applied to the newly annexed area or areas shall be consistent with and as shown on the Wenatchee urban area land use map in the current Wenatchee urban area comprehensive plan, as amended. No annexation shall occur outside the urban growth boundary as shown on the Wenatchee urban area land use map of the Wenatchee urban area comprehensive plan, as amended.

10.06.015 Use districts designated.

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

(1) The incorporated territory of the city of Wenatchee is hereby divided into the following zoning districts:

- (a) RS – Residential Single-Family District.
- (b) RL – Residential Low District.
- (c) RM – Residential Moderate District.
- (d) RH – Residential High District.
- (e) CBD – Central Business District.
- (f) CN – Neighborhood Commercial District.
- (g) NWBD – North Wenatchee Business District.
- (h) SWBD – South Wenatchee Business District.

- (i) I – Industrial District.
- (j) WMU – Waterfront Mixed Use District.
- (k) OMU – Office Mixed Use District.
- (l) RMU – Residential Mixed Use District.
- (m) CD – College District.

(2) The incorporated territory of the city of Wenatchee includes the following overlay districts:

- (a) MRC – Mixed Residential Corridor.
- (b) HEO – CBD Historic/Entertainment Overlay.
- (c) CSO – CBD Columbia Street Overlay.
- (d) CNO – Neighborhood Commercial Overlay.
- (e) PO – WMU Pedestrian Overlay.
- (f) RRO – WMU Recreational/Residential Overlay.
- (g) IO – WMU Industrial Overlay.
- (h) GHD – Grandview Historic District.
- (i) CDO – College District Overlay.

10.06.020 Interpretation of zoning boundaries.

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.

Chapter 10.08**DEFINITIONS**

Sections:

10.08.030	Rules for interpretation.
10.08.040	"A."
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10.08.130	"S."
10.08.135	"T."
10.08.145	"V."
10.08.150	"W."
10.08.160	"Y."

10.08.030 Rules for interpretation.

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

- (1) For the purposes of the zoning code, all words used in the code shall have their normal and customary meanings as defined in the most current version of Webster's dictionary, unless specifically defined otherwise in this code.
- (2) Whenever the term "this title" is used, it shall refer to the Wenatchee zoning code, including all amendments.
- (3) The words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied."
- (4) The word "person" includes but is not limited to a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- (5) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- (6) The word "shall" is mandatory, the word "may" is permissive.
- (7) The word "lot" includes the words "plot" or "parcel."

10.08.040 "A."

"Accessory dwelling unit" means a dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for

cooking, sanitation and sleeping. Accessory dwelling units are subject to the provisions of WCC 10.47.040.

“Accessory structure” means a detached nonhabitable structure included as part of the development with, and of a nature customarily incidental and subordinate to, the primary or principal structure, and located on the same lot.

“Accessory use” means a use 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. The accessory use shall occupy no more than 49 percent of the primary structure.

“Adjacent” means contiguous or lying near or close to.

“Adjoining” means two objects so joined or united to each other that no third object intervenes; attached.

“Adult entertainment business” means an adult arcade, adult motion picture theater, or exotic dance studio, more specifically defined as follows:

(1) “Adult arcade” means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, computer-generated or enhanced pornography, panorama, peep show, or similar machines, or other image-producing machines, for personal viewing, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which provide materials for individual viewing by patrons on the premises of the business which are characterized by the depiction or description of “nudity” or “specified sexual activities.”

(2) “Adult motion picture theater” means a commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions characterized by the depiction or description of “nudity” or “specified sexual activities” and which are “not rated” or “rated X” and are regularly shown for any form of consideration. For the purpose of this definition, “regularly” means at least one showing per 30-day period.

(3) “Exotic dance studio,” also known as “topless bar” and “adult cabaret,” means a nightclub, bar, restaurant, or similar commercial establishment to which any member of the public is invited or admitted and where an entertainer provides live adult entertainment performances to any member of the public.

“Adult family home” means a single-family dwelling unit of a person or persons who are providing personal care, room, and board to more than one, but not more than four, adults who are not related by blood or marriage to the person or persons providing the services, except that a maximum of six adults may be permitted if the Department of Social and Health Services determines that the home is of adequate size and that the home and provider are capable of meeting the standards and qualifications established in Chapter 70.128 RCW. All adult family homes shall operate with a license as required in Chapter 70.128 RCW.

“Adult oriented retail” means an adult bookstore, adult novelty store, or adult video store more specifically defined as follows:

(1) “Adult bookstore,” “adult novelty store” or “adult video store” means a commercial establishment which has as a significant or substantial portion of its stock-in-trade or gross revenues, “substantial” meaning 20 percent or more, for any form of consideration, books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other photographic reproductions or visual representations which are characterized by the depiction or description of “nudity” or “specified sexual activities.” It shall be a rebuttable presumption that 20 percent of a business’ stock-in-trade or gross revenues is considered substantial.

An establishment may have other principal business purposes that do not involve the offering for sale or rental of materials depicting or describing “nudity” or “specified sexual activities,” and still be categorized

as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, the specified materials which depict or describe “nudity” or “specified sexual activities.”

“Agricultural building” means a structure accessory to an agricultural activity whose primary use directly supports on-site agriculture.

“Agriculturally related industry” means those industrial uses within an active commercial agricultural operation of five acres or more with the primary point of access located on a collector or arterial street. The use shall be directly related to the processing or physical or chemical alteration of agricultural products. Such industries include, but are not limited to: processing facilities, wineries, distillery, or brewery. Limited food sales may occur as a component of the use to include food items prepared off site or without the need for a commercial kitchen. Seasonal agricultural tourist activities in concert with the primary use, centered on an agricultural theme including such activities as field mazes, hay rides, farm and field tours and similar opportunities may be a component of site amenities.

“Agriculture” means the art and science of farming; cultivating soil and producing crops; propagation of plants for the production of food and fiber; not the raising or keeping of animals for use, propagation or sale. This includes accessory activities, including, but not limited to, storage, harvesting, or maintenance of equipment, but excluding commercial food processing.

“Alter” or “alteration” means a change or rearrangement of the structural parts of existing facilities or an enlargement by extending the size or increasing the height or depth or moving from one location to another. In buildings for business, commercial, industrial or similar uses, the installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

“Amateur radio, receive-only antennas, personal wireless services and antennas” means any tower or exterior apparatus designed for communications through the sending and/or receiving of electromagnetic waves, including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR) paging, and similar services that currently exist or that may in the future be developed, and its attendant base station, that is under 70 feet in height and is not intended for commercial distribution.

“Architectural barriers” refer to decorative walls, fencing, etc., that may be used in place of landscaping where allowed by this title.

“Articulation” means an emphasis on architectural elements of a building, such as windows, entries, and balconies, which create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

“Artisanal industrial/manufacturing” means a person or company that makes a high-quality, distinctive product such as furniture, decorative arts, sculptures, clothing, jewelry, food items, or household items in small quantities, usually by hand and using traditional methods. Retail sales may or may not be a component or use.

“Attached” means two structures that share at least 12 inches of common wall.

“Auditorium” means a large building used for public meetings or performances.

“Auto rental agency” means a business primarily engaged in rental or term leasing of passenger cars, hearses, limousines, and the like, without drivers. Finance (equity or full-payout) leasing of automobiles is classified under “motor vehicle sales.”

10.08.045 "B."

"Balcony" means a platform projecting from the wall of a building and surrounded by a balustrade or railing or parapet.

"Bank" means an institution for receiving, lending, exchanging, and safeguarding money and, in some cases, issuing notes and transacting other financial business. This includes savings and loans, credit unions, and other depository institutions.

"Basement" means that portion of a building that is partly or completely below grade. A basement shall be considered as a story above grade where the finished surface of the floor above the basement is:

- (1) More than six feet above grade for more than 50 percent of the total building perimeter; or
- (2) More than 12 feet above finished grade level at any point.

"Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW, as amended, and consistent with rules adopted under RCW 19.27.540, as amended.

"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW, as amended, and consistent with rules adopted under RCW 19.27.540, as amended.

"Bed and breakfast" means a single-family detached dwelling that provides compensated lodging for travelers and guests, having a shared dining area, one kitchen and an owner or manager residing full time on the property. Such dwelling shall have no more than five such guest rooms for persons other than the immediate family of the owner or manager occupying such dwelling.

"Bedroom" means any room in a residential structure which is not a kitchen, dining room, living room, or bathroom and capable of being used for sleeping quarters.

"Berm" means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

"Boat club" means a private or public membership facility designed for boating activities and storage.

"Boat sales and rental" means a business primarily engaged in sales and/or rental of new and used motorboats, sailboats, and other watercraft. Businesses primarily engaged in the sale of supplies for recreational boating, such as sails, outboard motors, and marine hardware, are classified as general retail.

"Boating storage facility" means a facility meant to provide long-term shelter for watercraft and their accessories, including canoes, sail boats, power boats, etc., but not including service, repair or sales.

"Buildable area" means that portion of a lot remaining after required setbacks have been provided, consistent with the lot coverage standard and other regulatory factors.

"Building" means a freestanding structure including all its attachments.

Building Height. See the definition for "height, building."

"Building line" means a line parallel to the property line located at the point of a building lying nearest the property line. Also, a line parallel to the property line located at the place nearest the property line where a building may lawfully be constructed.

“Building materials, garden and farm supplies” means businesses primarily engaged in selling retail and/or wholesale products such as lumber and other building materials; paint; glass; wallpaper; hardware; nursery stock; lawn and garden supplies including mowers and garden tractors; and farm supplies such as seeds, feeds, fertilizer, and farm tools. Firms not selling to the general public (retail) are classified as “wholesale sales.” Firms primarily selling plumbing, heating and air conditioning equipment, or electrical supplies are classified as “wholesale sales.” Florists and other stores selling cut flowers and potted plants not grown on the premises are classified as “general retail.”

“Bus amenities” means bus passenger shelters, benches, trash receptacles and other related items or structures directly related to the purposes of bus stops and bus passengers.

10.08.050 “C.”

“Caliper” means a diameter measurement used for deciduous trees. The caliper of a tree trunk shall be measured six inches above the ground up to and including four-inch caliper size, and 12 inches above the ground for larger tree sizes.

“Carport” means a covered shelter for an automobile open on two or more sides.

“Carriage unit” means a single-family dwelling unit, not to exceed 800 square feet in floor area, located above a garage structure in a cottage housing development.

“Cemetery” means property used as a burial ground.

“Charging levels” means the electrical force, or voltage, at which an electric vehicle’s battery is recharged. Levels 1, 2, and 3 are the most common electric vehicle charging levels, and include the following specifications:

(1) Level 1 is considered slow charging requiring a 15- or 20-amp breaker on a 120-volt AC circuit and standard outlet.

(2) Level 2 is considered medium charging requiring a 40-amp to 100-amp breaker on a 208- or 240-volt AC circuit.

(3) Level 3 is considered rapid charging requiring a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment. Level 3 charging uses an off-board charger to provide the AC to DC conversion, delivering DC directly to the car battery. Also commonly known as “rapid charging station.”

“Child care” means the activity of regularly providing care and supervision for minor children, whether for compensation or not.

(1) “Family day care” means a child care and early learning service for not more than 12 children in a licensed day care provider’s dwelling.

(2) “Child day care center” means an agency that regularly provides child day care and early learning services for a group of children for periods of less than 24 hours.

“City” means the city of Wenatchee, Washington, a municipal corporation.

“Clinic” means a building designed or used for the medical, dental or surgical diagnosis and treatment of outpatients under the care of medical professionals, having a central reception room for three or more doctors and operated under a central medical management.

“Comprehensive plan” means the general legislative policy document for land use and other elements as portrayed by the text and map of the adopted comprehensive plan on file at the city clerk’s office.

“Conditional use” means a discretionary permit granted under the provisions of this title and which, when granted, authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the permit.

“Congregate care facility” means a building or complex of dwellings specifically designed for occupancy by senior citizens, which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided.

“Convalescent home” means any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable properly to care for themselves. Such establishment shall be duly licensed by the state of Washington as a “nursing home” in accordance with the provisions of Chapter 18.51 RCW.

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

“Cottage housing” refers to small and mostly detached individual dwelling units. Lots where two to three cottage houses are proposed (referred to as “infill-cottage housing”) are subject to the provisions of WCC 10.47.080. Lots where four or more cottage houses are proposed are subject to the provisions of WCC 10.47.090.

“Courtyard housing” means small multifamily units arranged around a courtyard and complying with the provisions of WCC 10.47.120.

“Cryptocurrency mining” means the operation of specialized computer equipment for the primary purpose of adding, securing, or verifying transactions to a blockchain or mining one or more blockchain-based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; high density load (HDL) electricity use; a high energy use intensity (EUI) where the operating square footage as determined by the utility is above 250kWh/ft²/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.

10.08.055 “D.”

“Data center” means a facility where the primary use is to house and operate networked computer systems and associated components that include, but may not be limited to, power supply, data communications connections, environmental controls, and security devices. Facilities or operations that meet the definition of “cryptocurrency mining” will be regulated under that land use designation.

“Deck” means an uncovered structure between the floor elevation of the primary structure and the average of the adjacent grade of the lot, exclusive of safety railings.

“Delivery services, local” means a facility used for the receipt and distribution of packages intended for local delivery and not delivered by a semi-tractor trailer. This is intended as a local service business.

“Department” means the department of community development.

“Diesel generator, power production” means the use of diesel, natural gas and similar internal combustion engine generators for the production of power; for on-site use or for the purpose of selling to or adding to

the electric power grid; when production is intended to run for a length of time exceeding seven days. This definition is not intended to include backup generators for emergency use.

“Director” means the duly appointed director of the community development department or his/her designee. Synonymous with “administrator.”

“Drinking establishment” means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including bars and taverns. A lounge operated as part of a restaurant is considered to be accessory to the restaurant.

“Drive-in” means a motion-picture theater, restaurant, refreshment stand, or other commercial enterprise designed to accommodate patrons in their automobiles.

“Drive-through” means a driveway designed to accommodate or arranged for completing a transaction from one’s car and driving away. Common businesses that may include drive-throughs are banks, pharmacies, restaurants, and espresso stands.

“Duplex” means a detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other. Duplexes are subject to the provisions of WCC 10.47.100.

“Dwelling” or “dwelling unit” means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by one family and at least one bathroom.

“Dwelling, multifamily” means three or more attached residential dwelling units on one lot or parcel. Multifamily developments are subject to the provisions of WCC 10.47.150.

“Dwelling, single-family” means a permanent detached residential living unit containing sufficient facilities to function as an independent dwelling unit. Single-family dwellings may be site-built or manufactured.

“Dwelling, single family – cluster” means a single-family development featuring reduced lot sizes within a subdivision; provided, that open space is integrated into the design to compensate for the clustered lot arrangement. Two design options apply to single-family cluster developments as set forth in WCC 10.47.060.

“Dwelling, single family – courtyard” means a single-family development served by a shared private lane and complying with the provisions of WCC 10.47.070.

10.08.060 “E.”

“Electric vehicle” means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes a battery electric vehicle (BEV), a plug-in hybrid electric vehicle (PHEV), a neighborhood electric vehicle, and a medium-speed electric vehicle.

“Electric vehicle charging station” means a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle.

“Electric vehicle infrastructure” means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

“Equipment rental services, commercial” means a business which rents or leases equipment for personal or household use, including but not limited to power and hand tools, yard and garden equipment, or party supplies such as dishware, glassware, and folding tables and chairs. This does not include rental of furniture or appliances classified as “furniture, home furnishings, and appliances,” nor rental or leasing of portable toilets, heavy equipment like bulldozers, or similar services to the construction trades, classified as “maintenance and service facilities for motor vehicle passenger transportation” uses.

“Essential public facility” includes those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and licensed in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities as defined in RCW 71.09.020.

“Exercise facility” means an establishment which is used for sports, health and recreational uses by the general public or by members not restricted to living within a specified area (as in a homeowners’ association or multiple-family development). Such facilities may include, but are not limited to, tennis or racquetball courts, swimming pools, weight training, exercise classes, karate/dance classes, health spas and other similar uses. Specifically excluded from this definition are go-kart tracks, golf courses, bowling alleys, and other similar uses meeting the definition of “Recreation, indoor commercial” or “Recreation, outdoor commercial.”

10.08.065 “F.”

“Facade” means the exterior face or wall of a building. Any freestanding structure may have four or more facades, designated by their orientation (e.g., north facade); a building flanked by other buildings on either side generally has only a front and a rear facade. The front facade is the front of a building facing and sharing a common line with the public right-of-way.

“Family” means an individual or two or more persons living together in a single dwelling unit.

“Farm animal, large” means animals including, but not limited to, horses, ponies, donkeys, mules, cows, llamas, bovines, goats, sheep, or other similar size and type of animal. Dogs, cats and other house pets are not considered farm animals for the purpose of this title.

“Farm animal, small” means poultry, rabbit, or other similar size and type of animal. Dogs, cats and other house pets are not considered farm animals for the purpose of this title.

“Farmers market” means a market, outdoor place, or group of stalls and booths where multiple farmers and other individual licensed vendors sell their products, new or used, directly to consumers; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. This includes swap meets, flea markets, auctions, open air markets, or other similarly named or labeled activities, but the term does not include the usual supermarket or general retail operations.

“Fence” means a built-up structure which provides a physical or visual barrier between properties or other features. For purposes of this title, living plant material is not considered a fence.

“Furniture, home furnishings, and home appliances” means a business primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, wood stoves, domestic cook stoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like, as well as the sale or rental of consumer electronics such as televisions and stereo equipment.

10.08.070 “G.”

“Garage, parking” or “commercial garage” means a building used for storage of motor vehicles as a commercial use.

“Garage, private” means a building or a portion of a building designed to store motor vehicles and which is accessory to a residential use.

“General retail” means a business characterized by the sale of tangible goods directly to consumers that does not otherwise fit the definition of a specific commercial retail use as defined in this title.

“Grocery, neighborhood” means a grocery store with less than 10,000 square feet of retail floor area primarily servicing the immediately surrounding neighborhood.

“Grocery store” or “supermarket” means a retail establishment selling food as well as other convenience and household goods commonly used for consumer use, where the retail floor area exceeds 10,000 square feet.

“Gross floor area” or “GFA” means the total floor area of a building, including the exterior walls or ground area where applicable, minus the following floor area deductions:

- (1) Elevator shafts and stairways;
- (2) Restrooms and locker rooms;
- (3) Building mechanical spaces for heating, ventilation, electrical, elevators or other such mechanical equipment;
- (4) Building spaces where the ceiling height is not greater than five feet;
- (5) Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to multi-tenant buildings from the exterior, and/or for aesthetic enhancement or natural lighting purposes;
- (6) Permanently designated corridors in multi-tenant buildings (i.e., not subject to relocation by the requirements of a specific lease) for common access and exiting to tenant spaces.

“Ground related residential units” refers to dwelling units that contain individual entrances at or near the ground level.

“Group home” means a residence for the handicapped, physically, mentally or developmentally disabled, homeless, or otherwise dependent persons. Group homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24-hour supervision to nonlicensed facilities offering only shelter. They shall not include correctional facilities, nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to, the following:

- (1) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in Chapter 70.123 RCW and Chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.
- (2) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.
- (3) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter 246-360 WAC.
- (4) Group Home for Youth. Any home maintained and operated for the care of children on a 24-hour basis as defined and regulated in Chapter 388-148 WAC and Chapter 74.15 RCW.
- (5) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 137-56 and 137-57 WAC.

10.08.075 “H.”

“Height” shall be measured from the adjacent grade within two feet horizontally of the ground to the highest point of the item being measured. In instances where the ground is not level, an average grade shall be calculated and used. On fences and freestanding or monument signs, grade shall be measured on both sides and averaged. To measure the height of a building, see the definition for “height, building”; to measure a story see the definition for “story.”

“Height, building” means the vertical distance measuring the height of buildings as set forth in WCC 10.46.090.

Height, Story. See definition for “story.”

“Home occupation” means a lawful economic enterprise that is conducted or operated within a residential dwelling unit or building accessory to a residential dwelling unit, by the resident occupant or owner, and which use shall be clearly incidental and secondary to the residential use of the dwelling unit.

“Home occupation, mailing address only” means a home occupation that does not involve customers coming and going from the residence and meeting other applicable standards.

“Hospital” means an institution where sick or injured persons are given medical or surgical care. It includes the provision of sleeping and eating facilities to persons receiving in-patient medical care.

“Hotel” means a building or portion thereof designed or used as a commercial establishment offering lodging to persons with the rental of six or more units for sleeping purposes. A central kitchen, dining room(s), shops and services available to hotel guests and the general public are common and ordinary accessory activities.

“House pet” means any animal that lives its entire regular existence within the confines of the owner’s residence.

“Humanitarian service and shelter facility” means the use of a structure for the provision of relief to disadvantaged persons, whether for compensation or not, of a spiritual, material, or medical nature. Such services may include any or all of the following: emergency care, including lodging, meals, and other temporal items; religious services; professional counseling; rehabilitation of trade skills; food storage and dispensing; and medical assistance.

10.08.080 “I.”

“In lieu of” means to substitute one requirement for a different requirement of equal or greater value.

“Industry, heavy” means a site for the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using, flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

“Industry, light” means a site for the basic processing and manufacturing of materials or products predominately from previously prepared materials or finished products or parts. This includes processing, fabricating, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excludes basic processing of raw materials, except for food and beverage products. The intent of the light industry is to allow basic processing that would not negatively or adversely affect neighboring businesses, residences, or mixed use developments. The beverage processing is intended to include wineries, breweries, and distilleries.

“Inoperable vehicle” means a self-propelled vehicle used for the transport of people, goods and/or services that is not able to operate under its own power, is without a valid, current registration plate, or is deemed, by a code enforcement officer or director, a junk vehicle as defined in Chapter 8.48 WCC.

“Institution of higher education” means a public or private university, community college, technical college, and/or vocational and other educational institution beyond high school.

10.08.085 “J.”

“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, tools, appliances, fixtures, utensils, lumber, boxes, pipes, tires, or other manufactured goods are bought, sold, exchanged, stored, baled, packed or handled.

10.08.090 “K.”

“Kennel” means a commercial establishment where dogs, cats, or other non-farm animals over the age of four months are kept, whether such keeping is for pleasure, profit, breeding, grooming, or exhibiting, including places where said animals are boarded or kept for sale or hire. This definition shall not apply to owners of multiple pets who obtain excess pet licenses in accordance with the city’s animal control code.

10.08.095 “L.”

“Landscaping” shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, and other plant materials; and nonliving durable material commonly used to enhance existing site conditions, such as, but not limited to, rocks, stone, brick, block, sculptural elements, garden ponds or pools, fountains, water features, land forms, and sculptural elements, but excluding paving and nondecorative fences.

“Landscaping, interior” shall mean a landscaped area or areas within internal areas of parking lots and outdoor auto sales areas.

“Landscaping, perimeter” shall mean a landscaped area that runs parallel to and adjacent to an exterior property line.

Landscaping Spacing. Where this chapter sets standards for spacing of trees, the measurement shall extend between the property lines of the development site.

“Laundromat” means an enterprise where articles of clothing, linen, etc., are washed, including self-service laundries as well as those where customers drop off articles to be laundered either on or off the premises, or dry-cleaned off the premises only. This includes diaper services, but not dry-cleaning plants, linen supply services, carpet and upholstery cleaning plants, and industrial launderers classified as “light industrial” uses.

“Library” means a place in which literary, musical, artistic, or reference materials, such as books, manuscripts, recordings, computers or films, are kept for use and/or lending but not for sale.

“Liquor store” means a store that sells alcoholic beverages for consumption elsewhere. Such establishments shall be duly licensed by the state of Washington.

“Live-work dwelling” means a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind. See WCC 10.47.140 for applicable standards.

“Livestock” means animals kept for use, propagation or sale. Such animals include horses, ponies, mules, cows, goats, sheep, or other similar-sized animals. Dogs, fish, house cats and other house pets are not considered livestock for the purpose of this title.

“Lodging” means a building or portion thereof designed or used as a commercial establishment offering temporary lodging to persons with the rental of six to 15 units for sleeping purposes. A central kitchen, dining room(s), shops and services available to guests and the general public are common and ordinary accessory activities.

“Lot” or “lot of record” means a fractional part of divided land having fixed boundaries, which was created in conformance with the development regulations existing at the time of creation.

“Lot area (size)” means the total land area contained within the boundary lines of any lot, tract or parcel of land, exclusive of public rights-of-way and private lanes, and may be expressed in square feet or acres. Synonymous with “tract” or “parcel of land.”

“Lot, corner” means a lot with two or more street frontages that are roughly perpendicular to each other.

“Lot coverage” means the amount of land covered, occupied or permitted to be covered/occupied by a roofed building or buildings, usually expressed in square feet or percentage of land on the lot, and

measured horizontally at the outside of external walls or supporting members of all primary and accessory structures. Eaves projecting over two feet from the external wall will be calculated in the total lot coverage.

“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.

“Lot, flag” means a parcel of land, the body of which is separated from a public street by one or more lots, connected to a public street by a narrow portion (flag pole) of the parcel. See WCC 10.46.080(6) for flag lot setback standards.

“Lot frontage” means the lineal distance that a lot abuts upon or adjoins a public or private street.

“Lot, interior” means a lot with only one frontage on a public or private street.

“Lot, through” means a lot with frontage on more than one public or private street, unless it meets the definition of “lot, corner.” Also referred to as a “double frontage lot” or a “reverse frontage lot.”

“Lot width” means the dimension measured to determine the width of proposed lots as set forth in WCC 10.46.070.

10.08.100 “M.”

“Maintenance and service facilities for motor vehicle passenger transportation” means a site for the maintenance and service of passenger transportation services, such as for taxi fleets, public transit fleets, or school bus fleets, as well as the rental or leasing of portable toilets, heavy equipment like bulldozers, or similar services to the construction trades.

“Managed open space” means a landscaped area maintained in a manner for the purpose of human activity and not of a commercial or retail nature, including, but not limited to, parks, bridle paths, playfields, arboretums, botanical gardens, equestrian facilities, and other similar uses, including accessory uses such as parking and restroom facilities. Managed open space does not include nurseries, commercial agriculture, pastures and similar activities.

“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.

“Manufactured home community” means an area of land of at least two acres, occupied, or designed for occupation, by designated manufactured homes on a lease, ownership, or cooperative basis and operated as a single development. Manufactured home communities are subject to the provisions of WCC 10.47.180.

“Manufactured home, designated” means a dwelling unit which:

- (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; and
- (3) Has exterior siding similar in appearance to siding materials commonly used on site-built, single-family dwellings, built in accordance with the International Building Code.

“Marijuana processor” means a person licensed by the Washington State Liquor Control Board to process marijuana into usable marijuana and marijuana-infused products, package and label usable marijuana

and marijuana-infused products for sale in retail outlets, and sell usable marijuana and marijuana-infused products at wholesale to marijuana retailers.

“Marijuana producer” means a person licensed by the Washington State Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

“Marijuana retailer” means a person licensed by the Washington State Liquor Control Board to sell usable marijuana and marijuana-infused products in a retail outlet.

“Marina/boat launching facility” means a facility for storing, servicing, fueling, berthing, launching and securing boats, which may include eating, sleeping, and retail facilities for owners, crews, and guests. A facility for long-term storage of boats and other watercraft is defined as a “boating storage facility.”

“Micro brewery, distillery, or winery” means a small-scale brewery, distillery, or winery operated in combination with an on-site restaurant or retail operation, where the restaurant or retail operation occupies the primary commercial street frontage. It is intended that any wholesale activities be an accessory use to the retail or restaurant operation.

“Mini-storage” means a building or group of buildings which may contain manager living quarters, office and individual, compartmentalized self-storage units, stalls, or lockers which are rented or leased for the storage of household or business goods, supplies or materials. Such a facility may include outdoor vehicle and boat storage.

“Mixed use” means any combination of permitted residential, commercial, light industrial, office, institutional, and/or other land uses within one zoning district.

“Mixed use building or development” refers to buildings or developments that combine permitted residential uses with permitted nonresidential uses. Mixed use buildings and developments are subject to the provisions of WCC 10.47.160.

“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, commonly referred to as a single-wide.

“Mobile, manufactured, and modular housing sales” means the sale of new or used mobile, manufactured, or modular housing. The sale of recreational vehicles and motor homes is classified under “motor vehicle sales.”

“Mobile/manufactured home park” means an area of land occupied or designed to be occupied by two or more residential mobile/manufactured homes on a lease basis and operated as a single development.

“Modular 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.

“Modulation” means a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.

“Motel” means a building or group of buildings where lodging is available in six or more separate rooms to guests for compensation and providing parking for automobiles adjacent to the lodging. Said building or group of buildings include, but are not limited to, tourist court, motor lodge, auto court, cabin court, motor inn, and similar terms.

“Motor vehicle sales” means a business primarily engaged in the sale of new and/or used autos: cars, trucks, motorcycles, recreational vehicles, utility trailers, aircraft, snowmobiles, and the like.

“Motor vehicle supply store” means auto supply stores, tire dealers, and the like. Firms which salvage used parts from inoperable vehicles are classified as “junk yards” and “wrecking yards.” Businesses primarily engaged in both selling and installing such automotive parts as mufflers and brakes are classified as “service station” or “service repair, motorized.”

“Museum” means a depository for collecting and displaying objects and/or information having scientific, historical, artistic, or other social value. This definition includes an interpretive center.

10.08.105 “N.”

“Neighborhood center” means an area wherein an activity occurs which provides services of a social, cultural, economic or educational nature to the neighborhood in which it is located.

“Night club” means an establishment that is primarily used for dancing and/or viewing performances and has as its primary source of revenue (1) the sale of alcohol for consumption on the premises, (2) cover charges, or (3) both. The use has an occupancy level of 70 or more persons for an aggregate area of concentrated use of unfixed chairs and standing space that is specifically designated and primarily used for dancing or viewing performers, consistent with the night club use classification in the 2006 International Building Code, as amended. The definition of a night club does not include theaters with fixed seating, banquet halls or lodge halls. Nightclubs which include adult oriented business, as defined and regulated by the WCC, are reviewed and permitted as an adult oriented business under the provisions of the WCC.

“Nonconforming” means a lot, use, building or structure which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the current requirements of the zoning district.

“Nursing home” means any home, place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator. This definition shall not be construed to include general hospitals or other places which provide care and treatment for the acutely sick and maintain and operate facilities for major surgery.

10.08.110 “O.”

Office.

(1) “Business” means a building, or space within a building, used for a business which does not include on-premises sales of goods or commodities. This may include government, professional, and administrative offices for businesses whose primary activity may be construction, manufacturing, or some other nonoffice conducted elsewhere.

(2) “Medical” means an office of doctors, dentists, chiropractors, optometrists, and other health practitioners providing outpatient care. It also includes medical and dental laboratories, blood banks, and similar uses.

(3) “Veterinary/clinic” means a place where animals receive medical care and the boarding of animals is limited to short-term care incidental to the hospital use. This is not a medical office.

“Office supplies and equipment” means a store selling office products such as stationery, legal forms, writing implements, typewriters, computers, copiers, office furniture, and the like.

“Off-site treatment and storage facility for hazardous waste” means a hazardous waste treatment and storage facility that treats and stores wastes 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.

“On-site treatment and storage facility for hazardous waste” means a hazardous waste treatment and storage facility that treats and stores waste generated on the same, geographically contiguous, or bordering property.

“Outdoor mobile vendors” means nonpermitted structures, vehicles, or trailers, located on private property, conducting retail sales or offering goods and/or services to the public for a fee or donation, and operated as a temporary use.

10.08.115 “P.”

“Parking facility” means a lot or parcel of land used strictly for parking vehicles and divided into individual spaces. This may include parking spaces within a structure, commercial garage, carport, or open surface parking. The facility may be restricted in use or be available to the general public, whether for compensation or not.

“Parking, shared” means an arrangement between private parties which satisfies the parking requirements by:

- (1) Allocating the requisite number of spaces for each use in a common parking facility.
- (2) Allocating the requisite number of spaces between two or more land uses which routinely experience peak parking accumulations at different times of the day, week, or season. Examples might include a movie theater and office building, or a church and an office building.

“Parking space/stall” means an area set aside for the parking of motor vehicles outside of a public street right-of-way having a minimum width of nine feet and a minimum length of 18 feet for standard-size cars or a minimum width of eight feet and a minimum length of 16 feet for compact-size cars, together with an area provided for reasonable access to such space.

“Party of record” means the following persons in an application or appeal:

- (1) The applicant; and
- (2) Any persons, agencies or organizations who have submitted written comments in a matter pending before the decision-making authority; made oral comments in a formal public hearing conducted on the application, or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail and who will be aggrieved or adversely affected by a land use decision, or who would be aggrieved or adversely affected by a reversal or modification of the land use decision. A person is aggrieved or adversely affected within the meaning of this section only when the following conditions are present: (a) the land use decision has prejudiced or is likely to prejudice that person; (b) that person’s asserted interests are among those that the local jurisdiction was required to consider when it made the land use decision; and (c) a judgment in favor of that person would substantially eliminate or redress the prejudice to that person caused or likely to be caused by the land use decision.

A party of record does not include a person who has only signed a petition or mechanically produced form letters. A party of record to an application/appeal shall remain such through subsequent city proceedings involving the same application/appeal. The city may cease mailing material to any party of record whose mail is returned by the postal service as undeliverable.

“Patio homes” refers to a duplex where the dwelling units are placed side by side and each unit is placed on its own lot, with the interior side lot line running along the common wall. Patio homes are subject to the provisions of WCC 10.47.110.

“Permitted use” means a land use which is allowed in a specific zoning district in accordance with all applicable development standards of this title and the WCC.

“Personal satellite dishes” means a parabolic antenna, not more than two meters in diameter, intended to receive and process programming signals from orbiting satellites and other sources.

“Personal services” means a variety of businesses engaged in providing services to individuals, generally involving the maintenance of the human body, or other services to one’s person or household pets. Such businesses include, but are not limited to, barber and beauty shops, instruction/music studios, photographic studios, tanning parlors, massage practitioners, pet grooming, tutoring, instructional services and activities. This does not include medical offices, kennels, veterinary clinics, schools, or institutions of higher education.

“Place of habitation” means a structure used for residential occupancy; a domicile; a living area.

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

“Planning commission” means the planning commission of the city of Wenatchee, Washington.

“Poultry” means domesticated birds that serve as a source of eggs or meat, including, but not limited to, chickens, turkeys, ducks, geese, guinea fowl, peafowl, pigeons, and pheasants.

“Primary structure” means a building that is occupied or is intended to be occupied by a primary use, including an attached garage.

“Primary use” means the main or dominant activity occurring on a lot, occupying no less than 51 percent of the primary structure.

“Printing, commercial” means shops that photocopy, offset print, or screen print documents, announcements, business cards for business clients or the general public. This also may include blueprinting, computer plotting, and similar business services. These shops may engage in typesetting, photo engraving, plate making, and other printing functions incidental to their primary activity. However, if they are primarily engaged in these functions as a service to other printing businesses, they are classified under “printing, industrial.” Businesses that print books, magazines, newspapers, or other periodicals for others are classified under “printing, industrial.”

“Printing, industrial” means businesses which print books, magazines, newspapers, or other periodicals for others. It also includes printers of maps, posters, makers of business forms, loose-leaf binders, and service industries for the printing trade, such as engraving, typesetting, photoengraving and stereotyping, lithographic plate making, and related services.

“Public utilities and services” means equipment installations for utility and service purveyors including, but not limited to, telephone exchanges, electrical substations, water reservoirs, pump stations, and similar facilities of service providers, specifically excluding diesel, natural gas and similar internal combustion engine generated power production.

10.08.125 “R.”

“Radio/TV studio” means a building or room in which a radio/television program or show is produced, either for live broadcast or for recording for a later broadcast.

“Recreation, indoor commercial” means an indoor recreational use operated as a private commercial enterprise, providing any number of leisure time activities, contained entirely within an enclosed building. Such uses include but are not limited to theaters, amusement activities, bowling alleys, batting cages, coin-operated machines or games.

“Recreation, neighborhood commercial” means land and/or a building which is used for recreational activities by the general public or whose membership is not restricted to persons residing within a specific area. Such facilities shall include, but not necessarily be limited to, tennis and/or racquetball courts,

community clubhouses, soccer, basketball, climbing walls, gymnastics, baseball batting cages, swimming pools, and health and exercise spas. Specifically excluded from this definition are go-kart tracks, golf courses, bowling alleys, pool or billiard halls.

“Recreation, outdoor commercial” means an outdoor recreation use operated as a private commercial enterprise, not otherwise defined in this title, including but not limited to golf courses, driving ranges, archery ranges, campgrounds, or go-kart tracks.

“Recreational vehicle park” means any lot or parcel of land upon which two or more recreational vehicles sites are located, established, or maintained as temporary living quarters for recreation or vacation purposes. Such facilities may include sites for camping.

“Recycling facility” means a facility for the collection and storage of recyclable materials generated from domestic or small business sources, such as bottles, cans, paper, cardboard, aluminum and plastics, to be sorted and/or processed elsewhere. This definition does not include facilities for the processing of recyclable materials, which is classified as a light industrial use.

“Residential planned development” means a development having as its principal activity the residential use of the site.

“Residential shared general storage” means an area shared by two or more dwelling units for the storage of personal property and recreational vehicles. Residential shared general storage areas are subject to WCC 10.48.320.

“Restaurant” means a use providing preparation and retail sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. A restaurant may include licensed on-site provision of alcoholic beverages for consumption on the premises when accessory to such food service.

“Roof line” means the roof which covers the primary structure, excluding architectural features that project above the primary structure roof, such as, but not limited to, towers, porticos, parapet walls and elevator shafts that have no space able to be occupied and do not directly or indirectly affect the use or occupancy of the primary structure. This definition is only applicable for determining sign placement.

10.08.130 “S.”

“Satellite dish, commercial” means a circular or parabolic (dish-shaped) device of solid or mesh construction, more than two meters in diameter, designed and erected for the purpose of receiving telecommunication signals.

“School” means an institution of learning, whether public or private, which offers instruction recognized by the Washington State Office of Superintendent of Public Instruction. This definition includes kindergarten, elementary school, junior high school, senior high school, or any special institution of education. A vocational or professional institution of higher education, including a community or junior college, college, or university, is defined under “institution of higher education.”

“Service and repair, motorized” means an establishment providing major repair and/or maintenance of motor vehicles and/or boats, equipment or major appliances, including, but not limited to, mechanical repair, replacement of parts, body repair, painting, engine overhaul, or other major repair or maintenance, including operations that may require open flame or welding.

“Service and repair, nonmotorized” means an establishment providing maintenance and/or repair of nonmotorized recreational equipment including, but not limited to, bicycles, skis, rollerblades, skates, canoes, kayaks, or golf equipment.

“Service station” means a business that sells gasoline or alternative vehicle fuels, including self-service gas stations, full-service gas stations, diesel fueling stations, oil change and lubrication shops, auto

detailing shops and car washes. Businesses which provide major repair work such as engine overhauls, vehicle painting, or body repair are classified as “service and repair, motorized.”

“Setback” means the minimum required distance by this title for buildings to be set back from property lines, rights-of-way, private lanes, and shared driveways. Types of setbacks include:

- (1) Street setback.
- (2) Street setback, garage, carport.
- (3) Side setback.
- (4) Rear setback.
- (5) Interior setback.

“Setback line” means a line which is parallel to a lot line located at the distance required by the setback.

“Shrub” means a self-supporting, woody plant species as normally grown in Chelan County.

“Sign” means a device designed and/or intended to inform or attract the attention of persons not on the premises on which the sign is located, using letters, numbers, words, symbols, logos, or registered trademarks.

“Sign, banner” means a flexible material on which a sign is manufactured that is attached to a building or displayed on private property (e.g., Pepsi/Coke vinyl type banners).

“Sign copy area” means the entire area within a single continuous perimeter composed of squares or rectangles, which enclose the extreme limits of the advertising message, logos, symbols or letters on a sign. The copy area of a projecting and/or freestanding sign is calculated as one face only. Overall cabinet or sign backing is limited to 20 percent of copy area (e.g., a 60-square-foot sign can have a 72-square-foot cabinet).

“Sign, electronic message center/reader board” means a light-emitting diode (LED) based sign, or a board with manually changed letters.

“Sign, freestanding” means a sign supported by one or more columns, uprights, or braces in or upon the ground, not attached to or forming part of a building. Copy area of a freestanding sign is calculated on one side only.

“Sign, lighted” means a sign illuminated by means of fixtures directing light through transparent surface material; words, pictures, symbols or numbers created out of lights or lighting fixtures, or exterior illumination shining on a sign from the exterior.

“Sign, monument” means a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground.

“Sign, off-site” means a sign related in its subject matter to some premises or lot other than the premises or lot on which the sign is located. Off-site signs are prohibited in this community except community banner signs meeting the provisions of WCC 10.50.015.

“Sign, on-site” means a sign related in its subject matter to the premises on which it is located, or to products, accommodations, services, or other activities on the premises.

“Sign, portable” means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. These include but are not limited to sandwich boards, on-site banner signs, flags, and air-actuated attractants.

“Sign, projecting” means a sign, other than a wall sign, which is attached to a building face or wall with its display area running vertically to the face or wall of the building to which it is attached. The copy area of a projecting sign is calculated on one side only.

“Sign, unlighted” means a nonilluminated sign visible only as a result of natural light, lights from passing automobiles or passive background illumination such as street lights and typical residential lighting which only incidentally provides indirect illumination to said sign.

“Sign, wall” means a sign affixed in such a manner to the building that its exposed face is parallel, or approximately parallel, to the plane of the building on which it is affixed, or painted directly on the building. Wall signs include signs on awnings, canopies or marquees attached to the building face, but do not include signs attached to architectural features that project above the “roof line” as defined.

“Site area” means the total horizontal area within the property lines excluding external streets, except where property lines extend waterward of the ordinary high water mark (OHWM), in which case the site area is the total horizontal area landward of the OHWM and excluding external streets.

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

“Storage” means a space or place where goods, materials, and/or personal property are placed for more than 24 consecutive hours.

“Storage, container” means intermodal transport units, isotainers, and similar shipping containers that are generally transported on cargo ships, railroad cars, trucks, and/or planes.

“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. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof.

“Structure” means that which is built or constructed; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner, but not including residential fences, retaining walls of less than four feet in height, rockeries, and similar improvements of a minor character.

“Student housing” means a facility restricted to the residential occupancy of students including dormitories, fraternities, and sorority houses.

“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.

“Supervised living facility” means a facility where people reside on an in-patient basis for a period in excess of 24 hours and have some or all of their living needs met by others; convalescent home, congregate care facility, and nursing home, etc., consisting of five or more bedrooms or patient rooms. Such establishments shall be duly licensed by the state of Washington. A facility with five or less rooms can be considered a “group home.”

10.08.135 “T.”

“Theater” means a building or part of a building devoted to showing motion pictures or for dramatic, dance, musical, or other live performances.

“Theater, drive-in” means an outside area devoted to showing motion pictures or for dramatic, dance, musical, or other live performances where vehicles can pull in to watch the performance.

“Townhouse” means a row of at least three attached housing units, constructed to a townhouse standard per International Residential Code (IRC) R302 as amended. Each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouse design standards are set forth in WCC 10.47.130.

“Transient rental” means a dwelling unit or habitable unit which is used, let, sublet, occupied or possessed for a period of 30 consecutive days or less.

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

“Travel trailer” means a portable structure built on a chassis designed to be used as a temporary dwelling for travel and recreational purposes.

“Tree” means a self-supporting woody plant of a species which normally grows to an overall mature height of at least 12 feet in Chelan County.

10.08.145 “V.”

“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.

10.08.150 “W.”

“Wall surface” means a single wall plane parallel to the public right-of-way; provided, however, that any building greater than 20 feet in height and set back more than 20 feet from the lower floor building edge shall not be included in the calculation.

“Warehouse” means a building or portion thereof primarily used for storage and/or distribution of products, equipment, materials or commodities that are not available for retail sale on the premises.

“Welding and metal fabrication” means a business engaged in stamping or shaping pieces of metal which are then connected by heat until molten and fused, in order to manufacture, service, or repair sheet metal products, including for the purposes of creating art.

“Wholesale products incidental to retail business” means a retail business primarily engaged in the selling of goods to the general public, but also sells wholesale products to retailers at a scale that is incidental to the general retail component of the business.

“Wholesale sales” means an establishment or place of business primarily engaged in selling merchandise to retailers or at wholesale pricing.

“Wireless communication antenna” means any exterior apparatus and supporting structures, less than 20 feet in height, designed for communication through the sending and/or receiving of electromagnetic waves for the purpose of providing the distribution of signals to other customers.

“Wireless communication tower” means any structure, greater than 20 feet in height, that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular towers, alternative tower structures, and the like.

“Wrecking yard” means an area in which is conducted the dismantling and/or wrecking of new and used motor vehicles, machinery, or trailers; the sale of partially dismantled, obsolete, or wrecked vehicles or their parts.

10.08.160 “Y.”

“Yard sale” means an outdoor sale of used personal or household items held on the seller’s premises and operated on a temporary basis not to exceed seven days per year.

Chapter 10.10
DISTRICT USE CHART

Sections:

- 10.10.010 Purpose.
10.10.020 District use chart.

10.10.010 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 zoning district that is not listed in the use chart as either a permitted, accessory or conditional use, unless the director 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 WCC, including but not limited to the zoning district regulations, parking requirements, and landscaping.

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

P =	Permitted use
P1 =	Permitted use, not to occupy grade level commercial street frontage
AU =	Accessory use
C =	Conditional use
C1 =	Conditional use, not to occupy grade level commercial street frontage
~ =	Prohibited use
M =	Permitted use in a corridor mixed use (CMU) project located within the MRC
C/M =	Permitted conditional use in a corridor mixed use (CMU) project located within the MRC

Districts

RS =	Residential Single-Family District
RL =	Residential Low District
RM =	Residential Moderate District
RH =	Residential High District
RF =	Residential Foothills Low District
CBD =	Central Business District
NWBD =	North Wenatchee Business District
SWBD =	South Wenatchee Business District
CD =	College District

Districts

CN =	Neighborhood Commercial District
OMU =	Office Mixed Use District
RMU =	Residential Mixed Use District
WMU =	Waterfront Mixed Use District
I =	Industrial District

Overlays

MRC =	Mixed Residential Corridor
CSO =	Columbia Street Overlay
HEO =	Historic/Entertainment Overlay
PO =	Waterfront Pedestrian Overlay
RRO =	Waterfront Recreational/Residential Overlay
IO =	Waterfront Industrial Overlay
GHD =	Grandview Historic District (not included in district use chart)
CNO =	Neighborhood Commercial Overlay (not included in district use chart)
CDO =	College District Overlay

District Use Chart

<p>P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay</p>																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Commercial, Retail																				
Adult entertainment businesses	~	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Adult oriented retail	~	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Auto rental agencies	P	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~

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Uses	Commercial Districts						Mixed Use Districts			Residential Districts						Overlay Zones				
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Banks without drive-through	P	P	P	P	~	~	P	P	C	~	~	~	~	~	P	P	M	~	P	~
Banks with drive-through	P	P	P	P	~	~	P	P	~	~	~	~	~	~	P	P	~	~	~	~
Boat sales and rentals	~	P	P	~	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P1
Building materials, garden and farm supplies	P	P ₇	P ₇	P	~	P	~	~	~	~	~	~	~	~	~	P	~	P	~	~
Equipment rental services, commercial	~	C ₇	C ₇	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Exercise facilities	P	P	P	P	P ₁₃	P	P	P	P	~	~	~	~	~	P	P	P	P	P	P
Farmers market	P	P	P	P	P ₁₃	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Furniture, home furnishings, and appliances	P	P	P	P	~	P	P	~	~	~	~	~	~	~	P	P	~	P	P	P1
General retail	P	P	P	P	P ₁₃	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P1
Liquor stores	P	P	P	~	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	~
Marijuana retailer	~	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mobile, manufactured, and modular housing sales	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Motor vehicle sales	P	P	P	~	~	P	~	~	~	~	~	~	~	~	~	AU	~	~	~	~
Motor vehicle supply stores	P	P	P	~	~	P	~	~	~	~	~	~	~	~	~	P	~	~	~	~
Neighborhood grocery	P	P	P	P	P ₁₃	P	P	~	P	~	~	~	~	~	P	P	M	~	P	P1
Office supplies and equipment	P	P	P	P	~	P	P	P	~	~	~	~	~	~	P	P	~	~	P	~
Outdoor mobile vendors	AU	AU	AU	AU	AU ₁₃	AU	AU	~	~	~	~	~	~	~	AU	AU	~	~	AU	AU
Printing, commercial	P	P	P	~	~	~	P	P	~	~	~	~	~	~	P	P	~	~	P1	~
Service stations (car wash, fuel, lube)	C	P	P	P	~	P	C	~	~	~	~	~	~	~	~	~	~	~	~	~
Supermarket	P	P	P	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~
Commercial, Service																				

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Uses	Commercial Districts						Mixed Use Districts			Residential Districts						Overlay Zones				
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Delivery services, local	P	P	P	~	~	P	C	P	~	~	~	~	~	~	~	P	~	P	~	~
Drinking establishments	P	P	P	~	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P1
Hotels/motels	P	P	P	~	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Kennels	~	C	C	~	~	P	~	C	~	~	~	~	~	~	~	~	~	~	~	~
Laundromats	P	P	P	P	~	~	P	P	C	~	~	~	~	~	P	P	M	~	~	P1
Lodging	P	P	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Micro brewery, distillery, or winery	P	P	P	~	~	P	P	P	~	~	~	~	~	~	P	P	~	P	P	P
Public utilities and services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Radio/TV studios	P	P	P	~	P ₁₃	P	P	P	~	~	~	~	~	~	P	P	~	~	P1	~
Restaurants, with drive-in or drive-through	P	P	P	P	~	~	C	~	~	~	~	~	~	~	P ₉	~	~	~	~	~
Restaurants, without drive-in or drive-through	P	P	P	P	P ₁₃	~	P	P	C	~	~	~	~	~	P	P	M	~	P	P1
Service and repair, motorized	~	P	P	~	~	P	~	P	~	~	~	~	~	~	~	P	~	P	~	~
Service and repair, nonmotorized	P	P	P	P	~	P	P	P	C	~	~	~	~	~	P	P	~	P	P1	P1
Industrial																				
Artisan industrial/manufacturing	P	P	P	P	~	P	P	P	~	~	~	~	~	~	P	P	~	P	~	~
Boating storage facilities	~	P	P	~	~	P	C	P	~	~	~	~	~	~	~	P	~	~	~	~
Cryptocurrency mining	P1	P1	P1	~	~	P	~	~	~	~	~	~	~	~	P1	P1	~	~	~	~
Data center	P1	P1	P1	~	~	P	P1	P1	~	~	~	~	~	~	P1	P1	~	P	~	~
Industry, heavy	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~	~
Industry, light	C	C	C	~	~	P	C	C	~	~	~	~	~	~	C	P	~	P	~	~
Junkyard/wrecking yard	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~

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	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Maintenance and service facilities for motor vehicle passenger transportation	C	C	C	~	~	P	C	C	~	~	~	~	~	~	~	P	~	P	~	~
Marijuana processor	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mini-storage	P1	P ₈	P ₈	P1	~	P	AU	P	~	~	~	~	~	~	~	P	~	~	~	~
Off-site treatment and storage facilities for hazardous waste	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~	~
On-site treatment and storage facilities for hazardous waste	AU	AU	AU	AU	~	P	AU	AU	AU	~	~	~	~	~	AU	AU	~	P	AU	AU
Printing, industrial	~	~	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	~	~	~
Recycling facilities	AU	AU	AU	AU	~	P	AU	AU	AU	~	~	~	~	~	AU	AU	~	~	AU	AU
Solid waste transfer station	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Warehousing and storage	AU	AU	AU	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Welding and fabrication	~	C	C	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Wholesale products incidental to retail business	P	P	P	~	~	P	P	~	~	~	~	~	~	~	P	P	~	P	P1	~
Wholesale sales	~	~	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Medical																				
Clinic	P	P	P	P	P ₁₃	~	P	C	C	~	~	~	~	~	P	P	C	~	P1	~
Hospital planned development	~	P	P	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Medical office	P	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	M	~	P1	~
Supervised living facilities	~	~	~	~	~	~	C	C	C	~	C	C	C	C	~	~	C	~	C1	C
Veterinary offices/clinics	P	P	P	P	~	~	P	C	C	~	~	~	~	~	~	P	~	~	P1	~
Office																				
Business offices	P	P	P	P	P ₁₃	AU	P	P	P	~	~	~	~	~	P	P	M	~	P	P1
Personal services	P	P	P	P	P ₁₃	~	P	P	P	~	~	~	~	~	P	P	M	~	P	P

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	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Public Assembly																				
Auditoriums	C	C	C	C	~	C	C	C	C	~	C	C	C	C	C	C	C/M	~	C	C
Cemeteries	~	~	~	~	~	~	~	~	~	C	C	C	C	C	~	~	~	~	~	~
Child day care centers	C	C	C	C	P ₁₃	AU	C	C	C	~	C	C	C	C	C	C	C	AU	C1	C1
Convention center	C	C	C	~	~	~	C	~	~	~	~	~	~	~	C	C	~	~	~	~
Funeral parlors and mortuaries	C	C	C	~	~	C	~	C	C	~	~	~	~	~	C	~	~	~	~	~
Humanitarian service and shelter facilities	C	C	C	C	~	C	C	C	C	~	~	~	~	C	C	C	C	~	C1	C
Institution of higher education	C	C	C	~	P	C	~	C	C	~	C	C	C	C	C1	C	C	~	~	~
Libraries	C	C	C	C	P ₁₃	~	C	C	C	~	C	C	C	C	C	C	C	~	C	C
Museums	C	C	C	C	P	~	C	C	C	~	C	C	C	C	C	C	C	~	C	C
Neighborhood center	C	C	C	C	~	~	C	C	C	~	~	C	C	C	C	C	C	~	C	C
Night club	C	C	C	~	~	~	C	~	~	~	~	~	~	~	C	C	~	~	C	C1
Places of worship	C	C	C	C	C ₁₃	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Schools	~	~	~	~	P ₁₃	~	C	C	C	~	C	C	C	C	~	~	C	~	C	C
Sports and entertainment venue	C	C	C	~	~	~	C	~	~	~	~	~	~	~	C	C	~	~	~	~
Theaters (drive-in)	~	C	C	~	~	C	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Theaters (no drive-ins)	C	C	C	C	~	~	C	~	~	~	~	~	~	~	C	C	~	~	C	C
Transportation center	C	C	C	~	~	~	C	C	~	~	~	~	~	~	~	C	~	~	~	~
Recreation																				
Boat clubs	P	P	P	~	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P
Managed open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~	P	P
Marinas/boat launching facilities	~	~	~	~	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P
Recreation, indoor commercial	P	P	P	P	P ₁₃	~	P	~	C	~	~	~	~	~	P	P	~	~	P	P

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Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Recreation, outdoor commercial	~	C	C	~	P ₁₃	P	C	~	~	~	~	~	~	~	~	~	~	~	~	C
Recreation, neighborhood	~	~	~	P	~	~	~	C	C	C	C	C	C	C	~	~	M	~	~	~
Recreational vehicle parks	~	~	~	~	~	~	C	~	~	~	~	~	~	~	~	~	~	~	C	C
Residential																				
Single-family dwelling (WCC 10.47.050)	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Single-family cluster (WCC 10.47.060)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~	~
Single-family courtyard (WCC 10.47.070)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Cottage housing (WCC 10.47.080 – 10.47.090)	~	~	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Duplex (WCC 10.47.100)	~	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Patio homes (WCC 10.47.110)	~	~	~	~	~	~	~	~	P	P	P	P	P	P	~	~	P	~	~	~
Courtyard housing (WCC 10.47.120)	~	~	P	~	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Townhouses (WCC 10.47.130)	~	~	P	P ₁₂	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Live-work dwellings (WCC 10.47.140)	~	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	~	~
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	~	P	P	P	~	~	~	P	P	P ₁₁	P ₁₁	P	~	P	P
Mixed use building or development (WCC 10.47.160)	P	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Accessory structure, residential (WCC 10.48.030)	~	~	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P
Accessory dwelling unit (ADU) (WCC 10.47.040)	P ₁₄	P ₁₄	P ₁₄	P ₁₄	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~

P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Adult family home	AU	AU	AU	AU	~	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast (WCC 10.48.050)	P	~	~	~	~	~	P	P	P	C	P	P	P	P	P	~	P	~	P	P
Transient rental ⁵	P	~	~	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P	P
Family day care (12 or fewer children) (WCC 10.48.080)	AU	AU	~	AU	~	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	P
Farm animals, large and small (WCC 10.48.060)	~	~	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Group home (six or less)	~	~	~	~	~	~	~	P	P	C	P	P	P	P	~	~	P	~	~	P
Group home (seven or more)	P1	P1	P1	P1	~	~	C	C	C	C	C	C	C	P	P1	P1	C	C	C	C
Home occupation (WCC 10.48.100)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Home occupation, mailing address only (WCC 10.48.090)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Manufactured home ¹ (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated (WCC 10.47.020)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured/mobile home park (as a residential planned development) (Chapter 10.42 WCC)	~	~	~	~	~	~	P ₁₀	P ₁₀	P ₁₀	~	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P ₁₀	~	~	~
Manufactured home community (WCC 10.47.180)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Mobile home ² (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home (WCC 10.48.150)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments (Chapter 10.42 WCC)	Residential planned developments are permitted only when approved prior to November 7, 2019.																			

<p> P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay </p>																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Student housing	~	~	~	~	P	~	~	P	~	~	~	~	C	P	~	~	P	~	~	~
Other Uses																				
Accessory building, agricultural	~	~	~	~	~	~	~	P	~	P	P	P	P	P	~	~	P	~	~	~
Agriculture	~	~	~	~	~	~	~	P	~	P	P	P	P	P	~	~	P	~	~	~
Agriculturally related industry	~	~	~	~	~	~	~	C	~	C	C	C	C	C	~	~	C	~	~	~
Balcony	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Battery exchange station	P	P	P	P	~	P	P	~	~	~	~	~	~	~	P	P	~	P	P	P
Bus amenities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Deck	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Electric vehicle charging station, Levels 1 and 2	P	P	P	P	AU	P	P	P	P	AU	AU	AU	AU	AU	P	P	AU	P	P	P
Electric vehicle charging station, Level 3	P	P	P	P	AU	P	P	P	AU	~	~	~	~	~	P	P	~	P	P	P
Essential public facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Garage, private attached or detached	~	~	~	~	~	~	AU	AU	AU	AU	AU	AU	AU	AU	~	~	AU	~	AU	AU
Corridor mixed use	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P	~	~	~
Fence	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Marijuana producer ⁴	~	~	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Medical marijuana cooperative (RCW 69.51A.520)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parking facility	P	P	P	C	P ₁₃	P	C	C	C	~	~	~	~	C	P	P	~	P	C1	C1
Parking facility, temporary	~	C	C	C	C ₁₃	P	C	C	C	C	C	C	C	C	~	C	C	P	C	C
Satellite dishes, commercial	P1	P1	P1	~	~	P	C	C	C	C	C	C	C	C	P1	P	~	P	C1	C1
Sign with "effects"	AU	AU	AU	~	~	AU	C	~	~	~	~	~	~	~	~	~	~	~	~	~
On-site sign	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU

P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Off-site sign	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Residential shared general storage	~	~	~	~	~	~	~	~	AU	AU	AU	AU	AU	AU	~	~	AU	~	~	~
Storage container ³	~	AU	AU	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Swimming pool	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	~	AU	AU
Wireless communication antenna	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Wireless communication tower	~	C	C	~	~	C	~	C	~	~	~	~	~	~	~	~	~	C	~	~
Yard sale	~	~	~	~	~	~	~	~	~	P	P	P	P	P	~	~	~	~	~	~

¹ Manufactured homes are permitted only within a mobile/manufactured home park.

² Mobile homes are permitted only within a mobile/manufactured home park.

³ Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.

⁴ Marijuana production is permitted indoors only; no outdoor production is allowed.

⁵ Code reviser's note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city's intent.

⁶ Townhouses and courtyard housing in this zone are limited to no more than four attached units in one structure.

⁷ Storage of building materials or equipment rental supplies in the NWBD north of the Wenatchee River shall be located to the rear of buildings, fully screened from view of any public right-of-way, and not located within 200 feet from the edge of the public right-of-way.

⁸ Mini-storage and all associated uses in the NWBD north of the Wenatchee River shall be located within a completely enclosed building.

⁹ Adaptive reuse of drive-in or drive-through facilities in existence as of May 9, 2019.

¹⁰ Only such uses in existence as of November 7, 2019, are considered a permitted use.

¹¹ Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d. in the Residential Design Guidelines).

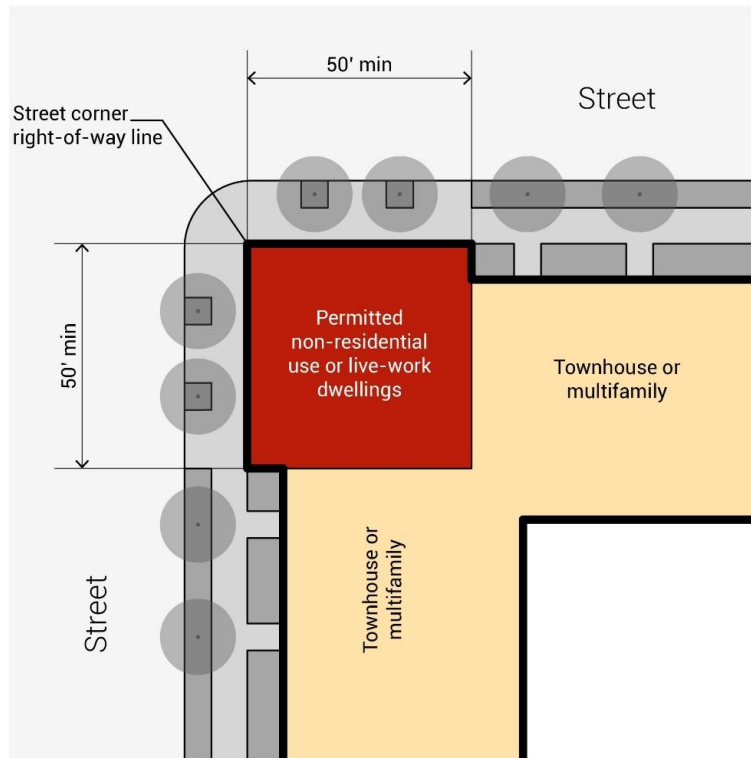
¹² For street corner sites, the townhouses and multifamily uses are allowed on the ground level provided permitted nonresidential uses and/or live-work dwellings occupy the portion of the building within 50 feet of the corner property line (see Figure 10.10.020 as an example). Exception: The subject use is allowed on street corner ground-level building frontages or other street frontages provided the development integrates permitted nonresidential uses and/or live-work dwellings within buildings along at least 75 feet of either street's building frontage or, in the case of a single frontage, within that specific frontage.

¹³ Only permitted when located on land and within a structure or facility owned by an institution of higher education.

¹⁴ Only permitted as an accessory use to a single-family dwelling in existence as of November 7, 2019.

Figure 10.10.020

Clarifying ground-level use residential use provisions on a corner site in the CN zone.



Chapter 10.11**RESIDENTIAL FOOTHILLS LOW (RF) DISTRICT**

Sections:

- 10.11.005 Purpose.
- 10.11.010 Land uses.
- 10.11.050 Development standards.

10.11.005 Purpose.

The RF land use classification is for areas that are situated along the base of the Wenatchee Foothills. These areas may be suited to a single-family living environment devoted to single-family attached or detached homes and accessory uses and, under very limited conditions, necessary supporting facilities and utilities which are required to service residential uses in residential areas. The intent of the RF is to assist property owners with the ability to develop their land while protecting the views and impacts to down-slope neighbors and protecting the general views of the foothills for the citizens and visitors to the city of Wenatchee.

10.11.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.11.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single-family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (1) Development standards applicable in the RF zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RF zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (4) Development shall preserve natural drainage ways.

Chapter 10.12**RESIDENTIAL SINGLE-FAMILY (RS) DISTRICT**

Sections:

- 10.12.005 Purpose.
- 10.12.010 Land uses.
- 10.12.050 Development standards.

10.12.005 Purpose.

The RS land use classification is for areas suited to residential activities including very low density residential development and accessory uses. Uses are limited to residential occupancies and public service uses, which by their necessity or convenience to the residential sector require an RS location.

10.12.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.12.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single-family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (1) Development standards applicable in the RS zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RS zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

Chapter 10.14**RESIDENTIAL LOW (RL) DISTRICT**

Sections:

- 10.14.005 Purpose.
- 10.14.010 Land uses.
- 10.14.050 Development standards.

10.14.005 Purpose.

The RL land use classification is intended primarily for residential activities including compatible blended low density housing and accessory uses. Uses are limited to residential occupancies and public service uses, which by their necessity or convenience to the residential sector require an RL location.

10.14.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.14.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single-family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (1) Development standards applicable in the RL zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RL zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

Chapter 10.16**RESIDENTIAL MODERATE (RM) DISTRICT**

Sections:

- 10.16.005 Purpose.
- 10.16.010 Land uses.
- 10.16.050 Development standards.

10.16.005 Purpose.

The residential moderate (RM) land use classification is a district suited to residential activities, including the entire range of housing choices and accessory uses in a moderate density configuration. Uses are limited to residential occupancies, public and residential services that support neighborhood activities, which by their necessity or convenience to the residential sector require an RM location.

10.16.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.16.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single-family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (1) General development standards in the RM zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RM zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

Chapter 10.18**RESIDENTIAL HIGH (RH) DISTRICT**

Sections:

- 10.18.005 Purpose.
- 10.18.010 Land uses.
- 10.18.050 Development standards.

10.18.005 Purpose.

The residential high land use classification is a district suited to residential activities including the entire range of housing choices and accessory uses in a high density configuration. Uses are limited to residential occupancies, public and residential services that support neighborhood activities, which by their necessity or convenience to the residential sector require an RH location.

10.18.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.18.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, all housing types except some single-family residential uses are subject to conformance with applicable sections of the Residential Design Guidelines.

- (1) Development standards in the RH zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RH zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.

Chapter 10.20**RESIDENTIAL MIXED USE (RMU) DISTRICT**

Sections:

- 10.20.005 Purpose.
- 10.20.010 Land uses.
- 10.20.050 Development standards.

10.20.005 Purpose.

The residential mixed use land use classification is a district suited to residential activities from single-family to high-intensity multifamily configurations. Limited commercial activities are allowed at a scale and intensity that maintain the residential scale and character of the neighborhood while providing for a mix of supportive uses.

10.20.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.20.050 Development standards.

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

- (1) Development standards in the RMU zoning district are detailed in WCC 10.46.030.
- (2) Uses permitted in the RMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (4) Off-street parking shall be provided in the amount prescribed in Chapter 10.60 WCC, except as modified below:
 - (a) Parking that is accessed by a side street or an alley may be provided at 80 percent of the requirement.
 - (b) For parking areas of less than six cars, a sight-obscuring fence or hedge shall be provided along the side property lines of the parking area at the maximum height allowed in a residential zone. For the purpose of this provision, the side street shall constitute a side yard. Parking areas for more than six cars shall meet the landscape requirements in Chapter 10.62 WCC.
 - (c) All required parking shall be improved with a durable, dustless surface of asphalt, concrete, or grass-crete and adequately drained.
- (5) All uses shall meet the landscape requirements in Chapter 10.62 WCC with the exception of the Orondo street frontage, which shall meet the following in lieu of the street frontage standards:
 - (a) A 10-foot-wide landscape area shall be provided behind the sidewalk along the street frontage. The planter shall be continuous except for pedestrian and vehicular access points. In no event shall the length of the landscape area be less than 50 percent of the length of the property line along the street frontage. The landscape strip shall be planted with at least one flowering tree, from the list provided by the department of community development, for each 25 feet of frontage, along with one shrub for each 50 square feet of required landscaped area, and ground cover that will provide 75

percent coverage. Ground cover shall be planted materials, which may include lawn but does not include bark or rock.

(6) General Storage. Storage of personal property and materials shall be located outside of required front yard areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight-obscuring fence and landscaping. Single-family dwellings are excluded from this standard.

(7) 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. Single-family dwellings are excluded from this standard.

Chapter 10.22**NEIGHBORHOOD COMMERCIAL (CN) DISTRICT**

Sections:

- 10.22.005 Purpose.
10.22.010 Land uses.
10.22.050 Development standards.

10.22.005 Purpose.

The neighborhood commercial (CN) land use classification is a district suited to small-scale retail and commercial activities and uses that offer retail convenience goods, professional and business services, and personal services for the daily needs of nearby residents. This district is designed to reduce vehicular traffic by providing convenient shopping and services. The allowed uses are intended to primarily serve the neighborhoods in close geographical proximity. The size of the neighborhood commercial area is in keeping with the scale of served neighborhoods and nearby uses. Architectural design, landscaping, construction materials, and buffering will be utilized to create a neighborhood commercial area that blends and harmonizes with the natural beauty of the surrounding valley and foothills. High-quality design and landscaping are used to make the area attractive, functional and to minimize impacts on nearby uses. Mixed uses and above ground-floor residential uses are encouraged and desirable.

10.22.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.22.050 Development standards.

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

- (1) Development standards in the CN zoning district are detailed in WCC 10.46.040.
- (2) Uses permitted in the CN zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Signs are permitted pursuant to Chapter 10.50 WCC.
- (4) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (5) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (6) No individual business shall have a gross floor area (GFA) greater than 10,000 square feet.
- (7) No building shall have a footprint greater than 30,000 square feet in area.
- (8) Access to a development shall be from the highest classified street as designated in the Wenatchee urban area circulation map or as otherwise required by the city engineer.
- (9) *Repealed by Ord. 2011-49.*
- (10) Commercial developments shall meet architectural scale and blank wall limitations commercial standards detailed in WCC 10.32.050, with the exception of the building size provision.
- (11) Outdoor Display. Outdoor display areas shall be limited to the display of retail products and be limited in size to no more than 25 percent of the gross floor area of the ground-floor commercial space.

(12) Storage Standards.

(a) General Storage. Storage of personal property and materials shall be located outside of required front yard areas, and entirely within an enclosed building or screened from view of surrounding properties with a sight-obscuring fence and landscaping.

(b) Vehicle Storage. Storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation shall be prohibited unless a fully enclosed building is provided on site specifically for that purpose.

(13) Sunnyslope Standards. Properties located within the Sunnyslope neighborhood shall be exempt from subsections (6) and (8) of this section.

Chapter 10.24**CENTRAL BUSINESS DISTRICT (CBD)**

Sections:

- 10.24.005 Purpose.
- 10.24.010 Land uses.
- 10.24.050 Development standards.

10.24.005 Purpose.

These zoning and development standards are intended to implement the central business district subarea plan. The general purpose of the central business district (CBD) designation and corresponding standards are:

- (1) To build on Wenatchee's historic identity and strengthen the vitality of downtown.
- (2) To create a cohesive identity for the CBD.
- (3) To enhance linkages to the waterfront, general commercial areas and neighborhoods.
- (4) To support and incubate new business development in a creative and artistic environment.

10.24.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.24.050 Development standards.

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

- (1) Development standards for the CBD zoning district are detailed in WCC 10.46.040.
- (2) Off-street parking: Off-streetparkingshallbeprovidedpursuanttoChapter10.60, except as modified below.
 - (a) In a mixed-use project, consisting of commercial retail and/or service uses (as classified on the District Use Chart, Ch 10.10) on the grade level floor and a minimum of two floors of either commercial or residential development, the ground floor use(s) may be exempted from meeting the off-street parking requirement.
 - (b) With the provision of bicycle facilities the overall parking requirement, excluding required parking for any residential dwelling unit(s), may be reduced by25%. Bicycle facilities are defined as bicycle designated off-street parking and/or lockers, which are protected by weather protection, provided by the project. The number of bicycle facilities provided must equal the amount of parking spaces that would otherwise be required. Bicycle facility reduction cannot be used in combination with the reduction for proximity to public parking lots or bus shelters.
 - (c) The on-street parking located directly in front of the site may be used to deduct space for space from the off-street parking requirement, except when attributed to residential uses. Partial on-street parking spaces located in front of more than one property shall not be counted toward any parking reduction.

(3) *Repealed by Ord. 2020-35.*

(4) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located inside buildings or enclosed and/or screened from public view by a 100 percent view-obstructing fence and/or landscaping.

(5) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

(6) Landscaping. All development shall meet the Wenatchee landscape and screening standards as described in Chapter 10.62 WCC.

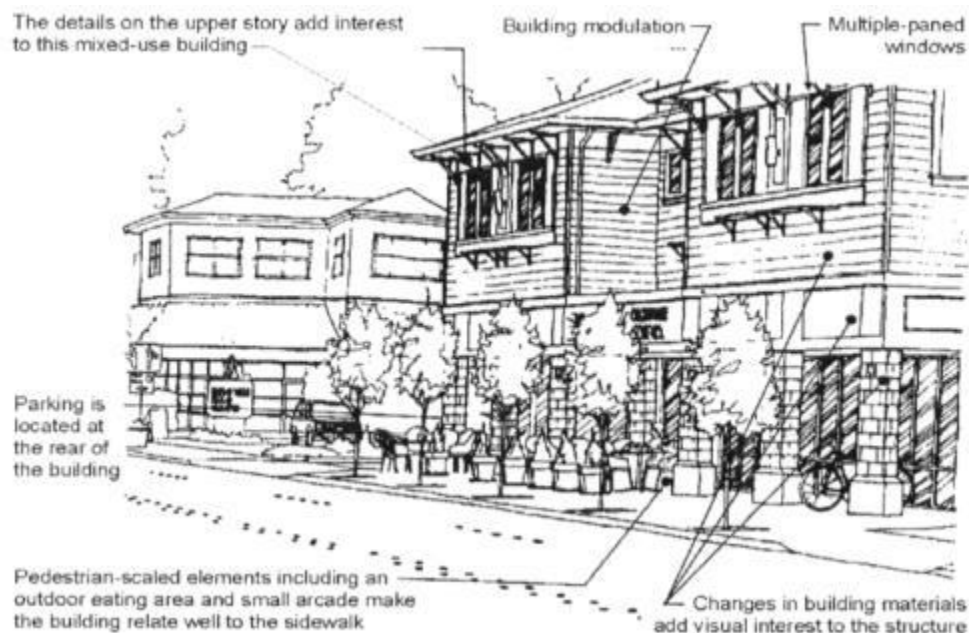
(7) Architectural Scale. The intent is to incorporate architectural design features to enhance downtown's historic identity and to increase visual interest.

(a) Building Articulation and Modulation. New building facades visible from public and private streets, common open space, and common parking areas shall be articulated and modulated for the full height and width of the structure and shall include at least three of the following:

(i) Repeating distinctive window patterns at intervals less than 40 feet.

(ii) Vertical building modulation at intervals no greater than 50 feet. Minimum depth of modulation (setback or extension forward) is five feet, and the minimum width for each modulation is 10 feet (except balconies).

(iii) Horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper story setback is five feet.



(iv) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roof line.

(v) Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).

(vi) Alternative methods as approved by the director that reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high-quality materials such as brick and special facade detailing may not need much modulation to provide visual interest.

(8) Exterior Building Materials. The intent is to ensure consistent building design that utilizes building materials reinforcing downtown's historic identity and long-term investment. Building material standards shall apply only to wall surfaces that are visible from a public right-of-way, not including alleys. Minor repair and maintenance is exempt from these standards. Minor repair constitutes less than 30 percent of any wall surface.

(a) Encouraged Materials.

(i) Masonry, marble, granite, tile and stone.

(ii) Concrete Block. When used for the facade of any building, concrete blocks shall be split, ground-faced, or demonstrate other treatment approved by the director. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details is encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.

(iii) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco):

(A) EIFS shall be detailed to provide durable corners and edges. Trim or some other detailed treatment should be incorporated at openings (e.g., doors and windows) to reduce weather penetration and add a sense of refinement. EIFS shall be sheltered from extreme weather by roof overhangs or other methods.

(B) EIFS is prohibited within two vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.

(b) Limited Materials. The materials listed under this subsection shall not cumulatively make up more than 30 percent of any exterior wall surface visible from public rights-of-way, not including alleys.

(i) Mirrored glass (45 percent or less light transmittance).

(ii) Textured or scored plywood (including T-111 or similar plywood).

(iii) Stucco board.

(iv) Metal siding.

(v) Vinyl siding.

(vi) Hardi board.

(c) Chain-link fences are prohibited.

(d) As an alternative, the applicant may propose exceptions to the building materials section. Proposals will be processed as a Type III application and will be reviewed by the planning commission in accordance with the following criteria:

(i) The building meets the architectural scale and blank wall limitation standards;

(ii) The building meets the goals and policies of the comprehensive plan and CBD subarea plan;

(iii) The applicant demonstrates:

(A) Innovative design and/or new technology superior in quality, which still meets the intent of the exterior building materials standards; or

(B) It is necessary to better address unique aspects of the project or shows a comprehensive approach to the overall project.

(9) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

(a) Development Standards. Blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 40 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

(i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:

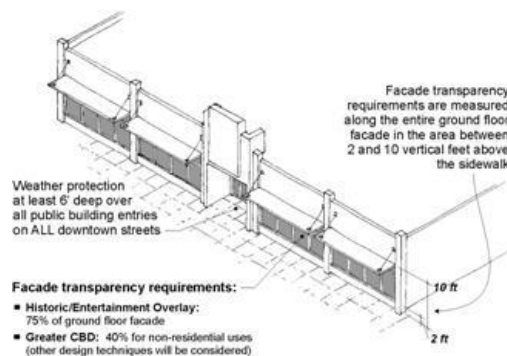
(A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.

(B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.

(ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.

(iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.

(iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).



(10) Parking Lot Location and Site Access. Surface parking areas shall not be located between the primary building and the public right-of-way (excluding alleys).

(a) Surface parking lots that face street intersection corners are prohibited, except where the director determines that there is no other viable option based on other requirements of the WCC.

(b) Existing curb cuts shall be used unless proposed cuts are approved by the city engineer, based on an assessment of safety and traffic considerations.

(c) Access to State Route 285 (Mission and Chelan Avenue) is subject to Chapter 7.36 WCC, Vehicular Access to State Highway System.

(11) Parking Garage Design. Parking garages must be designed to obscure the view of parked cars. Specific standards and considerations for parking structures include:

(a) No more than 120 feet of grade level commercial street frontage shall be occupied by parking. Parking structures wider than 120 feet must incorporate other uses along the street front to meet this requirement.

(b) Where commercial space is not provided on the grade level adjacent to the sidewalk, features such as planters, decorative grilles, or works of art as approved by the department are required:

(i) Five-foot setbacks incorporating a landscaping planter.

(ii) Where the garage wall is built to the sidewalk edge, the facade shall use a combination of artwork, grillwork, special building material treatment/design, and/or other treatments as approved by the director that enhance the pedestrian environment. In order to meet transparency requirements, garages can incorporate openings with grillwork or other treatments to resemble windows.

Chapter 10.26**NORTH WENATCHEE BUSINESS DISTRICT (NWBD)**

Sections:

- 10.26.005 Purpose.
- 10.26.010 Land uses.
- 10.26.050 Development standards.

10.26.005 Purpose.

The NWBD land use classification is intended for areas suitable for the full range of office, service, and retail uses and residential dwelling units meeting specific design requirements. Some light manufacturing may be appropriate when consistent with design and residential requirements. The development of pedestrian destinations and improved public spaces is a goal of the NWBD.

10.26.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.26.050 Development standards.

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

(1) Development standards in the NWBD are detailed in WCC 10.46.040.

(2) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

(3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC. Deviations to WCC 10.60.030 may be granted by the director, where the applicant can demonstrate with a design submittal that enhanced landscaping and an additional pedestrian amenity would be of equal or greater benefit to the character of the district for the implementation of the comprehensive plan. The design submittal must include at a minimum landscaping components consistent with an increase in width of streetfront landscaping required by WCC 10.62.070(2) of 100 percent, to an average width of 12 feet, and include one additional pedestrian amenity consistent with pedestrian amenity alternatives identified by subsection (5) of this section.

(4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.

(5) Pedestrian Amenities. At least two of the following amenities shall be included in development or redevelopment triggering landscaping, placed in a generally central, visible location(s):

(a) Street trees placed at least every 25 feet and located in a planter strip or protected by pedestrian-friendly grates between the public street and sidewalk.

(b) Benches, able to seat a minimum of three adults and constructed of a durable, weatherproof material. A garbage receptacle shall be placed in proximity to any bench.

(c) Open courtyards, a minimum of 100 square feet, with no dimension less than 10 feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.

(d) Aesthetically appealing water feature, such as fountains, streams, or shallow pools.

(e) Public art, such as "Art on the Avenue," or similar professionally created sculpture.

**Chapter 10.26 NORTH WENATCHEE BUSINESS DISTRICT
(NWBD)**

(f) Informational kiosk, providing weatherproof space for displaying information related to public events.

(g) Monument sign, meeting the criteria for signs as listed in Chapter 10.50 WCC, Signs, as the primary signage.

(h) Other Pedestrian Amenities. Any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.

(6) Access Controls.

(a) Access to State Route 285 (Wenatchee, Mission and Chelan Avenue) is subject to Chapter 7.36 WCC, Vehicular Access to State Highway System.

(b) Vehicular ingress and egress shall consider pedestrian and bicycle activities and locations, as well as adjoining vehicular patterns to minimize the number of ingress/egress locations and possible conflicts.

(c) Existing curb cuts shall be reviewed for safety and for minimum spacing requirements from intersections and neighboring curb cuts.

(d) Existing curb cuts shall be used unless proposed cuts are approved by the city engineer, based on an assessment of safety and traffic considerations.

(7) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located inside buildings or enclosed and/or screened from public view by a 100 percent view-obstructing fence and/or landscaping.

(8) Chain-link fences located in front of the primary building shall incorporate landscaping in front of the fence resulting in 80 percent sight obstruction from the street front.

(9) Exterior Building Materials. The intent is to ensure building design and materials that reinforce a long-term investment/viability within the district. The building materials standards are applicable to front facades. Minor repair and maintenance is exempt from these standards. Minor repair constitutes less than 30 percent of any wall surface.

(a) Encouraged Materials.

(i) Masonry, marble, granite, tile and stone.

(ii) Concrete Block. When used for the facade of any building, concrete blocks shall be split, ground-faced, or demonstrate other treatment approved by the director. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details is encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.

(iii) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco):

(A) EIFS shall be detailed to provide durable corners and edges. Trim or some other detailed treatment should be incorporated at openings (e.g., doors and windows) to reduce weather penetration and add a sense of refinement. EIFS shall be sheltered from extreme weather by roof overhangs or other methods.

(B) EIFS is prohibited within two vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.

(b) Limited Materials. The materials listed under this subsection shall each be limited to 50 percent of each exterior wall surface visible from public rights-of-way, not including alleys.

- (i) Mirrored glass (45 percent or less light transmittance).
- (ii) Textured or scored plywood (including T-111 or similar plywood).
- (iii) Stucco board.
- (iv) Metal siding.
- (v) Vinyl siding.
- (vi) Hardi board.

(c) As an alternative, the applicant may propose exceptions meeting the intent of the building materials section. Proposals will be processed as a Type III application and will be reviewed by the planning commission in accordance with the following criteria:

- (i) The building design meets applicable goals and policies of the comprehensive plan.
- (ii) The applicant demonstrates:
 - (A) Innovative design and/or new technology superior in quality which still meets the intent of the exterior building materials standards; or
 - (B) It is necessary to better address unique aspects of the project or that it is a comprehensive approach to the overall project.

(10) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.

(11) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

(a) Development Standards. Untreated blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

- (i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:
 - (A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.
 - (B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
- (ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.
- (iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
- (iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).

Chapter 10.28**SOUTH WENATCHEE BUSINESS DISTRICT (SWBD)**

Sections:

- 10.28.005 Purpose.
- 10.28.010 Land uses.
- 10.28.050 Design standards.

10.28.005 Purpose.

The SWBD land use classification is intended for areas suitable for the full range of office, service, and retail uses and residential dwelling units meeting specific design requirements. Some light manufacturing may be appropriate when consistent with design and residential requirements. The development of pedestrian destinations and improved public spaces is a goal of the SWBD.

10.28.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.28.050 Design standards.

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

- (1) Development standards in the SWBD are detailed in WCC 10.46.040.
- (2) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (5) Pedestrian Amenities. At least two of the following amenities shall be included in development or redevelopment triggering landscaping, placed in a generally central, visible location(s):
 - (a) Street trees placed at least every 25 feet and located in a planter strip or protected by pedestrian-friendly grates between the public street and sidewalk.
 - (b) Benches, able to seat a minimum of three adults and constructed of a durable, weatherproof material. A garbage receptacle shall be placed in proximity to any bench.
 - (c) Open courtyards, a minimum of 100 square feet, with no dimension less than 10 feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.
 - (d) Aesthetically appealing water feature, such as fountains, streams, or shallow pools.
 - (e) Public art, such as "Art on the Avenue," or similar professionally created sculpture.
 - (f) Informational kiosk, providing weatherproof space for displaying information related to public events.
 - (g) Monument sign, meeting the criteria for signs as listed in Chapter 10.50 WCC, Signs, as the primary signage.

(h) Other Pedestrian Amenities. Any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.

(6) Access Controls.

(a) Access to State Route 285 (Wenatchee, Mission and Chelan Avenue) is subject to Chapter 7.36 WCC, Vehicular Access to State Highway System.

(b) Vehicular ingress and egress shall consider pedestrian and bicycle activities and locations, as well as adjoining vehicular patterns to minimize the number of ingress/egress locations and possible conflicts.

(c) Existing curb cuts shall be reviewed for safety and for minimum spacing requirements from intersections and neighboring curb cuts.

(d) Existing curb cuts shall be used unless proposed cuts are approved by the city engineer, based on an assessment of safety and traffic considerations.

(7) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located inside buildings or enclosed and/or screened from public view by a 100 percent view-obstructing fence and/or landscaping.

(8) Chain-link fences located in front of the primary building shall incorporate landscaping in front of the fence resulting in 80 percent sight obstruction from the street front.

(9) Exterior Building Materials. The intent is to ensure building design and materials that reinforce a long-term investment/viability within the district. The building materials standards are applicable to front facades. Minor repair and maintenance is exempt from these standards. Minor repair constitutes less than 30 percent of any wall surface.

(a) Encouraged Materials.

(i) Masonry, marble, granite, tile and stone.

(ii) Concrete Block. When used for the facade of any building, concrete blocks shall be split, ground-faced, or demonstrate other treatment approved by the director. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details is encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.

(iii) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco):

(A) EIFS shall be detailed to provide durable corners and edges. Trim or some other detailed treatment should be incorporated at openings (e.g., doors and windows) to reduce weather penetration and add a sense of refinement. EIFS shall be sheltered from extreme weather by roof overhangs or other methods.

(B) EIFS is prohibited within two vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.

(b) Limited Materials. The materials listed under this subsection shall each be limited to 50 percent of each exterior wall surface visible from public rights-of-way, not including alleys.

(i) Mirrored glass (45 percent or less light transmittance).

(ii) Textured or scored plywood (including T-111 or similar plywood).

(iii) Stucco board.

Chapter 10.28 SOUTH WENATCHEE BUSINESS DISTRICT
(SWBD)

- (iv) Metal siding.
- (v) Vinyl siding.
- (vi) Hardi board.

(c) As an alternative, the applicant may propose exceptions meeting the intent of the building materials section. Proposals will be processed as a Type III application and will be reviewed by the planning commission in accordance with the following criteria:

- (i) The building design meets applicable goals and policies of the comprehensive plan.
- (ii) The applicant demonstrates:
 - (A) Innovative design and/or new technology superior in quality which still meets the intent of the exterior building materials standards; or
 - (B) That it is necessary to better address unique aspects of the project or that it is a comprehensive approach to the overall project.

(10) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.

(11) Blank Wall Limitation. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

(a) Development Standards. Blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public street right-of-way or a public park. At least 30 percent of the wall area between two feet and 10 feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

- (i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:
 - (A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective, opaque, or painted glass is excluded.
 - (B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
- (ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this section.
- (iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
- (iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in WCC 10.40.030(2).

Chapter 10.30**INDUSTRIAL (I) DISTRICT**

Sections:

- 10.30.005 Purpose.
- 10.30.010 Land uses.
- 10.30.050 Development standards.

10.30.005 Purpose.

The industrial land use classification is a district suited to wholesale commercial activities, warehousing and manufacturing. Uses are limited to industry and related support facilities.

10.30.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.30.050 Development standards.

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

- (1) Development standards in the I district are detailed in WCC 10.46.040.
- (2) All applicable provisions of Chapter 10.48 WCC, General Development Regulations, shall apply to development in this district.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.
- (4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (5) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.
- (6) Temporary parking facilities shall meet applicable standards pursuant to WCC 10.65.315.

Chapter 10.32**WATERFRONT MIXED USE (WMU) DISTRICT**

Sections:

- 10.32.005 Purpose.
- 10.32.010 Land uses.
- 10.32.050 Development standards.

10.32.005 Purpose.

The waterfront mixed use (WMU) land use classification is intended to implement the Wenatchee waterfront subarea plan and support a range of activities along the waterfront that will:

- (1) Improve local access to and visibility of the waterfront;
- (2) Add significant recreational, commercial and residential activity to complement the waterfront parks system and downtown businesses; and
- (3) Upgrade the waterfront's image and physical condition as a setting for investment.

10.32.010 Land uses.

All permitted, accessory, conditional and prohibited uses allowed in this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.32.050 Development standards.

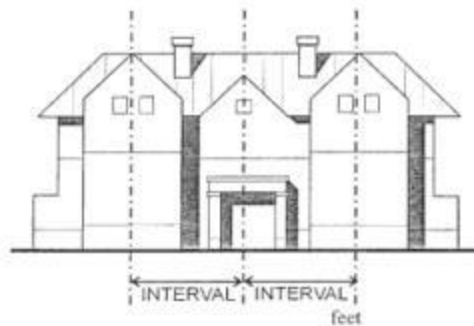
Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the provisions below. Also, most residential developments, including mixed use development that features at least one dwelling unit, are subject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

- (1) *Repealed by Ord. 2020-35.*
- (2) Development standards in the WMU zoning district are detailed in WCC 10.46.030 and 10.46.050.
- (3) Uses permitted in the WMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (4) Off-street parking shall be provided consistent with Chapter 10.60 WCC.
- (5) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (6) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.
- (7) Public Pedestrian Connections. Public pedestrian access onto the development sites from adjacent public streets shall be provided. An internal sidewalk or pathway system that enhances public pedestrian access to the waterfront shall be provided at a minimum width of five feet. The provisions of this section shall not apply to those portions of a project that are within 660 feet of an existing publicly owned access way to the waterfront.
- (8) Architectural Scale. The intent is to reduce the scale of structures and to incorporate architectural design features to increase visual interest. Articulation and modulation shall be for the full height and width of a building, except as otherwise allowed within this title.
 - (a) Building Size. The gross size of any new building footprint shall not be larger than 45,000 square feet except for auditoriums, convention centers, places of worship, and sports and entertainment venues.

(b) Street level commercial/retail businesses shall be orientated toward the street. If building contains business frontage on multiple sides, the orientation of businesses must be towards street frontage first and then toward pedestrian pathways connecting to or part of the riverfront park.

(c) Building Articulation. New building facades visible from public and/or private streets, common open space, and common parking areas shall be articulated with windows, balconies, bay windows, or other architectural elements. The building articulation interval shall not exceed the following:

- (i) Residential structures: 30 feet.
- (ii) Commercial/mixed use structures: 50 feet.

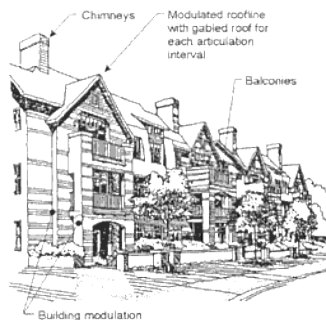


Building Articulation Demonstration

(d) Horizontal Building Modulation.

(i) The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be as follows:

- (A) Residential structures: 30 feet.
- (B) Commercial/mixed use structures: 50 feet.



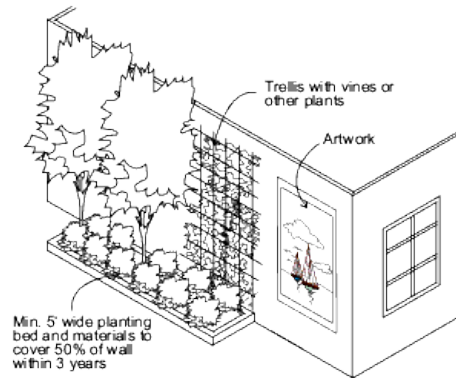
Architectural Scale Design Example

(ii) The minimum width of modulation shall be eight feet.

(iii) The minimum depth of modulation shall be as follows:

- (A) Residential structures: six feet.
- (B) Commercial/mixed use structures: 10 feet.
- (iv) Roof decks or balconies may be used as all or part of the building modulation so long as each individual roof deck or balcony has an area as follows:
 - (A) Residential structures: at least 60 square feet.
 - (B) Commercial/mixed use structures: at least 50 square feet.
- (e) Building Design – Roof Forms. Modulate the roof line of all facades visible from a public right-of-way, parking area or park according to one or more of the following:
 - (i) Provide a gable, hipped or shed roof with a slope of at least four feet vertical to 12 feet horizontal. The individual segments of the roof line must not extend more than 50 feet in width (measured horizontally). Roofs with a slope of less than four feet vertical to 12 feet horizontal are discouraged.
 - (ii) Roof line modulation of flat roofs with horizontal eave, fascia, or parapet. The width of continuous flat roof line shall extend no more than 50 feet without modulation. Modulation shall consist of either:
 - (A) A change in elevation of the visible roof line of at least eight feet if the particular roof segment is less than 50 feet wide and at least 12 feet if the particular roof segment is greater than 50 feet in length.
 - (B) A sloped or gabled roof line segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
 - (C) A combination of subsections (8)(e)(ii)(A) and (B) of this section.
 - (iii) Coordinate modulation of roof lines on multi-tenant buildings to emphasize key building entries and/or change in building tenants or uses.
 - (iv) Use roof modulation in multifamily buildings that employ:
 - (A) Gable, gambrel or hipped roof;
 - (B) Broken or articulated roof line;
 - (C) Prominent cornice or fascia that emphasizes the top of the building;
 - (D) Other roof element that emphasizes a building's concept and helps it to fit in with neighboring structures with prominent roofs.
 - (f) Alternatives. Subject to approval by the director, the applicant may depart from the above standards; provided, that they demonstrate that the proposed design meets the intent of the standards.
- (9) Blank Wall Limitations. The intent is to reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.
 - (a) Blank walls, including retaining walls, are not allowed adjacent to or within 50 feet of a public right-of-way or a public park. At least 60 percent of the wall area between two feet and eight feet in

height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:



Blank Wall Pedestrian-Friendly Facade Treatment

(i) Transparent Windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:

(A) Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective or opaque or painted glass is prohibited.

(B) Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.

(ii) Art or Architectural Treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver made by the director if the design meets the intent of this section.

(iii) Vertical Trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.

(iv) Pedestrian Plazas. Pedestrian plazas may meet this requirement if the design complies with WCC 10.40.030(2), Maximum Setbacks.

(v) Display Windows. Display windows may be used to meet this requirement.

(b) Retaining Walls. Retaining walls along public streets shall be considered blank walls and are subject to the regulations in this section.

(c) Exceptions. Where this section is in conflict with the city's fire code, the fire code shall govern.

(10) Storage Standards.

(a) Outdoor Storage. Outdoor storage shall be limited to the display of products and be limited in size to no more than 25 percent of the gross floor area of the ground floor commercial space. This standard does not apply to motor vehicle sales or lawn and garden displays.

(b) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located inside buildings or enclosed and/or screened from public view by a 100 percent view-obstructing fence and/or landscaping.

Chapter 10.34**OFFICE MIXED USE (OMU) DISTRICT**

Sections:

- 10.34.005 Purpose.
- 10.34.010 Land uses.
- 10.34.050 Development standards.

10.34.005 Purpose.

The office mixed use (OMU) land use classification is intended to:

- (1) Encourage positive development that provides a mix of services, residential use and light industry; and
- (2) Foster economic development opportunities within the city.

10.34.010 Land uses.

All permitted, accessory, conditional and prohibited uses allowed in this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

10.34.050 Development standards.

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

- (1) Development standards in the OMU zoning district are detailed in WCC 10.46.030.
- (2) Uses permitted in the OMU zoning district shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC.
- (3) Off-street parking shall be provided in the amount prescribed in Chapter 10.60 WCC.
- (4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.
- (5) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.
- (6) General Storage. Storage of personal property and materials shall be located outside of required front yard areas, and shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight-obscuring fence and landscaping. Single-family dwellings and single duplex projects are excluded from this standard.
- (7) Vehicle Storage. Storage of recreational vehicles, boats, and similar off-road vehicles not used for daily transportation shall be prohibited unless a fully enclosed building is provided on site specifically for that purpose. Single-family dwellings and single duplex projects are excluded from this standard.
- (8) Architectural Scale.
 - (a) Nonresidential buildings shall meet WCC 10.48.270.
 - (b) All multifamily developments shall meet the multifamily development standards listed in WCC 10.47.150.

Chapter 10.36**COLLEGE (CD) DISTRICT**

Sections:

- 10.36.005 Purpose.
- 10.36.010 Land uses.
- 10.36.050 Development standards.

10.36.005 Purpose.

The college district (CD) land use classification is intended to implement the Wenatchee urban area comprehensive plan and specifically to:

- (1) Provide for the needs of the Wenatchee Valley College to grow and adapt to changing educational activities and needs;
- (2) Create safe, peaceful conditions in surrounding neighborhoods; and
- (3) Enhance the campus's visual character by maintaining an attractive edge around the campus and welcoming transition between the campus and the surrounding community.

10.36.010 Land uses.

All permitted, accessory, conditional and prohibited uses allowed in this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met. Institutions of higher education, that are recognized by the state of Washington as such, are granted broad authority in the range of instructional, administrative, facility maintenance, and campus life functions in the college district. Any function and use within the scope of and operated by an institution of higher education, recognized by the state of Washington as such, shall be assumed to fit under that land use category and therefore is a permitted use. Any proposed land use that is operated by a third party purveyor that is not an institution of higher education shall be categorized under the appropriate land use category and reviewed in accordance with this title. The visibility of private businesses (the third party purveyors mentioned above) should be minimized from the exterior of the college district boundary.

10.36.050 Development standards.

Development in this district shall meet all of the applicable provisions of Chapter 10.46 WCC, this title and all other rules, regulations and provisions of the CD, including the provisions below.

- (1) Development standards in the CD zoning district are detailed in WCC 10.46.040.
- (2) Campus Edge.
 - (a) Streetscape Enhancements. Provide streetscape enhancements within the public ROW in accordance with WCC 10.62.120(5) as a condition of development as determined by the city.
 - (b) Screening of Parking Lots. All parking lots shall be screened from a public right-of-way according to WCC 10.62.120. Parking lots in the CD may be located in front of buildings provided enhanced landscaping per WCC 10.62.120 is installed.
 - (c) Street Frontage Landscaping. Provide landscaping in areas visible from a public ROW according to WCC 10.62.120.
- (3) Building Articulation and Massing for Buildings Greater than 60 Feet Away (as Measured from the Street ROW to the Nearest Point of the Building) and Visible from a Public ROW. In order to prevent the appearance of a monolithic structure as viewed from a public street, street facing building facades whose facade profile as seen from the nearest point on a public street ROW do not fit within a 45 degree cone of

vision must feature a prominent building modulation or building element to break up the uniformity of the facade, including at least one of the following (subsection (3)(a) or (b) of this section):

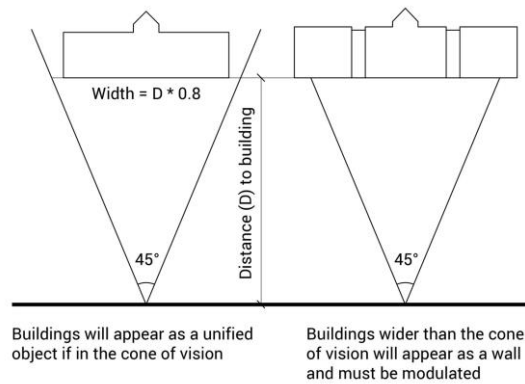


Figure 10.36.050(3.1). Buildings facing the viewer for which the width is less than 0.8 times the distance to the viewer will fit within the 45 degree cone of vision and appear as individual elements. Those buildings that are outside the cone of vision appear more like a wall. Therefore, such wider facades should be modulated per WCC 10.36.050(3).



Figure 10.36.050(3.2). Seen from a proper distance, a building 0.8 times viewing distance will appear as an individual element within its surroundings. Even though the main facade is uniform, it does not feel too dominant. Note that the articulated corner, the articulated entry and the other building elements plus the amount of window area make the building more interesting and seem “friendlier.” Also note the way the trees reduce the building’s visual impact.

(a) Prominent modulation at least eight feet in depth and at least 30 feet wide.

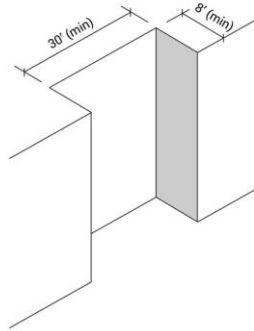


Figure 10.36.050(3)(a). Minimum dimension needed to satisfy WCC 10.36.050(3)(a).

(b) A prominent building element that breaks up the facade's visual bulk and meets both of the following criteria:

- (i) The feature must be at least 12 feet wide and visible from the public right-of-way; and
- (ii) The feature must be distinctive in that it features modulation or articulation through one of the following:
 - (A) A projection or recess from the building facade of at least eight feet, such as the right example of Figure 10.36.050(3)(b)(ii); or
 - (B) A different geometric form such as a curved surface, such as the middle example of Figure 10.36.050(3)(b)(ii); or
 - (C) A functional element that extends at least two stories, such as the left example of Figure 10.36.050(3)(b)(ii); or
 - (D) An element that varies the roofline at least one-half story in height, such as the right example in Figure 10.36.050(3)(b)(ii); or
 - (E) A courtyard or other semi-enclosed space of at least 200 square feet and visible from the ROW.



Figure 10.36.050(3)(b)(ii). Examples of prominent building features.

(c) Application and Measurement of This Subsection (3).

(i) Buildings whose facades are not perpendicular to a public right-of-way and whose footprint fits within the 45-degree cone of vision are not required to modulate per this section. Those buildings that do not fit within the 45-degree cone of vision must modulate per this section. See Figure 10.36.050(3)(c)(i).

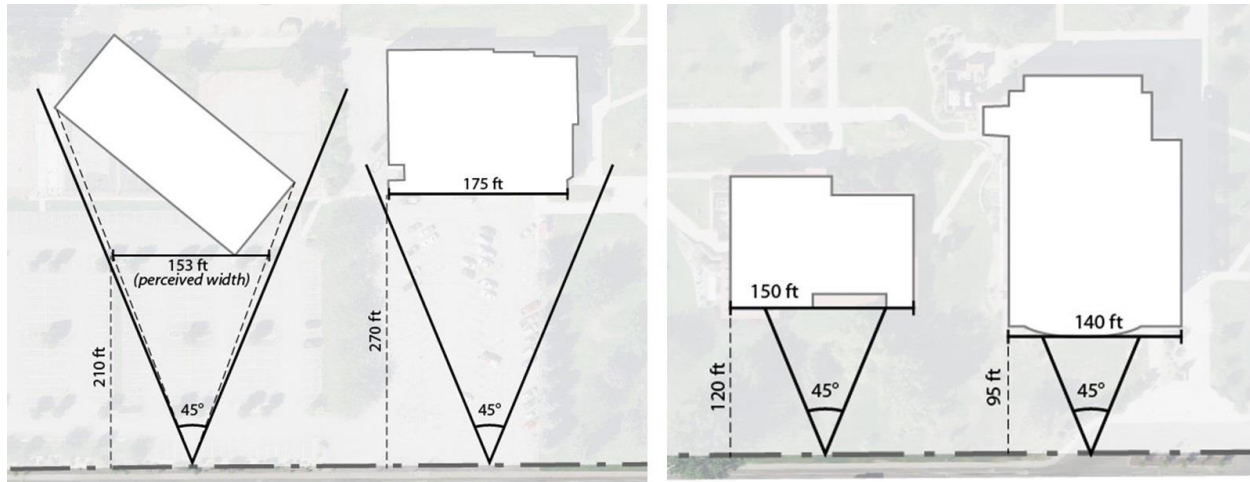


Figure 10.36.050(3)(c)(i). An example of measuring the cone of vision and application of cone of vision requirements. The two buildings on the right are outside the cone of vision and require modulation (which they both feature). The two on the left fit within the cone of vision and do not require modulation per WCC 10.36.050(3).

(4) Building Articulation and Massing for Buildings between 15 Feet and 60 Feet Away from a Public ROW. To add interest and human scale, building facades facing the street or directly adjacent public property and between 15 feet and 60 feet away from a public ROW or adjacent property line must feature building elements, articulation and/or details including the following described in the subsections below. (Note: An approved element may concurrently satisfy the requirements of this subsection, provided they meet the identified criteria of the applicable section.)

(a) Building facade articulation or modulation at roughly 50-foot intervals or less. “Articulation” may consist of:

- (i) Modulation – portions of the facade projecting or indenting at least eight feet in depth;
- (ii) Building elements such as multiple balconies, bay windows, and varied and prominent window patterns;
- (iii) Changes in materials;
- (iv) Landscaping featuring trees (greater than 30 feet at maturity), understory shrubs and lawn or groundcover in accordance with Chapter 10.62 WCC;
- (v) A prominent building feature such as a tower, entry or corner treatment at least 20 feet in width and extending at least two stories (if the building is multistoried);
- (vi) Any feature that meets the criteria of subsection (3)(b) of this section.

(b) Buildings within 60 feet of a public ROW or adjoining properties not under college ownership shall not feature untreated blank walls facing the street or adjacent properties that meet the following criteria:

- Any wall or portion of a wall on the ground floor that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature.
- Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.

Acceptable treatments for blank walls shall include at least one of the following options:

- (i) Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in conjunction with other treatments described below.
- (ii) Provide a landscaped planting bed or a raised planter bed in front of the wall of sufficient size to support plant materials that will obscure or screen at least 50 percent of the wall's surface within four years. Note that WCC 10.62.120(6) also applies.
- (iii) Provide artwork such as a mosaic, sculptural treatment or specially crafted building element. A mosaic tile or other mural (fabricated from permanent materials is acceptable but painted murals are not acceptable), over at least 30 percent of the blank wall surface.
- (iv) Other method as approved by the city, such as terraced landscape element, green wall, or decorative masonry that features multiple colors and materials.
- (v) In addition to the options above, special architectural lighting may be used to highlight a successful treatment.



Figure 10.36.050(4)(b). Examples of acceptable blank wall treatments.

- (c) Building facades facing a public street or adjacent property and within 60 feet of the right-of-way or adjacent property must feature at least two of the following:
 - (i) A prominent building entry with pedestrian covering and other enhancements such as special lighting or artwork.
 - (ii) A prominent building element such as a turret, tower, or large window with enhancements meeting the criteria of subsection (3)(b) of this section.



Figure 10.36.050(4)(c)(ii). A prominent entry on the left and a prominent building element (and entry) on the right.

(iii) Prominent artwork meeting the criteria of subsection (4)(b)(iii) of this section, that can be perceived from the public ROW.

(iv) A prominent roof element or at least a one-story change in roof height.

(d) Building facades facing a public street or adjacent property must feature transparent or translucent fenestration (transparent or translucent windows and doors) of at least 20 percent of the facade facing the street or adjacent property. The fenestration must not be in the form of “ribbon windows.” “Window walls” (glazed surfaces that extend more than one story) shall not occupy more than 30 percent of the facade.



Figure 10.36.050(4)(d)(i). Portions of front building facades illustrating the percentages of transparent fenestration (clear, transparent windows and doors). The upper left and lower

examples feature about 35 percent transparency. The one on the upper right features about 25 percent transparency.



Figure 10.36.050(4)(d)(ii). An example of ribbon windows and of a window wall.

(5) Storage Standards and Service Areas.

(a) Service areas (including but not limited to loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) and exterior loading areas shall not be located within 20 feet of a public ROW.

(b) Service areas must not be visible from the sidewalk and adjacent properties. Where the city finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be completely screened with either landscape or structural screening measures, as approved by the city.

(c) Ground-mounted mechanical equipment must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.

(d) Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 20 feet of the structure. Match the color of roof-mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

(e) General Storage. Storage of materials and merchandise, other than for display purposes, shall be located inside buildings or enclosed and/or screened from public view by a 100 percent view-obstructing fence and/or landscaping.

(6) Site Planning for Security. New buildings shall provide a written narrative that accompanies the site plan that demonstrates compliance with the following:

(a) In site development planning, avoid:

(i) Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of decks and other areas open to students and the public.

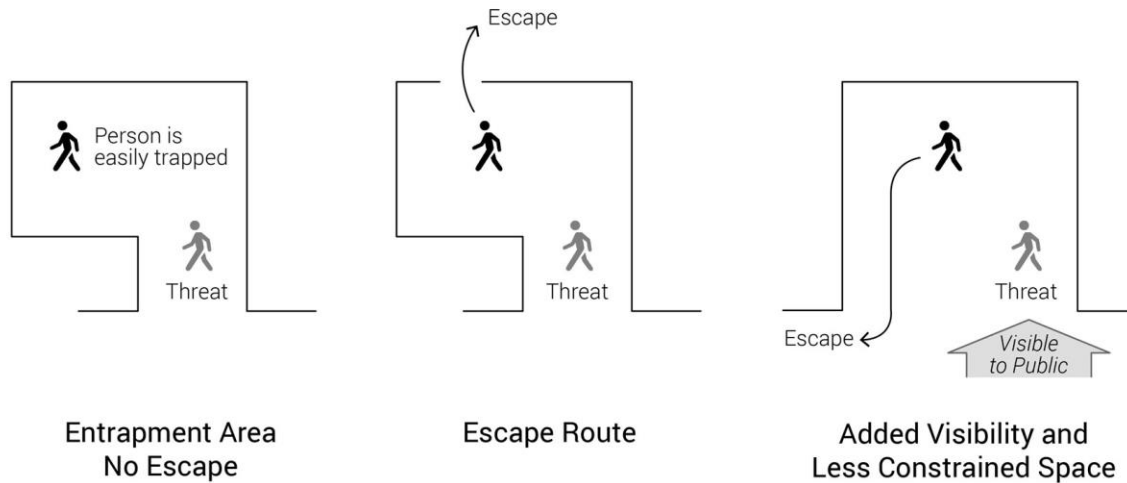


Figure 10.36.050(6)(a)(i). Site and building design should avoid entrapment areas.

- (ii) Areas that are dark or not visible from a public space or right-of-way.
- (iii) Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.
- (iv) Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- (v) Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.
- (vi) Where visibility is necessary to avoid creating an unsecure area and to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between two feet and eight feet above the ground. (See Figure 10.36.050(6)(a)(vi).)

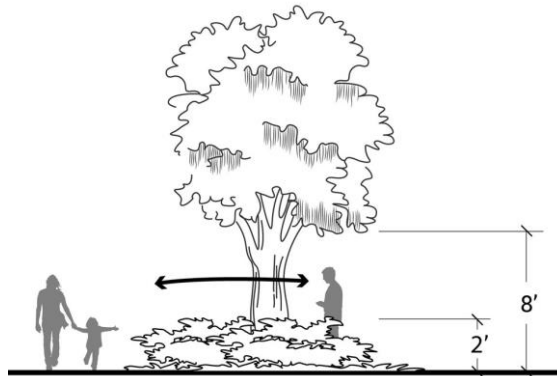


Figure 10.36.050(6)(a)(vi). Keep landscaping open between two feet and eight feet above grade where there is the need for visibility.

(b) In the planning of the site and design of buildings and site elements, to the extent feasible provide for:

(i) “Passive surveillance,” the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

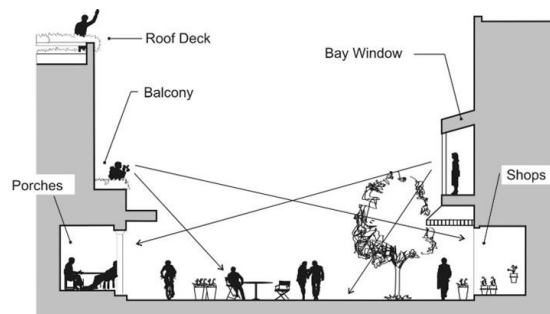


Figure 10.36.050(6)(b)(i). Example of passive surveillance.

(ii) Appropriate natural access control, that is, features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter a yard or open space except through a gate or opening. Access control should not limit visibility or passive surveillance.

(iii) Defining territory. This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.

(7) Public Pedestrian Connections. Public pedestrian access onto the campus from adjacent public streets shall be provided with minimum walkway width of at least eight feet clear. An internal sidewalk or pathway system that enhances public pedestrian access within and to the campus shall be provided with a minimum walkway width of six feet.

(8) Above Grade Structured Parking. Above grade structured parking within 60 feet of a public street or visible from the street must meet the following:

(a) Above grade structured parking and parking garages must be designed to obscure the view of parked cars at the ground level. This does not require opaque screening that would create security issues in conflict with subsection (6) of this section, Site Planning for Security.

(b) Above grade structured parking must use articulation treatments (not necessarily building modulation) that break up the massing of the parking structure and add visual interest. Alternatively, this requirement may be met by including street trees sufficient to screen the facade of the building as part of the street frontage landscaping required by WCC 10.62.120(2). To accomplish this, the trees of the selected tree species must be spaced no wider than the canopy spread of the tree species at maturity.



Figure 10.36.050(8)(b). The parking garage on the left includes decorative grillwork and vines to enhance its facade. The one on the right includes landscaping to separate the parking from pedestrians.

(c) Provide landscape screening per WCC 10.62.120.

(9) All applicable provisions of Chapters 10.47 and 10.48 WCC shall apply to development in this district.

(10) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

(11) Landscaping shall be provided pursuant to Chapter 10.62 WCC.

(12) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.

Chapter 10.40**OVERLAY DISTRICTS AND STANDARDS**

Sections:

10.40.005	Purpose.
10.40.010	General standards.
10.40.015	Historic/entertainment overlay (HEO).
10.40.020	Columbia Street overlay (CSO).
10.40.030	Waterfront pedestrian overlay (PO).
10.40.040	Waterfront recreational/residential overlay (RRO).
10.40.050	Waterfront industrial overlay (IO).
10.40.060	Grandview historic district (GHD).
10.40.070	Mixed residential corridor (MRC).
10.40.080	Neighborhood commercial overlay (CNO).
10.40.090	College district overlay (CDO).

10.40.005 Purpose.

Overlay districts are intended to provide specific controls to support the design standards desired by the community.

10.40.010 General standards.

Development in district overlays shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the following:

- (1) Development standards in each overlay are detailed in Chapter 10.46 WCC.
- (2) In some cases, uses vary from the underlying zoning district and the overlay in which projects are located; see Chapter 10.10 WCC, District Use Chart. In the case of discrepancies, standards of the overlay shall govern.
- (3) Uses permitted in each overlay shall meet applicable regulations as detailed in Chapters 10.47 and 10.48 WCC or as modified below.
- (4) Signs are permitted in accordance with Chapter 10.50 WCC, Signs, except as specifically modified within this chapter.
- (5) Off-street parking shall be provided in the amount prescribed in Chapter 10.60 WCC or as modified below.
- (6) Landscaping shall be provided pursuant to Chapter 10.62 WCC.

10.40.015 Historic/entertainment overlay (HEO).

This designation applies to the historic/entertainment overlay where the community seeks a vibrant mix of active storefronts featuring specialty stores, restaurants and entertainment. The development character is of historic buildings retained and restored. New infill structures will complement and build on the existing architectural character.

Entertainment uses will feature colorful signs, lit building fronts and inviting entries.

In addition to the general conditions set forth in the CBD zone, development projects within the historic/entertainment overlay shall meet the following additional standards.

- (1) Building Orientation. Buildings shall front on Wenatchee Avenue, Chelan, Mission, Yakima, Orondo, Palouse and First and shall be constructed with pedestrian-oriented facades as outlined below.

Chapter 10.40 OVERLAY DISTRICTS AND STANDARDS

(a) The primary building entry shall be on these designated streets, with the exception of those buildings that front on more than one street. In this case, a corner entry is preferred, but if deemed impractical, Wenatchee Avenue, Chelan and Mission shall be the primary street.

(b) WCC 10.24.050(9), Blank Wall Limitation, is amended to require the building facade to have at least 75 percent transparent window coverage between the height of two and 10 feet above the sidewalk.

(c) Enclosed commercial space must have a minimum depth of 12 feet measured perpendicular to the front facade.

(2) Maximum Setbacks. No building setback shall be allowed from the property line abutting Wenatchee Avenue, Chelan, Mission, Yakima, Orondo, Palouse or First Streets unless that space between the building and the street is an area which promotes visual and pedestrian access to the abutting structures and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. To qualify as a pedestrian-oriented space, an area must have the following:

(a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard.

(b) Paved walking surfaces of either concrete or approved unit paving.

(c) Lighting below 15 feet in height and providing at least two foot-candles (average) on the ground.

(d) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

(e) The pedestrian-oriented space is encouraged to have:

(i) Landscaping that does not act as a visual barrier.

(ii) Site furniture, artwork, or amenities such as fountains, kiosks, etc.

(f) A pedestrian-oriented space shall not have:

(i) Asphalt or gravel pavement.

(ii) Adjacent chain-link fences.

(iii) Adjacent blank walls without blank wall treatment.

(iv) Adjacent visual barriers which could represent a safety/security hazard.

(3) Building Details.

(a) Entrances. The main public entrances of all buildings must provide weather protection at least six feet in depth. Exception: the primary entrance for residential units must provide weather protection at least three feet in depth.

(b) Ground floor facades must include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.

(i) Unique or handcrafted pedestrian-oriented signage.

(ii) Artwork incorporated on the facade.

(iii) Distinctive treatment of windows and/or door(s) (e.g., specially designed doors, multipaned or stained glass windows, etc.).

- (iv) Permanent weather protection element such as a glass and/or steel canopy.
 - (v) Distinctive exterior light fixtures.
 - (vi) Unique or handcrafted planter boxes or other architectural features that incorporate landscaping.
 - (vii) Distinctive facade kickplate treatment including the use of stone, marble, tile or other material that provides special visual interest.
 - (viii) Decorative building material (e.g., tile inlay or band, distinctive masonry pattern, cast stone lintel or pilaster, etc.).
 - (ix) Other details as approved by the director that add visual interest to the storefronts.
- (4) Hanging Baskets. Flower baskets shall be installed and connected to irrigation consistent with similar baskets on street light poles in the HEO.
- (5) Wireless Communication Antennas. Any wireless communication antennas shall be integrated into building design such as architectural details, normal appendages (e.g., flagpoles), similar color/materials and not visible from public places.
- (6) Parking, when required shall meet applicable standards of the Off-Street Parking Requirements Chapter 10.60. The Historic/Entertainment Overlay will provide:
- (a) One off-street parking space for each guest room, suite, or dwelling unit for hotels, motels, and other residential units.
 - (b) Each structure must have an off-street loading space for trucks and delivery vehicles provided at the alley level.
 - (c) 100 percent of the required parking may be provided through Shared Parking Agreements as provided for in section 10.60.040.
 - (d) Parking, if provided or required, shall be to the rear of the building or underground. Access shall be from alleys if available.
- (7) Prohibited signs, in addition to those prohibited elsewhere in this title:
- (a) Backlit signs with letters or graphics on a plastic sheet (can sign). Individually lit letters are allowed.
 - (b) Backlit awnings.

10.40.020 Columbia Street overlay (CSO).

This designation applies to the Columbia Street overlay where the community envisions the preservation of the industrial flavor of the district, while allowing new uses including loft live/work space, studios for dance or gymnastics and offices. For this district, the development character is focused on maintaining the utilitarian/warehousing history of the district.



Development standards for projects within the Columbia Street overlay are required to meet the underlying CBD zone, with the exceptions described below:

(1) Development in the CSO is exempt from the CBD development standards in WCC 10.24.050(6), Landscaping, 10.24.050(7), Architectural Scale, 10.24.050(8)(b), Limited Materials, 10.24.050(9), Blank Wall Limitation, and 10.24.050(10)(b), existing curb cuts.

(2) Maximum Setback. Zero.

(3) Wall Signs. Historic painted wall signs are encouraged – bold and block letter in style. Existing signage should be preserved.

(4) Pedestrian areas should be defined through the use of bollards spaced at least every 10 feet.

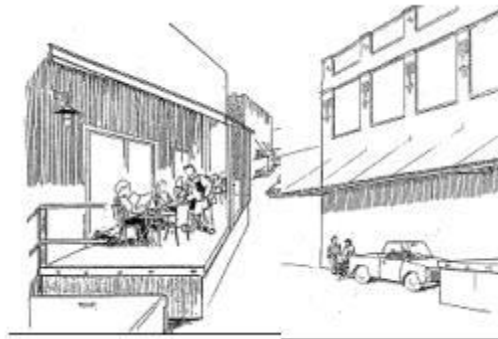
(5) Building Details.

(a) Awnings and Canopies. Flat canopy or shed awning forms are encouraged. Incorporate lighting underneath canopies/awnings.

(b) Loading Docks. A common feature in the warehouse district, loading docks should be preserved and made available for adaptive reuse.

(c) Building Entrances. Distinctive covered and lighted entrances are encouraged.

(d) Accessible Ramps. Where the ground level of the warehouse is above street level, accessible ramps are encouraged that mimic the loading docks in the district.



(6) Wireless Communication Antennas. Any wireless communication antennas shall be integrated into building design and not visible from public places.

(7) Parking: Parking areas shall be located to the rear of buildings and not front along Riverside Drive (future corridor), Orondo Street, and/or Waterfront Plaza/Park except for driveway access to the parking area.

10.40.030 Waterfront pedestrian overlay (PO).

This designation applies to those areas on the waterfront (see zoning map) where the community seeks a concentration of activity at the street level with pedestrian-oriented commercial uses, including restaurants, festival retail, and hotels or motels. Residential, lodging and office uses are encouraged on upper floors to add vitality and take advantage of views. Development standards focus on encouraging pedestrian-friendly facades and proper siting and design of parking and service areas.

In addition to the general conditions set forth in the WMU zone, development projects within a pedestrian overlay zone shall meet the following additional standards:

(1) Building Orientation. Buildings shall front on Riverside Drive, Orondo Street and/or the Waterfront Plaza/Park and shall be constructed with pedestrian-oriented facades as outlined below:

(a) The primary building entry shall be from Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park.

(b) Blank wall limitations shall be consistent with WCC 10.32.050(9) and is amended to require the building facade to have at least 75 percent transparent window coverage between the height of two feet and eight feet above the sidewalk.

(2) Maximum Setbacks. Buildings shall be set back a maximum of five feet from the property line abutting Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park unless that space between the building and the street is an area which promotes visual and pedestrian access to the abutting structures and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. To qualify as a pedestrian-oriented space, an area must have the following:

(a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard.

(b) Paved walking surfaces of either concrete or approved unit paving.

(c) Lighting below 15 feet in height and providing at least two foot-candles (average) on the ground.

(d) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.

(e) The pedestrian-oriented space is encouraged to have:

(i) Landscaping that does not act as a visual barrier.

(ii) Site furniture, artwork, or amenities such as fountains, kiosks, etc.

(f) A pedestrian-oriented space shall not have:

(i) Asphalt or gravel pavement.

(ii) Adjacent chain-link fences.

(iii) Adjacent blank walls without blank wall treatment.

(iv) Adjacent visual barriers which could represent a safety/security hazard.

(3) Gross Floor Area Limits. Tenant space for retail uses listed as permitted grade level commercial street frontage uses in the district use chart is limited to a maximum of 20,000 square feet. Buildings may be larger than this limit; provided, that individual tenant spaces not exceed this maximum size.

(4) Drive-In Prohibited. Drive-in services, including but not limited to food, drink, film, and banking, are not permitted in the pedestrian overlay zone.

(5) Uses. Uses permitted in the pedestrian overlay are listed in the district use chart under PO; uses listed in the WMU are not eligible in the PO unless listed under the PO column. Grade level commercial street frontage shall be limited to uses as listed in the district use chart. Residential uses may be permitted when constructed in a manner that allows for conversion to commercial use. Live/work units are permitted as a ground floor use. Live/work units combine residential and non-residential spaces where the proprietor both lives and works. Ground floor street frontage along Piene Street may be exempt.



This image represents how a live/work unit may function, but is not representative of the architectural scale requirements of the underlying zoning.

(6) Wireless Communication Antennas. Any wireless communication antennas shall be integrated into building design and not visible from public places.

(7) Parking. Parking areas shall be located to the rear of buildings and not front along Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park except for driveway access to the parking area.

10.40.040 Waterfront recreational/residential overlay (RRO).

This designation applies to those areas along the waterfront where the community encourages both residential and recreational uses. Office and small-scale retail uses are permitted on the ground and second floors as long as residential or recreational uses are the dominant uses of the site. Development standards are again important, particularly to maintain a high quality of development and to enhance pedestrian access.

In addition to the general conditions set forth in the WMU zone, development projects within a recreational/residential overlay zone shall meet the following additional standards:

(1) Ground Floor Uses. Ground floor uses shall be predominantly recreational or residential uses that are categorized as permitted grade level commercial street frontage uses in the district use chart. Other uses on the ground floor shall be incidental to the recreation and residential uses.

(2) Gross Floor Area Limits. All uses in the WMU zone are allowed, provided the grade level commercial street frontage uses occupy a greater percentage of gross floor area in each building and/or site.

(3) Wireless Communication Antennas. Any wireless communication antennas shall be integrated into building design and not visible from public places.

10.40.050 Waterfront industrial overlay (IO).

(1) The WMU district (Chapter 10.32 WCC) applies to any change from an industrial use as permitted in Chapter 10.10 WCC, District Use Chart.

(2) Existing industrial uses are allowed to continue and expand in accordance with the standards of the industrial district (Chapter 10.30 WCC).

(3) The WMU district (Chapter 10.32 WCC) applies to all parcels of land that are vacant for more than one year.

10.40.060 Grandview historic district (GHD).

The purpose of the Grandview historic district overlay is to implement special design and review standards that protect and promote the historic character of the Grandview historic district designated to the city of Wenatchee register of historic places pursuant to Chapter 2.36 WCC.

(1) The city of Wenatchee document entitled "Grandview Historic District Preservation Handbook" dated February 13, 2013, is hereby adopted by this reference and declared to be a part of this title. Said provisions contained in the handbook shall apply to all properties located within the Grandview historic district boundaries. A copy of the Grandview Historic District Preservation Handbook shall be kept on file in the office of the community development department.

(2) The listed "Standards" found in the preservation handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the district as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and standing on the sidewalk in front of adjacent properties. "Options and Guidance" provisions included in the handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require historic preservation board approval and/or staff review.

(3) Pre-Approved Actions. The following actions shall comply with applicable provisions of the Grandview Historic District Preservation Handbook, but shall not be subject to any historic preservation review. An action listed below does not guarantee that another city permit or approval is not required.

(a) "Emergency repair," defined as work necessary to prevent destruction or dilapidation to real property, including any structures, immediately threatened or damaged by fire, flood, earthquake or other disaster.

(b) Interior reconstruction, alteration, restoration, remodeling or repair.

(c) "Ordinary maintenance and minor repair," defined as work for which a city permit is not otherwise required, and where the purpose and effect of such work is to correct any deterioration, decay or damage to real property, including any structures, and to restore it to its prior condition with like or same materials, including but not limited to:

(i) Exterior painting or staining;

(ii) Foundations;

(iii) Siding, trim, or masonry (tuck pointing);

(iv) Roofing;

(v) Windows.

(d) Life safety and/or accessibility improvements not requiring a city building permit and constructed in a temporary fashion without damaging the integrity of the existing structure.

(e) Landscaping improvements, including hose reels and sprinklers.

(f) Fences and retaining walls not visible from a public street.

(g) Window air units and satellite dishes.

(h) Gutters and downspouts.

(i) Signs exempt from Chapter 10.50 WCC, Signs, pursuant to WCC 10.50.020.

(4) Actions Subject to Historic Preservation Staff Approval. The following actions shall be subject to the review of historic preservation staff as a Type 1 application in accordance with WCC Title 13 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation staff are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

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(a) Any exterior work located on the rear and/or sides of a primary or accessory structure and not visible from a public street.

(b) Exterior work to a primary or accessory structure visible from a public street, retaining the size, placement, style, features and materials of original features.

(c) New mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the side of the primary structure and not visible, or screened from view (such as with landscaping or fencing), from a public street.

(d) New driveways or parking pads.

(e) New detached accessory structures not visible from a public street.

(f) Demolition of any primary or accessory structure.

(g) Fences and retaining walls visible from a public street.

(h) Signs not exempt from Chapter 10.50 WCC, Signs.

(i) Replacement or other changes to utility appurtenances by utility purveyors.

(5) Actions Subject to Historic Preservation Board Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

(a) New construction, including new accessory structures, visible from a public street.

(b) Rooftop and/or building additions visible from a public street.

(c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.

(d) Alternative compliance, in accordance with the provisions listed in subsection (6) of this section.

(e) Individual property addition to or removal from the Grandview historic district, in accordance with the provisions listed in subsection (7) of this section.

(f) Utility appurtenance changes by utility purveyors that significantly alter the look of the district, as determined by staff.

(g) Relocating or adding overhead utilities to a public street, not including alleys.

(h) Geometric reconfiguration of streets, including traffic calming and street reconstruction.

(i) Permanent removal of planter strips and/or street trees without replacement, unless determined by the city engineer that removal addresses a safety problem.

(j) Modifications to the Chase Park master plan.

(6) Alternative Compliance. In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

(a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

- (i) The standard(s) that are proposed for deviation.
 - (ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.
 - (iii) Drawings and/or illustrations of the proposed project.
- (b) The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:
- (i) The proposed project will not negatively impact the district or surrounding properties.
 - (ii) The proposed construction meets the intent of the district and standards.
 - (iii) Granting of the alternative compliance does not change the historic district status of the property from “contributing” to “noncontributing.” A “contributing” property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus “noncontributing” which is a property that has been altered from original design and no longer retains its historic quality.
- (7) Individual Property Addition to or Removal from the Grandview Historic District. The following criteria and process shall guide any proposed boundary changes that may come from property owners wishing to have their properties added to or removed from the district.
- (a) Any request for individual property addition to or removal from the Grandview historic district will be docketed, consistent with the city’s annual comprehensive plan amendment schedule, and all requests will be considered concurrently during the annual comprehensive plan amendment process.
 - (b) Requests shall be considered by the historic preservation board at a public hearing. The board’s recommendation will be forwarded to the planning commission and then city council for final action. All property owners within the Grandview historic district shall receive a public notice of the request and public hearing with the board.
 - (c) Property proposed for addition or removal must not cause the percentage of contributing properties within the Grandview historic district boundaries to drop below 75 percent. Removal of property that is designated as contributing is strongly discouraged.
 - (d) Property proposed for addition or removal must be on the edge of the district, providing logical boundaries that are parallel and/or perpendicular to common streets.
 - (e) Property proposed for removal must provide a plan to show how exemption of property from the Grandview historic district will not harm the district. The plan must address issues including but not limited to:
 - (i) Adequate transition buffers if change of use or new construction is in the plan;
 - (ii) Meet all existing development codes;
 - (iii) Must be compatible in scale to properties adjacent, etc.
 - (f) A notice to title removing or adding a property to the Grandview historic district shall be recorded with the auditor’s office in a form acceptable to the city, and paid for by the property owner.
- (8) Removal of Grandview Historic District from Wenatchee Register of Historic Places. Property owners may submit a petition to the city council signed by a minimum of 20 percent of Grandview historic district property owners, requesting the city to sponsor a vote to remove the district from the Wenatchee register of historic places. The city council may accept or deny the petition and sponsor a vote of all GHD property owners. The vote shall be conducted and paid for by the city similar to an official election process,

including the use of secret ballots and county assessor property owner records. Ballots will be circulated to all property owners and shall be returned by mail or placed in a drop-box at City Hall by the date specified. Each property owner shall have one vote per property. In order for removal of the Grandview historic district to be approved by the city, a simple majority of property owners (not a simple majority of ballots received) within the district shall support the removal of the district.

10.40.070 Mixed residential corridor (MRC).

Arterial corridors provide opportunities for infill, redevelopment and neighborhood services and serve as areas of higher density residential units which provide open space and multimodal facilities. The mixed residential corridor (MRC) is designated along arterial streets with high traffic volumes, multifamily units, public buildings and/or other nonresidential land uses. It is suitable for a range of residential, mixed use and nonresidential structures.

This section is applicable to properties within the MRC overlay as designated on the official zoning map that have street frontage and is only applicable to that portion of the property that is within 200 feet of the identified arterial street frontage. Properties, or the portion thereof, that are farther than 200 feet from the identified public right-of-way shall go through the conditional use process before the MRC overlay may apply.

All permitted, accessory, conditional and prohibited uses within this overlay shall be as shown in Chapter 10.10 WCC, District Use Chart.

Development in this overlay shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, and in addition shall comply with the following:

(1) Streetscape.

- (a) Primary building entrances shall be oriented towards the street and have direct pedestrian access from the public sidewalk.
- (b) All entrances shall have and maintain lighting, excluding those for single-family residential.
- (c) When new or reconstructed sidewalks are required with development they shall be at least eight feet in width.
- (d) All lighting shall be pedestrian-oriented.

(2) *Repealed by Ord. 2020-35.*

(3) All development shall comply with applicable standards in Chapter 10.46 WCC, Development Standard Charts, Chapter 10.47 WCC, Residential Use Standards, Chapter 10.48 WCC, General Development Regulations, Chapter 10.50 WCC, Signs, Chapter 10.60 WCC, Off-Street Parking, and Chapter 10.62 WCC, Landscaping Standards. Also, most residential developments, including mixed use development that features at least one dwelling unit, are subject to conformance with applicable sections of the Residential Design Guidelines.

(4) Corridor mixed use projects are subject to the following provisions:

- (a) Not permitted within existing single-family dwellings.
- (b) Nonresidential uses permitted as denoted in Chapter 10.10 WCC, District Use Chart.
- (c) No nonresidential space shall be greater than 2,500 square feet.
- (d) Commercial/retail uses shall consist of no more than 50 percent of the overall square footage of all of the buildings within one development and shall be located fully within 200 feet of the front lot line.

(e) Ground floor facades facing the public right-of-way (except alleys) shall be at least 30 percent transparent (display windows) from two to eight feet above grade. They should also include two or more of the following building elements or details to add pedestrian interest:

- (i) Pedestrian-scaled lighting;
- (ii) Pedestrian weather protection;
- (iii) Artwork;
- (iv) Benches; or
- (v) Other pedestrian-oriented amenities that meet the intent as approved.

(f) Entryways shall provide weather protection.

(g) Any space between the street and the building shall be pedestrian-oriented, including but not limited to courtyards, outdoor seating, special lighting, and art features.

(h) Roof lines shall be varied at least every 24 feet so their apparent mass and height is minimized.

10.40.080 Neighborhood commercial overlay (CNO).

The intent of the neighborhood commercial overlay is to provide an opportunity for neighborhood-scale commercial development while providing for residential options of the underlying zoning districts.

(1) Properties located within a CN overlay may develop in accordance with their underlying residential zoning district uses and standards.

(2) Applications for properties located within a CN overlay to develop in accordance with the neighborhood commercial zoning district uses and standards shall be processed as a Type III application in accordance with WCC Title 13 and shall be reviewed for:

- (a) Compatibility with surrounding properties.
- (b) Consistency with the intent and standards of Chapter 10.22 WCC, Neighborhood Commercial (CN) District.
- (c) Consistency with the goals and policies of the Wenatchee urban area comprehensive plan.

(3) The processing of the Type III application shall contain provisions for rezoning the subject property to the neighborhood commercial (CN) zoning district at time of approval.

10.40.090 College district overlay (CDO).

The intent of the college district overlay is to provide an opportunity for the expansion of the Wenatchee Valley College campus boundary, as defined by the college district (CD) boundary, while maintaining the current underlying zoning designation for existing property owners.

(1) Properties located within a CDO may develop in accordance with their underlying residential zoning district uses and standards.

(2) Applications for properties located within a CDO to develop in accordance with the college district uses and standards shall be processed as a Type III application in accordance with WCC Title 13 and shall be reviewed for:

- (a) Ownership by an institution of higher education or an associated organization on behalf of an institution of higher education.

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- (b) Proximity to the existing college district (CD) boundary. The proposed site and the existing college district shall be adjoining or located directly across a public right-of-way from each other.
 - (c) Consistency with the intent and standards of Chapter 10.36 WCC, College (CD) District.
 - (d) Consistency with the goals and policies of the Wenatchee urban area comprehensive plan.
- (3) The processing of the Type III application shall contain provisions for rezoning the subject property to college district (CD) at time of approval.

Chapter 10.42**PLANNED DEVELOPMENTS**

Sections:

- 10.42.010 Purpose and description.
- 10.42.020 Compliance with purpose of this chapter.
- 10.42.030 Where permitted – Permitted uses.
- 10.42.040 Association documents.
- 10.42.050 Minor adjustments and amendments.
- 10.42.060 Criteria and requirements.
- 10.42.070 RPD bonus density eligibility criteria.
- 10.42.080 Hospital planned development (HPD) standards.

10.42.010 Purpose and description.

(1) It is the purpose of this chapter to implement the goals and policies of the Wenatchee urban area comprehensive plan by allowing flexibility in the application of standards for development in order to protect and enhance environmental features, encourage the development of affordable and diverse housing, and provide other public benefits, including the siting of hospitals. More specifically, it is the purpose of this chapter to:

- (a) Encourage imaginative design and the creation of permanent open space by permitting flexibility in zoning requirements;
- (b) Permit flexibility of design, placement of buildings, use of required open spaces, circulation facilities, off-street parking areas, and otherwise to better utilize the potential of the site characterized by special features such as geography, topography, size, or shape;
- (c) Provide for maximum efficiency in layout of streets, utility works, and other public improvements;
- (d) Produce an integrated or balanced development of mutually supportive uses that might otherwise be inharmonious or incongruous;
- (e) Provide a guide for developers and city officials who review and approve developments meeting the standards and purpose of this chapter;
- (f) Permit the use of innovative development methods and approaches not available under conventional zoning to facilitate the construction of public facilities or a variety of housing types and densities serving the diverse needs of the community and to promote affordable housing goals and policies of the comprehensive plan;
- (g) Encourage infill within areas of the city which are characterized by existing development.

(2) Designation of a property as a planned development (PD) binds the property owners and their successors to the development described and depicted in the application and approval of the PD. The PD designation confirms that 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 PD approval shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel or tract re-created pursuant to the approved plan that depicts the PD.

(3) A PD shall be reviewed according to the provisions for a Type III application process as described in WCC Title 13, Administration of Development Regulations, except as otherwise provided for in this chapter.

(a) A PD which creates nine or less lots, tracts, parcels, or residential dwelling units shall be processed in accordance with WCC 13.09.040, Type II administrative review of applications.

(4) This chapter establishes 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.

(a) Residential Planned Development (RPD). This is a PD devoted to residential and supportive accessory uses. It is intended to promote more economical and efficient use of land, while providing a harmonious variety of housing choices and/or accessory uses within a single project. Mobile/manufactured home parks are considered an RPD.

(b) Hospital Planned Development (HPD). The HPD provides for the location of hospital medical services, health care, and ancillary uses. The purpose of the HPD is to encourage comprehensive long-term master planning, to allow flexible dimensional standards that accommodate dynamic health care facility requirements, to ensure the viability of a site for hospital/medical facilities that provide high-quality, efficient health care and services, to promote good urban design in a campus setting that is pedestrian- and transit-friendly, and to establish use and design standards that are compatible with adjacent neighborhoods.

10.42.020 Compliance with purpose of this chapter.

In addition to compliance with objectives of this chapter and the comprehensive plan, any applicant for a planned development shall have the burden of demonstrating that a development will achieve public benefit as a result of any deviation from underlying zoning regulations through creation of open space, provision of needed public facilities and/or services, or affordable housing.

10.42.030 Where permitted – Permitted uses.

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

(1) An RPD is permitted where approved prior to November 7, 2019. All proposals to amend a previously approved RPD shall be processed as a Type III permit per WCC Title 13 and in accordance with the applicable performance and development standards in WCC Titles 10, 11 and 12.

(2) An HPD may be permitted within the following zoning districts located within the Wenatchee urban growth area, provided it is consistent with the comprehensive plan: RS, RL, RM, RH, RMU, OMU, NWBD, SWBD, and MRC overlay.

10.42.040 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.

10.42.050 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 WCC Title 13, Development Code Administration. 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 director, 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 new application.

10.42.060 Criteria and requirements.

(1) All planned developments, in addition to other requirements of the WCC and this title, shall meet the following criteria and requirements:

- (a) The proposal shall conform with the Wenatchee urban area comprehensive plan, including any applicable subarea plans;
- (b) The proposal will be harmonious with the surrounding area or its potential future use; and
- (c) The proposal will be superior to or more innovative than conventional development and will provide greater public benefit than required under adopted zoning standards.

(2) Subdivision Requirements. A planned development shall abide by the procedures established in WCC Title 11, Subdivisions. If the land or structures within a proposed planned development are intended to be sold to more than one person, firm, or corporation, or are to include the dedication of land for the installation of improvements regulated by WCC Title 11, Subdivisions, then the proposed planned development shall be subject to the binding site plan, short or major subdivision proceedings, in addition to the requirements of this chapter.

(3) General Requirements.

- (a) The developer shall bear the responsibility of achieving a compatible visual effect as seen from neighboring properties. "Compatible" includes, but is not limited to, size, shape, scale, mass, architectural design, screening, landscaping and separation sufficient to protect the interests of the surrounding properties, the neighborhood and the city as a whole;
- (b) Planned development projects shall be complete developments and may be required to include facilities such as paved streets, curbs, sidewalks, street lights, drainage, open space, recreational improvements, sanitary sewers, underground power and telephone lines, landscaping and off-street parking in excess of underlying zoning district requirements;
- (c) The applicant shall use a design/development team that at a minimum consists of a licensed architect, engineer, and landscape architect for the design and construction phases of the project;
- (d) Roads, if privately owned and maintained, shall conform to the same construction standards as public streets of the same class;
- (e) No planned development shall be approved that will exceed the reserve capacity of any public facility or service or that will cause the level of service to fall below the levels established in the comprehensive plan;
- (f) All public facilities and services must be available concurrently with the demand for such facilities as defined by the comprehensive plan;
- (g) The applicant shall furnish the city with a performance bond or other acceptable surety guaranteeing installation of required public improvements prior to final approval of any civil infrastructure plans and/or prior to the issuance of a building permit, whichever occurs first; and
- (h) Planned development projects shall begin construction within three years of approval. If after three years no development permits or approvals have been issued for the approved planned development, the planned development overlay created for the project shall be nullified and the original zoning classification returned to the land therein. In the case of phased development, the timetable for development must be submitted with the application materials and conditioned upon the approval of the development. Prior to the expiration of the three-year period, the applicant may request a one-time, one-year extension, which will be reviewed based on the following criteria:
 - (i) Any change in the zoning designation for the subject property and/or surrounding properties;

(ii) Any change in the comprehensive plan land use designation and/or policies relating to the subject property and/or surrounding properties; or

(iii) Any change in surrounding uses or other circumstances that may affect the compatibility of the previously approved project and its current surrounding uses.

10.42.070 RPD bonus density eligibility criteria.

Bonus densities are intended to provide the incentive to encourage development of affordable housing, provide additional public amenities, or preserve valuable natural or cultural resources and features. The satisfaction of any of the bonus density criteria specified in the subsections below is considered to be in the public interest and worthy of bonus density. Where the result of any calculation below achieves a density higher than the density of the land use designation in the comprehensive plan, the maximum density in the comprehensive plan shall not be exceeded.

(1) Eligibility for Bonus Densities. Eligibility to obtain a bonus density is based upon site plan review and approval by the city after a public hearing. Such bonus densities may be granted to a deserving application if the RPD is judged by the city to have achieved one or more of the bonus density criteria.

(2) Basis for Approval of Bonus Density. It is the intention of this section to allow bonus densities where a PD application demonstrates design attributes providing public benefits in addition to those required by applicable local, state or federal land use and environmental regulations. Bonus densities will not be allowed for site design proposals that merely reflect mandatory requirements.

(3) Maximum Bonus Density. The maximum potential bonus density for one project is up to 100 percent of the base density as listed in this chapter. In no case shall the density exceed 50 percent for those items listed in subsections (3)(b) through (o) of this section. Affordable housing is eligible for up to 100 percent density bonus, alone or in combination with other listed items. In no case shall the density of the PD exceed 100 percent of the base density as listed in this chapter.

(a) Affordable Housing. Such affordable housing is defined as residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income. To be eligible for a density bonus under this provision, the affordable housing shall be provided to residents at or below 80 percent of median income or 50 percent of median income as determined using the U.S. Department of Housing and Urban Development's current fiscal year median income for the Wenatchee MSA (metropolitan statistical area). The provision of affordable housing can include a mix of housing types, utilization of townhouses, condominiums and apartments directed to providing a reasonable mix or diversity of bona fide affordable housing opportunities for a diverse segment of the community. Not all units in a particular development need to be affordable or low-income to qualify; bonus densities will be allowed for projects providing low-income housing in market rate developments. Density bonuses for affordable housing projects will be granted only where all of the following conditions are satisfied:

(i) The developer must agree to sell or rent the affordable units to qualifying residents, i.e., households that are at or below 80 percent of median income (adjusted for household size) for owner-occupied units and at or below 50 percent of median income (adjusted for household size) for renter-occupied units;

(ii) The developer must ensure the continued affordability of the units by qualified residents for a minimum of 20 years through the use of restrictive covenants or other deed restrictions approved by the city and recorded at the county auditor's office; and

(iii) The units must be of an innovative design and compatible with existing neighborhood character, with adequate assurance that such design and compatibility will be maintained throughout the 20-year period;

(iv) As an alternative to subsections (3)(a)(i) and (ii) of this section, the developer may contract with a qualified public or nonprofit agency to oversee the obligation of ensuring housing affordability and resident eligibility. In this instance, and prior to the issuance of any building permit, the contractual agreement between such parties detailing the specific obligations of each shall be recorded with the Chelan County auditor's office.

Maximum bonus: in determining a project's bonus density potential, the percent of affordable units shall be calculated by the percent of units that are affordable before adding the bonus units. For example, a PD plans to build 10 owner-occupied dwelling units, designating six units as affordable; this project may include an additional 10 market rate dwelling units.

(i) Rental Units. Up to 100 percent with corresponding percent of units designated as affordable (e.g., 100 percent affordable units equals 100 percent density bonus; 25 percent affordable units equals 25 percent bonus density).

(ii) Ownership Units. Up to 100 percent with 60 percent of the original dwelling units designated as affordable; 50 percent bonus density with 30 percent of the original dwelling units designated as affordable; 25 percent bonus density with 15 percent of the original dwelling units designated as affordable; five percent bonus density with five percent of units affordable.

(b) Public Service and Facility Dedication. Items for consideration in meeting this criterion may include the provision of public schools; public parks or other public facilities and/or sites; bicycle and pedestrian pathway systems; and new full public streets identified in the adopted circulation map. Off-site provisions/improvements to public streets may be permitted if the applicant can demonstrate the provisions/improvements mitigate impacts resulting from the PD. Only those services or facilities identified as deficient in the vicinity shall be credited to this provision. Maximum bonus: 20 percent.

(c) Preservation of Identified Open Space. Such preservation and/or dedication is only applicable to areas identified in the parks and recreation element of the comprehensive plan as deficient in neighborhood parks and/or open space that contributes to the foothills trails plan. Dedication of neighborhood parks off site and within one-half mile service area of the project in an identified deficient area are allowed, as agreed upon by the developer, proposed park managing agency, and city. Maximum bonus: 10 percent.

(d) Preservation of Natural Features. Significant existing natural features are maintained on the site, including, without limitation, topography, designated critical areas, viewpoints or other important natural features found on site. Maximum bonus: 10 percent.

(e) Trees, if not otherwise required by this title, are planted in the planter strip, 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 deciduous trees at least six feet high at the time of planting and spaced no more than 40 feet on center. Suitable ground cover including grasses and/or low-growing shrubs shall also be provided to result in at least 75 percent coverage of planting areas within four years. Maximum bonus: 10 percent.

(f) The PD selects to incorporate green building techniques into the design of the development and proposed buildings. This shall include designing buildings that follow the LEED standards for green building and that provide good indoor air quality, conserve energy and water, reduce waste generation, and use materials that are less detrimental to the environment. Maximum bonus: 10 percent.

(g) The PD selects to make provisions for bicycle, pedestrian and/or natural trail systems, the majority of which are physically separated from motor vehicle traffic. 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, drainageways, 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. Trails that contribute to the foothills trails plan shall be designed in accordance with the trails plan. Maximum bonus: 10 percent.

(h) Where a PD is proposed along an existing transit route, transit stops and the construction of shelters, pull-outs and other associated transit systems are integrated into the project, as agreed upon by the developer, transit authority, and city. Maximum bonus: five percent.

(i) Where a proposed PD consists of more than 10 multifamily dwelling units, parking areas that are kept small (six or less spaces) in any group and interspersed with landscaping, recreation features, structures, or other similar uses when applicable. Maximum bonus: five percent.

(j) Natural drainageways are incorporated into the overall PD design and left undisturbed or enhanced with native ornamental landscaping when applicable. Maximum bonus: five percent.

(k) On-site storm water drainage retention facilities are integrated as usable recreation areas with use improvements such as benches, tables, garbage cans, etc., and with a slope ratio not exceeding four units horizontal to one unit vertical. Maximum bonus: five percent.

(l) The PD project selects to contain a facility for a child day care center, pursuant to applicable provisions of the Wenatchee zoning code. The day care facility shall be of sufficient size to serve the projected demand for such services generated by the project. Maximum bonus: five percent.

(m) At least two covered parking spaces are provided for all residential dwelling units. Covered parking shall be in the form of carports or garages. Maximum bonus: five percent.

(n) The PD selects to incorporate duplex, multifamily or zero-lot-line dwelling units on a minimum of 25 percent of the site. Maximum bonus: five percent.

(o) The PD selects to incorporate some other unique site and/or design features not listed above that distinguishes it from a typical subdivision. The applicant shall demonstrate how the selection is unique or distinguishing from other subdivisions along with identifiable benefits of the selection. The hearing body shall determine the applicability and appropriateness of this provision during the review process for each PD. Maximum bonus: 10 percent.

10.42.080 Hospital planned development (HPD) standards.

These hospital planned development standards are in addition to, or in place of, the criteria and requirements listed in WCC 10.42.060:

(1) Hospital and medical-related services, developed as part of a planned development, may include: hospital, ambulatory health care center; professional services, medical clinics and other health-care-related services; medical-related administrative offices; research, development and testing services; child care and adult care services; medical helicopter landing pad; personal services: laundry, dry cleaning, barber and beauty shops, massage therapy/health spa, and other services ancillary to a hospital; and religious activities.

(2) Transportation and utilities may include: accessory parking; commercial parking; wireless facilities; utility facilities; local utility systems; warehousing (with loading areas); and transit facilities.

(3) Retail services may include: eating establishments; health-care-related retail; overnight accommodations; and miscellaneous retail trade: drug and pharmacy stores, gift stores, book stores, newsstands, florists, jewelry, clothing, photo supplies, video sales/rental, and other retail ancillary to a hospital.

(4) Setbacks in Residential Zoning Districts. Structures 30 feet or less in height shall be no closer than 20 feet from perimeter property lines. With each 10-foot segment of building height above 30 feet, the setback shall be increased by five feet to a maximum of a 50-foot setback wherein height is defined as

listed in subsection (6)(c) of this section. Surface parking lots shall be located no closer than 10 feet from property lines facing arterials and 20 feet from all other property lines.

(5) Maximum lot coverage: 50 percent for all structures.

(6) Maximum Building Height. Building heights shall be limited based on development area (DA) as set forth below, and shall be measured from existing grade to the highest point of the building; provided, however, that mechanical rooms are permitted to extend an additional 15 feet above structures; and provided further, that heights are limited as set forth in subsection (4) of this section.

(a) DA-1, hospital development center: 150 feet;

(b) DA-2, administrative/ancillary support with parking structure: 80 feet;

(c) DA-3, medical office building with parking structure: 80 feet;

(d) DA-4, mechanical plant: 50 feet;

(e) DA-5, overnight accommodations: 40 feet.

(7) Signs shall meet the following standards, in addition to meeting applicable provisions of Chapter 10.50 WCC, Signs:

(a) One monument sign, per street frontage, for each building.

(i) Maximum Copy Area. Twenty-five square feet; provided, that land parcels with more than 100 feet of frontage on any one street may increase the maximum size of the sign located on that street frontage by one square foot for each four lineal feet of street frontage over 100 feet, to a maximum sign copy area of 40 square feet.

(ii) Maximum Height. Monument signs shall not exceed eight feet.

(b) Wall Signs. Wall signs shall include canopy, awning and marquee-style signs. Maximum copy area for wall signs shall be two square feet per one lineal foot of building frontage. No wall sign shall extend above the eaves, parapet, or cornice line of any building.

(c) Projecting Signs.

(i) One projecting sign, per street frontage, per building, not extending over the cornice of a single-story building or over the second-story sill line of a multiple-story building.

(ii) Projecting signs shall be a minimum of eight feet above the grade of the sidewalk and may project a maximum of five feet from the building facade. No sign shall project within two feet of the curb line extended vertically. No sign shall be higher than the sill line of a second-story window.

(d) Reader Boards. Reader boards shall be installed on a permanent sign structure as a monument sign.

(e) Portable Signs. One temporary A-frame or T-frame sign structure, per building, shall be permitted to a maximum size of six square feet, located on site.

Chapter 10.46

DEVELOPMENT STANDARD CHARTS

Sections:

- 10.46.010 Purpose.
- 10.46.020 Residential district development chart.
- 10.46.030 Mixed use district development chart.
- 10.46.040 Commercial district development chart.
- 10.46.050 Overlay district development chart.
- 10.46.060 Minimum lot area calculations.
- 10.46.070 Minimum lot width and depth calculations.
- 10.46.075 Lot line angles.
- 10.46.080 Setback measurements and exceptions.
- 10.46.090 Building height calculations, exceptions, and modifications.
- 10.46.100 Lot coverage calculations.
- 10.46.110 Density calculations and exceptions.

10.46.010 Purpose.

A development chart and exceptions define the buildable area within the established districts. Conditional uses and overlay districts may require additional or varying considerations.

10.46.020 Residential district development chart.

(1) General Dimensional Standards. See WCC 10.46.060 through 10.46.110 for measurement methods and Chapter 10.47 WCC for more specific standards with respect to specific residence types. Where these standards conflict with Chapter 10.47 WCC, the city shall determine which requirement applies. Note that the column indicating conditions/exceptions/references is not all-inclusive. There may be other conditions in WCC.

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot Area	7,250 sf, except 10,000 sf for a duplex	5,500 sf, except 8,000 sf for a duplex	3,000 sf, except 4,500 sf for a duplex	3,000 sf, except 4,000 sf for a duplex	10,000 sf, except 15,000 sf for a duplex	WCC 10.46.060
Cluster subdivision lot	4,000 sf	3,000 sf	N/A	N/A	7,250 sf	WCC 10.47.060
Lot Width	70 feet	50 feet	30 feet	30 feet	100 feet	WCC 10.46.070
Lot width alley access	50 feet	30 feet	25 feet	25 feet	100 feet	
Lot width at point of access	20 feet	20 feet	20 feet	20 feet	20 feet	WCC 10.46.070(3)
Cluster subdivision lot	50 feet	30 feet	N/A	N/A	70 feet	WCC 10.47.060
Lot Depth	100 feet	80 feet	65 feet	60 feet	100 feet	WCC 10.46.070
Cluster subdivision lot	80 feet	60 feet	N/A	N/A	100 feet	WCC 10.47.060

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Setback Standards (WCC 10.46.080)						
Street – Minimum	20 feet ^{(X)(Y)}	20 feet ^{(X)(Y)}	15 feet	10 feet	25 feet	WCC 10.46.080(2) ^(X) 15 feet from private lanes ^(Y) 15 feet for cluster subdivisions
Street side – Minimum	10 feet	10 feet	10 feet	10 feet	20 feet	WCC 10.46.080(2)(a)(ii)
Street – Minimum, individual garage, carport	20 feet				25 feet	WCC 10.46.080(2)(b)
Rear – Minimum	20 feet	20 feet	15 feet ^(X)	10 feet ^{(Y)(Z)}	20 feet	WCC 10.46.080(3) ^(X) 10 feet if adjacent to an alley ^(Y) 15 feet for ground related dwelling units ^(Z) WCC 10.46.090(2)(c)
Side – Minimum	5 feet	5 feet	5 feet	6 feet	10 feet	WCC 10.46.080(4)
Internal – Minimum	10 feet	10 feet	10 feet	10 feet	N/A	WCC 10.46.080(5)
Building and Density Standards						
Maximum Building Height	30 feet	30 feet	35 feet	60 feet ^{(X)(Y)}	30 feet	WCC 10.46.090 ^(X) WCC 10.46.090(2)(b) ^(Y) WCC 10.46.090(2)(c)
Maximum Lot Coverage	40%	45%	55%	55%	35%	WCC 10.46.100
Duplexes, townhouses and multifamily	50%	55%	55%	55% ^(X)	N/A	^(X) WCC 10.46.100(2)(a)
Cluster lots	55%	55%	N/A	N/A	45%	
Maximum Density	6 dwelling units per acre	8 dwelling units per acre	20 dwelling units per acre	40 dwelling units per acre	4 dwelling units per acre	WCC 10.46.110

10.46.030 Mixed use district development chart.

(1) General Dimensional Standards.

Standard	OMU	WMU	RMU	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions				
Minimum lot area	3,000 sf	None	5,000 sf	WCC 10.46.060
Lot width	40 feet	None	40 feet	WCC 10.46.070
Lot with alley access	30 feet	None	30 feet	
Lot width at point of access	20 feet	None	20 feet	WCC 10.46.070(3)

Standard	OMU	WMU	RMU	Conditions/ Exceptions/ Reference
Lot depth	80 feet	None	80 feet	WCC 10.46.070
Minimum Setbacks (WCC 10.46.080)				
Street	10 feet	None	10 feet, except 25 feet for frontage on Orondo Ave.	WCC 10.46.080(2)
Street, individual garage, carport	20 feet	20 feet	20 feet	WCC 10.46.080(2) and 10.46.080(2)(b)
Rear	10 feet ^(X)	None ^(X)	10 feet ^(X)	WCC 10.46.080(3) and 10.46.080(3)(f) ^(X) WCC 10.46.090(2)(c)
Side	5 feet ^{(X)(Y)}	None ^(Y)	5 feet ^(Y)	WCC 10.46.080(4) ^(X) WCC 10.46.080(4)(d) ^(Y) WCC 10.46.090(2)(c)
Building and Density Standards				
Maximum building height	60 feet ^(Y)	90 feet ^{(X)(Y)}	60 feet ^(Y)	WCC 10.46.090 ^(X) 60 feet between First and Kittitas Streets ^(Y) WCC 10.46.090(2)(c)
Maximum lot coverage	50% ^(X)	100%	35% ^(X)	WCC 10.46.100 ^(X) WCC 10.46.100(2)

10.46.040 Commercial district development chart.

(1) General Dimensional Standards.

Standard	CN	CD	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot area	10,000 sf	None	None	None	None	WCC 10.46.060
Lot width	60 feet	None	None	None	40 feet	WCC 10.46.070
Lot with alley access	40 feet	None	None	None	40 feet	
Lot width at point of access	20 feet	None	None	None	None	WCC 10.46.070(3)
Lot depth	100 feet	None	None	80 feet	80 feet	
Setback Standards (WCC 10.46.080)						
Street – Minimum	0 – 10 feet ^(X)	15 feet	0 – 10 feet ^(X)	0 – 10 feet ^(X)	0 feet	WCC 10.46.080(2) ^(X) WCC 10.46.080(2)(d)
Front Street – Maximum	15 feet for ground-level nonresidential uses	None	None	15 feet for ground-level nonresidential uses	None	
Minimum sidewalk widths	10 feet	10 feet	12 feet	10 feet	None	WCC 10.46.080(2)(d)(i)
Street – Minimum, individual garage, carport	20 feet	20 feet	None	20 feet	None	WCC 10.46.080(2)(b) and (2)(d)

Standard	CN	CD	CBD	NWBD and SWBD	I	Conditions/ Exceptions/ Reference
Rear – Minimum	0 feet ^(X)	10 feet	0 feet ^(Y)	0 feet ^{(X)(Y)}	0 feet ^(Y)	WCC 10.46.080(3) ^(X) WCC 10.46.080(3)(f) ^(Y) WCC 10.46.090(2)(c)
Side – Minimum	5 feet	10 feet	0 feet ^{(X)(Y)}	0 feet ^{(X)(Y)}	0 feet ^{(X)(Y)}	WCC 10.46.080(4) ^(X) WCC 10.46.080(4)(e) and (f)
Building Standards						
Maximum building height	35 feet	60 feet ^(Y)	90 feet ^(X)	90 feet ^(X)	90 feet ^(X)	WCC 10.46.090 ^(X) WCC 10.46.090(2)(c) ^(Y) WCC 10.46.090(2)(d)
Maximum lot coverage	50% ^(X)	100%	100%	100%	70%	WCC 10.46.100 ^(X) WCC 10.46.100(2)

10.46.050 Overlay district development chart.

(1) General Dimensional Standards. If additional development standards apply, they are listed in Chapter 10.40 WCC.

Standard	MRC	WMU-RRO	WMU-PO	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions				
Lot Area	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.060
Lot Width	Same as underlying zoning district	None	None	WCC 10.46.070
Lot Width at Point of Access	Same as underlying zoning district	Same as underlying zoning district	Same as underlying zoning district	
Lot Depth	Same as underlying zoning district	None	None	WCC 10.46.070
Setbacks (WCC 10.46.080)				
Street	15 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(2)
Rear	10 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(3)
Side	5 feet	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.080(4)
Building Standards				
Maximum Building Height	Same as underlying zoning district ^(X)	60 feet	90 feet ^(Y)	^(X) WCC 10.46.090 ^(Y) WCC 10.46.090(2)(c) 60 feet between First and Kittitas Streets
Maximum Lot Coverage	55%	Same as underlying zoning district	Same as underlying zoning district	WCC 10.46.100

(2) Grandview Historic District Overlay. Standards applicable to the setbacks of primary structures in the Grandview historic district overlay as detailed in the Grandview Historic District Preservation Handbook, adopted by reference pursuant to WCC 10.40.060, supersede those development standards of the underlying zoning district. Accessory structures shall comply with the underlying zoning district standards.

10.46.060 Minimum lot area calculations.

Minimum lot area calculations are based on the total land area contained within the boundary lines of any lot, tract or parcel of land, exclusive of public rights-of-way and private lanes in a tract, and may be expressed in square feet (sf) or acres.

10.46.070 Minimum lot width and depth calculations.

(1) For generally rectangular-shaped lots:

(a) Minimum lot width is measured at the building line or at the street lot line. For corner lots, minimum lot width is measured at the street lot line with the least street frontage.

(b) Minimum lot depth is measured between the midpoints of straight lines connecting the two street property corners and the two rear property corners.

(2) For non-rectangular-shaped lots, the minimum lot width circle applies to help ensure that there is a minimum buildable area included in each lot created consistent with the intent for each zoning district.

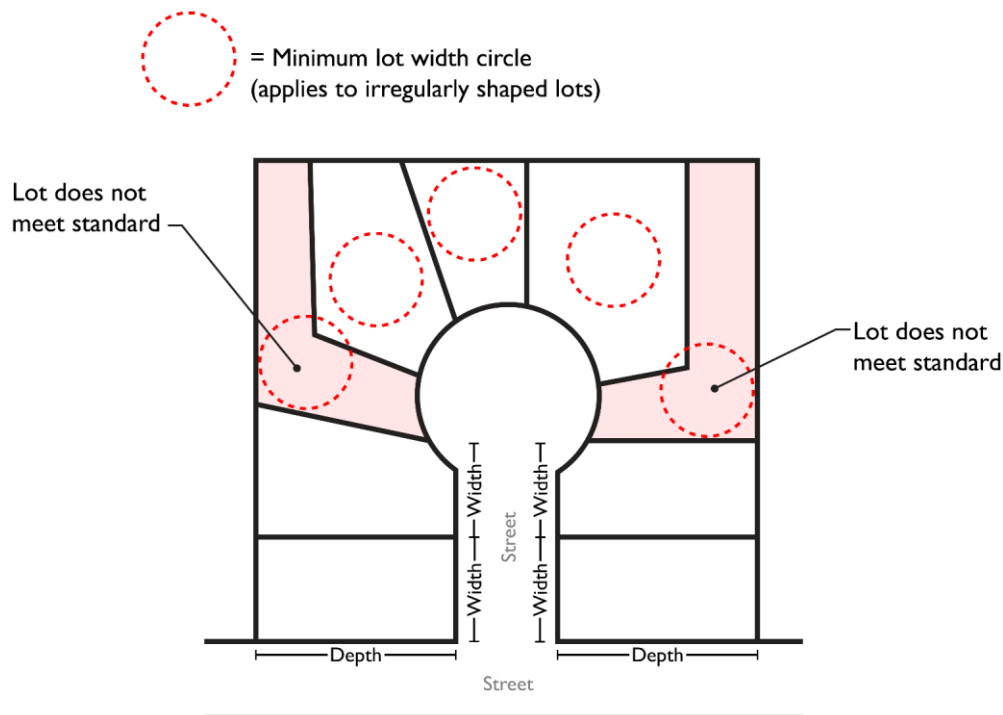
(a) The minimum lot width circle establishes that at least some portion of a lot shall be at least as wide as the minimum lot width. The lot width circle shall not include streams, wetlands, or their associated buffers as designated in Chapter 12.08 WCC.

(b) Lots created through unit lot subdivision are exempt from the minimum lot width circle standards.

(3) Lot Width at Point of Vehicular Access. The lot width at point of vehicular access is the horizontal linear distance a lot, or a portion of a lot, adjoins a public or private street or easement and is used to comply with WCC 11.20.050(1).

Figure 10.46.070

Clarifying minimum lot depth and width provisions, including the minimum lot width circle requirement for irregularly shaped lots.



10.46.075 Lot line angles.

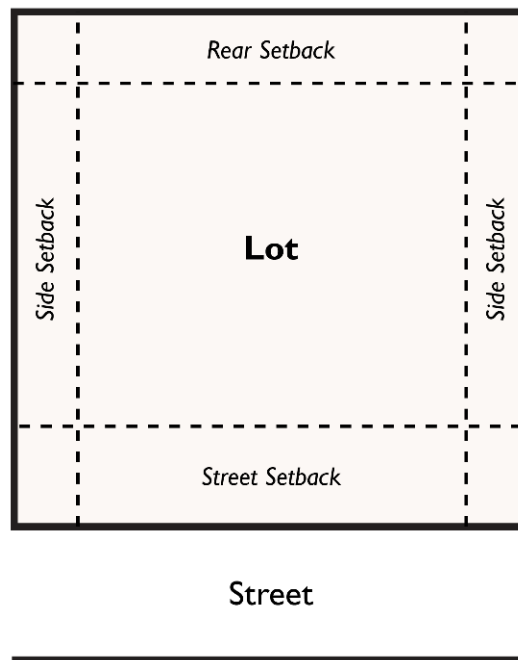
- (1) The shape of lots shall be generally rectangular in shape and minimize the number of angles.
- (2) Side lot lines shall be straight lines running within 20 degrees of perpendicular to the road upon which the lots front for a minimum distance equal to half the required lot depth. Side lot lines on curved roads should run at or near radially to the curve.
- (3) Flag lots shall be avoided whenever possible, except on the outside radius of a curved street, where side lot lines should run at or near radially to the curve not to exceed half the minimum lot depth.
- (4) For the purpose of promoting good lot design which facilitates site planning for home placement, open space, infrastructure, or addressing existing site constraints, the director may grant limited exceptions to these rules.

10.46.080 Setback measurements and exceptions.

The development charts in this chapter provide minimum standards for street, side, rear, and interior setbacks. Figure 10.46.080 shows the location of some setback types on a typical lot. Clarification on how these setbacks are measured is provided in subsections (1) through (9) of this section.

Figure 10.46.080

Setback types.



(1) Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line (unless where otherwise noted) in a plane horizontal to the ground. Setback directions and exceptions shall be determined as provided in subsections (2) through (9) of this section.

(2) Street Setbacks. The street setback is measured from the street right-of-way unless otherwise noted.

(a) Street Setback Clarifications/Exceptions in All Applicable Zones.

(i) Street setbacks may be expanded in accordance with WCC 10.48.130 (Fences and clear view triangle).

(ii) For corner lots in residential zones, the street setback is measured from the street right-of-way that includes the property's vehicle driveway. The other lot frontage is referred to as the street side setback. On corner lots accessed via an alley, the property owner shall designate the street and street side setbacks.

(iii) Roofed porches and covered entries may project a maximum of eight feet into the required street setback, provided such projections remain unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.

(iv) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required street setback (except for those elements described in subsection (2)(a)(iii) of this section).

(v) Bus amenities may be located within the street setback in accordance with WCC 10.48.120 and as agreed by the developer, transit authority, and the city.

(vi) Additional setbacks may be required for lots adjacent to rights-of-way with planned improvements. Minimum distance from the centerline of the right-of-way equal to one-half of the

required public right-of-way based on the public road classification, and for private roads, one-half of the required easement.

(vii) Street setbacks are applicable to both public streets and private lanes except as may otherwise be provided in city code.

(b) Street – Garage and Carport Setback Standards in All Zones. Street setbacks for individual garages and carports apply to the front doors of individual private garages or the front projection of a carport and do not apply to underground or above-ground parking structures shared by tenants of multifamily developments.

(c) Street Setback Clarifications/Exceptions in Residential Zones.

(i) A lot in a residential district joined on one or both sides by lots on which structures are set back less than the district minimum may observe a required street setback equal to the average of the adjacent structures or the average of the district minimum and an adjoining structure.

(ii) When the garage in the RF, RS or RL district is oriented to the side or located at or behind the required street setback, the front of the residence may extend five feet into the street setback. This exception shall not permit the front of a residence to be less than 15 feet from the public or private street.

(iii) Upper floor decks constructed over driveways may project a maximum of eight feet into the required street setback in the RF, RS, and RL zones and up to three feet in the RM zone, provided such projections remain unenclosed, except for required guard rails.

Figure 10.46.080(2)(a)

Permitted street setback projections.



Roof porches/covered entries (left image) may project a maximum of eight feet into the required street setback. Upper level decks placed over driveways (right image) may project up to eight feet into the required street setback in the RF, RS, and RL zones and up to three feet in the RM zone.

(d) Street Setback Clarifications in Mixed Use and Commercial Zones.

(i) Minimum street setbacks shall accommodate minimum sidewalk widths per district, street, or block when specified. In the CBD zone, second floor spaces may extend over sidewalk to the right-of-way line.

(ii) Ten-foot minimum street setbacks are required for ground floor residential uses. Exceptions:

- (A) Live-work residences provided they meet the provisions of subsection (2)(d)(iii) of this section.
 - (B) The street setback may be reduced to a minimum of five feet in the CBD, NWBD, SWBD, and WMU zones where the development conforms to Residential Design Guideline C.1.1 (Ground related units facing streets, common pathways or common open spaces).
 - (iii) Designated pedestrian-oriented streets per Figure C.1.d in the Residential Design Guidelines are subject to setback and facade standards in Residential Design Guidelines C.1 and E.4.
- (3) Rear Setbacks.
- (a) Roofed porches may project a maximum of four feet into the required rear setback, provided the porch structure remains unenclosed, except for partial walls or guard rails that measure less than 42 inches from the floor of the porch.
 - (b) Decks and steps that are no taller than 48 inches above grade may project into the required rear setback.
 - (c) Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required rear setback.
 - (d) Accessory structures may observe a five-foot setback in the rear setback provided:
 - (i) The structure is not greater than 20 feet in height.
 - (ii) No projections (eaves, etc.) are within three feet of a property line.
 - (iii) No combination of structures extends more than 50 percent of the horizontal distance of the rear property line.
 - (e) Residential accessory structures may observe a zero setback where the rear property line is adjacent to an alley (except a minimum setback of five feet is required where a garage door faces the alley), provided the structure covers less than 50 percent of the rear property line and is no greater than 20 feet in height.
 - (f) In the OMU, RMU, CN, NWBD and SWBD zones where the rear setback abuts a residential zone, the minimum rear setback shall be the same as the minimum rear setback of the abutting zone.
 - (g) Only one rear setback is required. On corner lots that are generally rectangular in shape, an applicant may choose between the two property lines that are not adjacent to a street as to which will be used to measure the rear and side setbacks provided all existing and proposed structures comply with the applicable setback standards.
 - (h) Buildings, or portions thereof, containing dwelling units whose only solar access (windows) is from the applicable rear of the building (facing towards the rear property line) must be set back from the applicable rear property lines at least 15 feet. See Figure 10.46.080(3)(h).

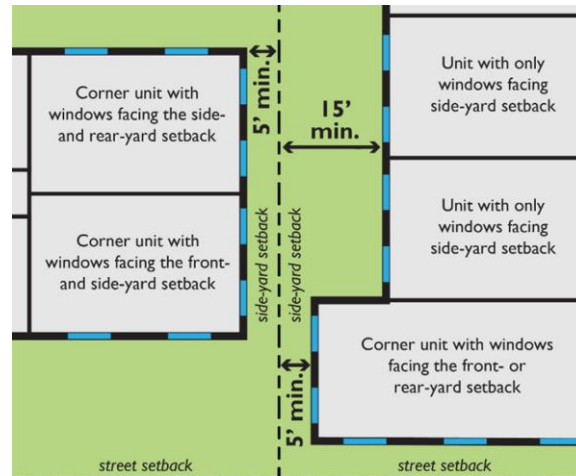


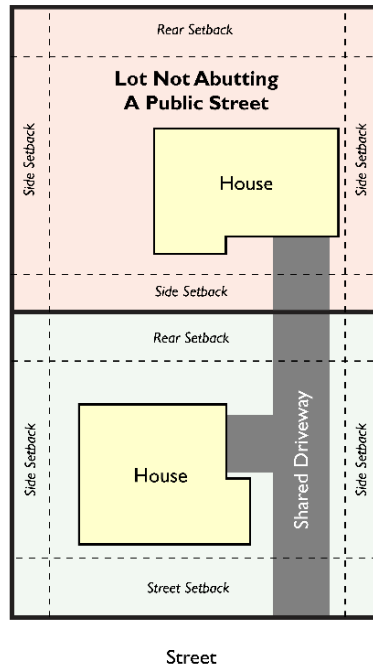
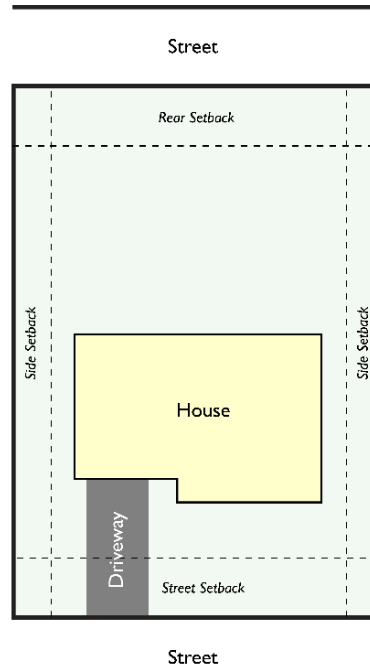
Figure 10.46.080(3)(h). Light/air access and privacy standards for structures containing dwelling units along side and rear property lines. Note that the minimum setbacks noted above only apply to buildings (and portions thereof) featuring the stated characteristics.

(4) Side Setbacks.

- (a) Eaves, cornices, awnings or other architectural projections may project two feet into required side setback.
- (b) Accessory structures may observe a five-foot setback in the side setback; provided, that no projections (eaves, etc.) are allowed within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the side property line.
- (c) Residential accessory structures may observe a zero setback where the side property line is adjacent to an alley, provided the structure covers less than 50 percent of the side property line and is no greater than 20 feet in height.
- (d) In the OMU zone, when abutting the RS, RL, or RM zone, the minimum setback shall increase by one foot for every two feet of additional building height over 20 feet.
- (e) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum side setback shall be the same as the minimum side setback of the abutting zone.
- (f) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum setback shall be increased by one foot for each one foot the proposed structure exceeds the maximum height of the abutting residential zone.
- (g) Buildings, or portions thereof, containing dwelling units whose only solar access (windows) is from a building facade facing towards a side property line must be set back from the applicable side property lines at least 15 feet. See Figure 10.46.080(3)(h).

(5) Interior setbacks refer to the minimum distance between detached dwelling units (where allowed).

(6) Setbacks for Lots Served by a Shared Driveway. Lots that do not abut a public street but are served by a shared driveway are exempt from street setback requirements. Such lots shall have a rear lot line designated, typically opposite from the shared driveway, and all other lot lines are considered side lot lines (see Figure 10.46.080(6)).

Figure 10.46.080(6)**Clarification of setbacks shared driveway (single-family courtyard) and through lots.****Single Family Courtyard Lots****Through Lot**

(7) Setbacks for Single-Family Courtyard. See WCC 10.47.070(2)(c) for applicable standards and examples.

(8) Through Lots. For lots featuring frontage on more than one public or private street, the street setback is measured from the street right-of-way that is the property's street address and primary access. The opposite lot frontage is considered the rear setback. See Figure 10.46.080(6) for an example.

(9) Setback Measurements for Irregular Lots. Setback distances established for residential zones are based on rectangular lots. Nonrectangular lots, lots with three sides or more than four sides, curved property lines, and other nonstandard lots require special measurement techniques in order to achieve the purpose of setback requirements.

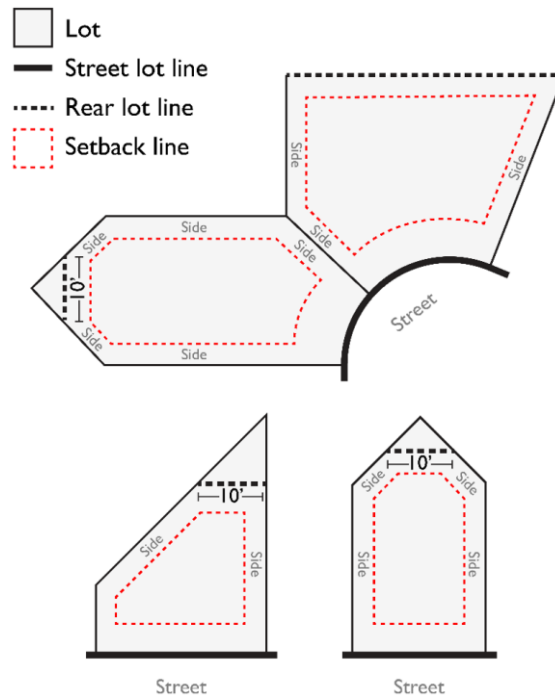
(a) Rear Setbacks. In the case of an irregularly shaped lot, a 10-foot line which is within the lot and parallel to and most distant from the street lot line shall be considered the rear lot line for purposes of determining required setbacks and for interpretation of other provisions of this code (see Figure 10.46.080(9)).

(b) Side Setbacks. All lot lines which are not street or rear lot lines shall be considered interior side lot lines for the purpose of measuring setbacks.

(c) Determination by the City. Where a building site is situated such that it is unclear which should be considered the street, rear, and sides, Required setbacks shall be as determined by the director in compliance with the following criterion: required setbacks shall not permit the placement of buildings on the site in a manner that will constitute a grant of special privileges inconsistent with the limitations placed on other properties in the vicinity and incompatible with surrounding uses.

Figure 10.46.080(9)

Examples of determining setback lines on irregular lots.



10.46.090 Building height calculations, exceptions, and modifications.

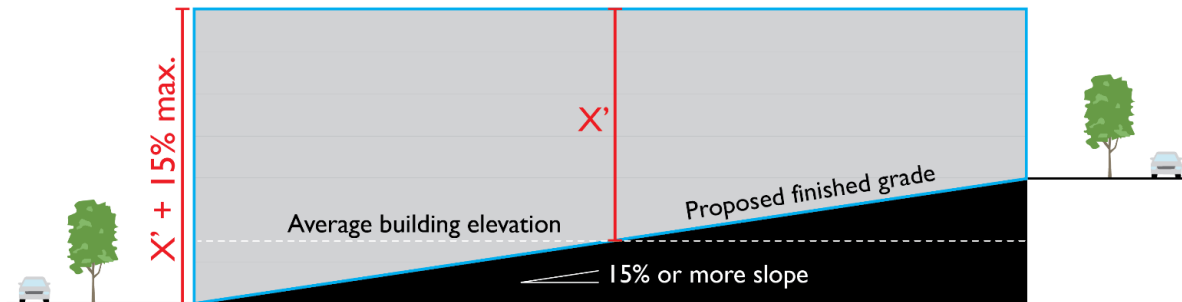
(1) Building Height Calculations.

(a) Building height, except where otherwise noted, is measured to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation.

(b) On sites where the slope within the proposed building footprint exceeds 15 percent, no building shall have a nonaveraged height measured from the finished grade to the highest point of the building on any downslope facade(s) as to exceed the underlying maximum height by an extent equal to or greater than 15 percent (as shown in Figure 10.46.090(1)(b)).

Figure 10.46.090(1)(b)**Measuring building height on sloping sites (>15%).**

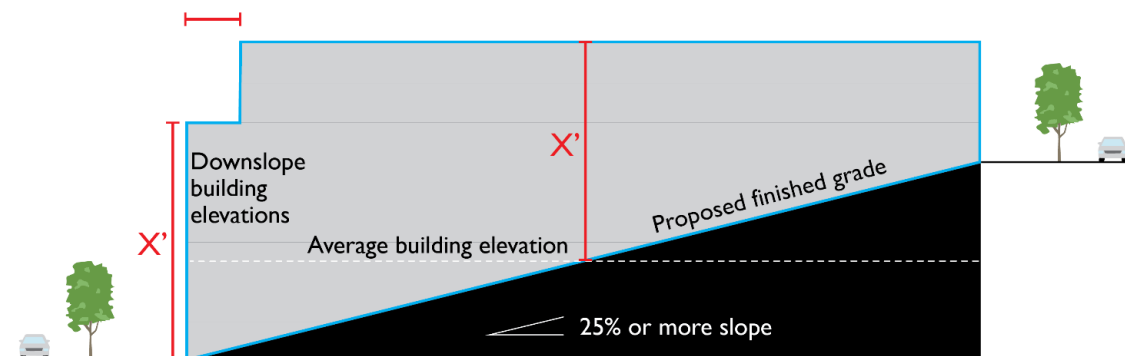
X = Maximum height of zoning district



(c) As an alternative to the provision in subsection (1)(b) of this section on sites with slopes of 25 percent or greater, downslope building elevations must not exceed the maximum height of the zone, except for parapets as set forth in subsection (3)(b)(ii) of this section. Upper level building stepbacks at least 10 feet deep may be used to achieve maximum possible building height, as shown in Figure 10.46.090(1)(c) based upon the calculations in subsection (1)(a) of this section. The stepback must occur no lower than 50 percent of the maximum building height.

Figure 10.46.090(1)(c)**Alternative approach to measuring building height on sloping sites (>25%).**Upper-level building
stepback required:
10' min.

X = Maximum height of zoning district

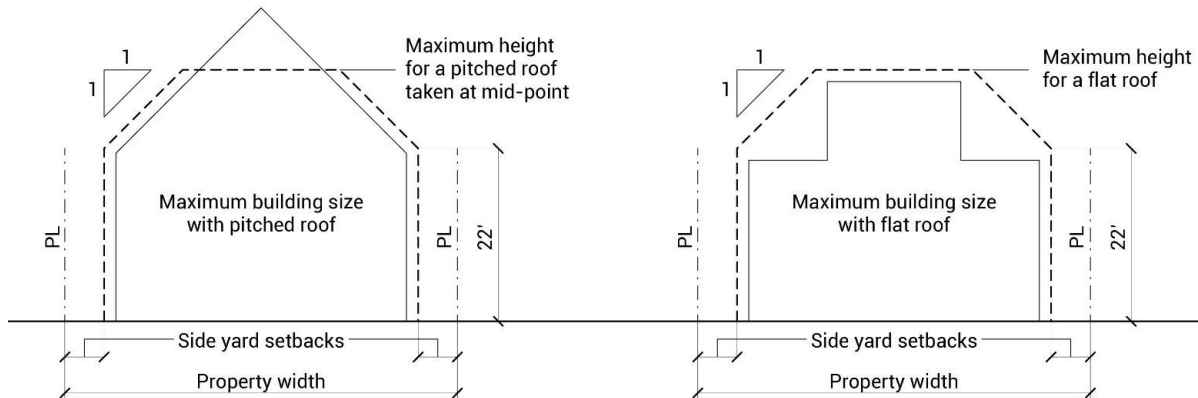
**(2) Special Zone or Area-Specific Height Standards/Exceptions.**

(a) For the RS, RL and RF zones, flat-roofed structures (featuring a roof slope of less than 10 degrees) are subject to the following maximum height/stepback plane: From a height of 22 feet at the minimum side setback, the maximum building height envelope shall step back at a 45-degree angle (one foot setback for every one foot of additional height) away from the side property line as shown in Figure 10.46.090(2)(a) below.

Figure 10.46.090(2)(a)

Height/stepback plane for flat-roofed buildings along the minimum side setback in the RS, RL, and RF zones.

Building envelope: 1' added height for each 1' away from the setback line.

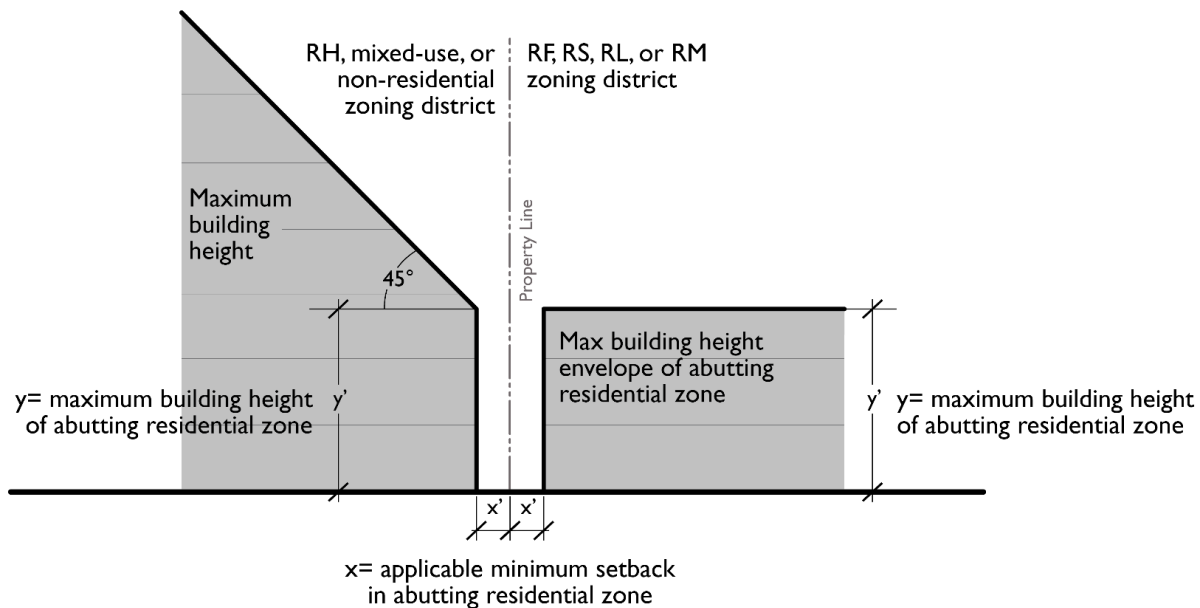


(b) For those portions of the RH zone north of the Wenatchee River, the maximum building height shall be 35 feet.

(c) Special Building Setback and Height Standards Where High Intensity Zones Abut Low to Medium Density Residential Zones. For RH, mixed use, or commercial zoned sites abutting RF, RS, RL, or RM zones, the side and rear setback shall be the same as the applicable residential zoning district, up to the maximum height limit of the applicable residential zoning district, above which the minimum side setback shall increase at a 45-degree angle inward up to the maximum height of the applicable zoning district. See Figure 10.46.090(2)(c) for an illustration.

Figure 10.46.090(2)(c)

Illustrating special building setback and height standards where high intensity zones abut low to medium density residential zones.



(d) Height Restrictions in the CD District. Portions of buildings in the CD district and within 60 feet of a public right-of-way shall be no higher than 35 feet.

(3) Exceptions – Exceeding Height Limits. The following structures may be erected above the height limits established in the dimensional standards in WCC 10.46.020 through 10.46.050:

(a) Except as may otherwise be prohibited by the FAA regulations, the height limitations do not apply to church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, flag poles, radio masts, aerials and similar structures.

(b) Exceptions for Multifamily and Nonresidential Development.

(i) Roof structures housing or screening elevators, stairways, tanks, rooftop wind generators, ventilating fans or similar equipment required for building operation and maintenance may exceed the height limit by up to 10 feet, provided the area with the added height is limited to what is necessary to screen or enclose the use. Such structures constructed for nonresidential or multifamily uses are subject to screening standards in Chapter 10.62 WCC.

(ii) Fire or parapet walls may exceed the height limit by up to five feet.

10.46.100 Lot coverage calculations.

Lot coverage refers to the area of a lot which is covered/occupied by a roofed building or buildings, usually expressed in square feet (sf) or percentage (%) of land on the lot.

(1) Lot Coverage Calculation Details and Clarification.

(a) The area measured horizontally at the outside of external walls or supporting members of all primary and accessory structures.

(b) The roof overhang shall not be included in the lot coverage unless it exceeds two feet, in which case only the outer two feet is excluded from the calculation of lot coverage.

- (c) Open beams and lattice work without a roof are not considered part of the lot coverage.
- (d) Minor appurtenances such as bay windows, chimneys and trim not extending more than two feet from the primary wall, and not extending the enclosed floor area, do not count in lot coverage.
- (e) Covered porches or decks that are not enclosed, are less than 120 square feet in footprint and are less than 42 inches above grade do not count as lot coverage.
- (f) For lots which share an access easement (e.g., for a shared drive) the easement may be counted as lot area for the purpose of lot coverage calculation for the lot on which the easement is placed.

(2) Zone-Specific Exceptions.

- (a) In the RH, OMU, RMU, and CN zones, the maximum lot coverage may be increased to 75 percent allowed for projects that employ structured parking for 80 percent of their required parking. Structured parking refers to parking facilities that are shared by multiple units or tenants and are enclosed within a structure.

10.46.110 Density calculations and exceptions.

- (1) Calculations for Determining Maximum Density, Where Expressed in Dwelling Units per Acre. The entire gross site area may be used in the calculation of the maximum allowed residential density including half of the adjacent city or county right-of-way (to the centerline).
- (2) How to Calculate Density. Maximum density for an individual site shall be calculated by multiplying the site area (in acres) by the maximum dwelling units/acre in the applicable zone. When calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - (a) Fractions of 0.50 and above are rounded up.
 - (b) Fractions below 0.50 are rounded down.
- (3) Exceptions to Density Standards. Exceptions to established density standards shall be granted in the following instances:
 - (a) When an exception is granted for a particular use described in Chapter 10.47 WCC.
 - (b) Additional density may be granted for affordable housing pursuant to RCW 35A.63.300 when local needs can be demonstrated compliant with the comprehensive plan.

Chapter 10.47**RESIDENTIAL USE STANDARDS**

Sections:

10.47.010	Purpose.
10.47.015	Applicability.
10.47.020	Residential structures.
10.47.030	Residential Design Guidelines.
10.47.040	Accessory dwelling units (ADU).
10.47.050	Single-family dwellings.
10.47.060	Single-family – Cluster.
10.47.070	Single-family – Courtyard.
10.47.080	Infill-cottage housing (two to three units).
10.47.090	Cottage housing (four or more units).
10.47.100	Duplexes.
10.47.110	Patio homes.
10.47.120	Courtyard housing.
10.47.130	Townhouses.
10.47.140	Live-work dwellings.
10.47.150	Multifamily development.
10.47.160	Mixed use development or building.
10.47.170	Alley access and improvements.
10.47.180	Manufactured home communities.

10.47.010 Purpose.

The purpose of the residential use standards is to provide a concise reference to requirements applicable to residential uses and specific housing types.

10.47.015 Applicability.

The standards described in this chapter apply to the establishment of the applicable housing types, except as otherwise noted in this chapter or in any cited codes or documents. Applicability includes the following situations:

(1) New construction.

(2) The conversion of existing structure(s) to a particular housing type. When existing structure(s) are converted to housing, regardless of whether they contain housing units already, the applicant shall demonstrate compliance with the standards that apply to the proposed housing type(s).

10.47.020 Residential structures.

All residential structures where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. All residential dwellings shall meet the following provisions:

(1) All dwellings shall be placed on a permanent foundation with the space between the bottom of the home and the ground enclosed by concrete or an approved concrete product which can be either load-bearing or decorative.

(2) A dwelling shall be not less than 14 feet in width at the narrowest point of its first story.

(3) All designated manufactured homes located within the city on an individual lot of record, not within a manufactured home park, shall be new, not previously titled to a retail purchaser, no more than three years old on the date of installation, and composed of at least two fully enclosed parallel sections.

10.47.030 Residential Design Guidelines.

The document entitled Wenatchee Residential Design Guidelines, as adopted by Resolution No. 2019-43, and any later edition thereof, shall be and hereby is adopted and incorporated into the Wenatchee City Code by this reference as if fully set forth herein. A copy of the most current adopted Residential Design Guidelines shall be maintained at the city clerk's office and the city planning department available for review during normal business hours of the city.

10.47.040 Accessory dwelling units (ADU).

All accessory dwelling units, where defined in WCC 10.08.040 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose. The purpose of this section is:

- (a) To regulate the establishment of accessory dwelling units within or in conjunction with single-family dwellings while preserving the character of single-family neighborhoods;
- (b) To make it possible for adult children to provide care and support to a parent or other relatives in need of assistance;
- (c) To provide increased security and companionship for homeowners;
- (d) To provide the opportunity for homeowners to gain the extra income necessary to help meet the rising costs of home ownership; or to provide for the care of disabled persons within their own homes.

(2) Standards for All Accessory Dwelling Units, Including Those Attached to the Main Residence and Those That Are in a Separate Building but on the Same Property.

- (a) Form. An ADU may be created within, or detached from, any existing or new single-family dwelling as a subordinate use. Dwelling units that are physically separated from the primary structure, that is, in a separate building, are "detached accessory dwelling units" (DADUs).
- (b) Number. No more than one ADU may be created per legal lot of record.
- (c) Occupancy. Only the property owner, which shall include title holders and contract purchasers, may apply for an ADU. For properties in the RS, RL, and RF zones, the property owner shall occupy either the primary dwelling or the ADU as their principal residence for at least six months of the year.
- (d) Minimum Parking. A minimum of three parking spaces shall be provided for the principal and accessory dwelling units. On nonarterial streets where on-street parking is available (as approved by the city engineer) abutting the lot, only two off-street spaces shall be provided for the principal and accessory dwelling units.
- (e) Maximum Size. In no case shall an ADU be larger than 50 percent of the habitable floor area of the principal dwelling, nor more than 800 square feet of gross floor area.
- (f) Living Facilities. The ADU shall include, at a minimum, kitchen, bathroom and sleeping facilities.
- (g) Entrance Location. If a separate outside entrance is necessary for an ADU located within the primary dwelling, that entrance shall be located either on the rear or side of the building.
- (h) Home Occupations. A home occupation may be permitted in either the primary dwelling or the ADU but not in both if otherwise allowed in the WCC.
- (i) Utilities. Utilities for an ADU shall be metered jointly with the primary dwelling except as otherwise required by ordinance.
- (j) Addressing. An address shall be assigned by the city at the time of building permit issuance.

(k) Covenants. The property owner shall file a restrictive covenant with Chelan County's auditor's office for the subject property prior to final building inspection approval for the ADU. The recorded information shall:

- (i) Identify the address of the property;
- (ii) State that the owner(s) must reside in either the principal or accessory dwelling unit if located in the RS, RL, or RF zoning districts;
- (iii) State that the owner(s) will notify any prospective purchasers of the limitations of the ADU;
- (iv) State that the ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and
- (v) Provide for the removal of the ADU if any of the requirements of this title are violated.

(l) Usable Open Space. No additional open space is required for the ADU or DADU. Lots containing an ADU or DADU must demonstrate compliance with the open space standards for single-family residences as set forth in WCC 10.47.050(2)(e) before an ADU or DADU can be legally established.

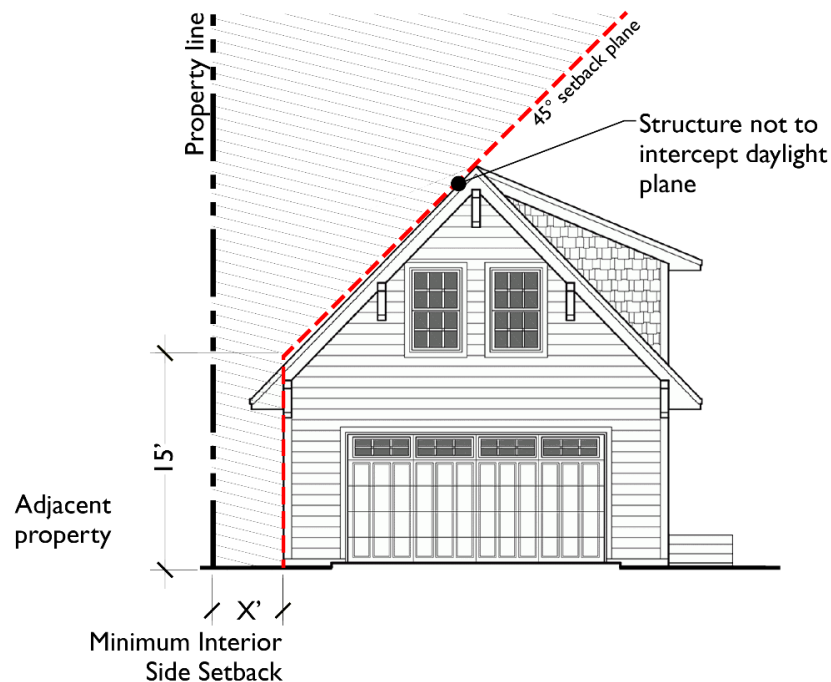
(3) Standards for All Detached Accessory Dwelling Units (DADU).

(a) Setbacks. DADUs shall meet rear and side accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.

(b) Maximum Height.

- (i) DADUs with a roof pitch of 6:12 or greater: 25 feet.
- (ii) DADUs with a roof pitch of less than 6:12: 20 feet.
- (iii) Special Side Setback Standards for DADUs. From a height of 15 feet at the minimum side setback, DADUs shall step back at a 45-degree angle away from the side property line as shown in Figure 10.47.040(3) below. Structures set back further than the minimum side setback shall not encroach into the setback/daylight plane.

Figure 10.47.040(3)

Height/setback plane for DADUs along side setbacks.**10.47.050 Single-family dwellings.**

All single-family dwellings, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose.

- (a) To enhance the character of the street and neighborhood.
- (b) To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.
- (c) To deemphasize garages and driveways as major visual elements along the street.
- (d) To provide usable open space for residents.

(2) Standards.**(a) Entry Standards.**

- (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings. The driveway may be used for pedestrian access.
- (ii) All new dwellings shall provide a covered pedestrian entry with minimum weather protection of four feet by four feet (a covered porch or recessed entry).
- (iii) See the street setback exception for roofed porches and covered entries in WCC 10.46.080(2)(a)(iii).

(b) Driveway Standards.

(i) Minimum and maximum driveway widths for single-family houses facing a public street as measured at the property/right-of-way line are set forth in Table 10.47.050(2)(b) below. Paved areas for vehicle storage or other uses may be wider if they are no less than five feet from the street property/right-of-way line.

Table 10.47.050(2)(b)

Driveway width measured at the property/right-of-way line.

Use Type	Minimum Width	Maximum Width
Residential		
Lot width = 50 feet or greater	10 feet	18 feet
Lot width < 50 feet	10 feet	12 feet or 18 feet if shared with adjacent lot




(c) Garage and Carport Setbacks. Garages and carports are subject to the setback standards in Chapter 10.46 WCC.

(d) Garage Standards. Garages (attached or detached) may occupy no more than 50 percent of the width of the ground-level facade facing the street. Garage doors may exceed this limit up to a maximum of 65 percent of the width of the ground-level facade facing the street provided at least two of the following design details are utilized:

- (i) A decorative trellis over at least the entire width of the garage door(s).
- (ii) A window or windows are placed above the garage on a second story or attic wall.
- (iii) A balcony that extends out over the garage and includes decorative support columns.
- (iv) Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two-car garages.
- (v) Windows on the garage door.
- (vi) Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

Figure 10.47.050(2)(d)

Garage design detail examples.

		
<p>A decorative trellis over the garage door.</p>	<p>A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.</p>	<p>A balcony over garage with decorative support columns.</p>

(e) Standards for Minimum Usable Open Space.

(i) All new single-family dwelling units shall provide a contiguous open space to the side or rear of the dwelling with a minimum dimension of 15 feet on all sides. This space may not be used for vehicle or other large object storage but be available for human activity. The open space may be in the street setback if facing a private lane.

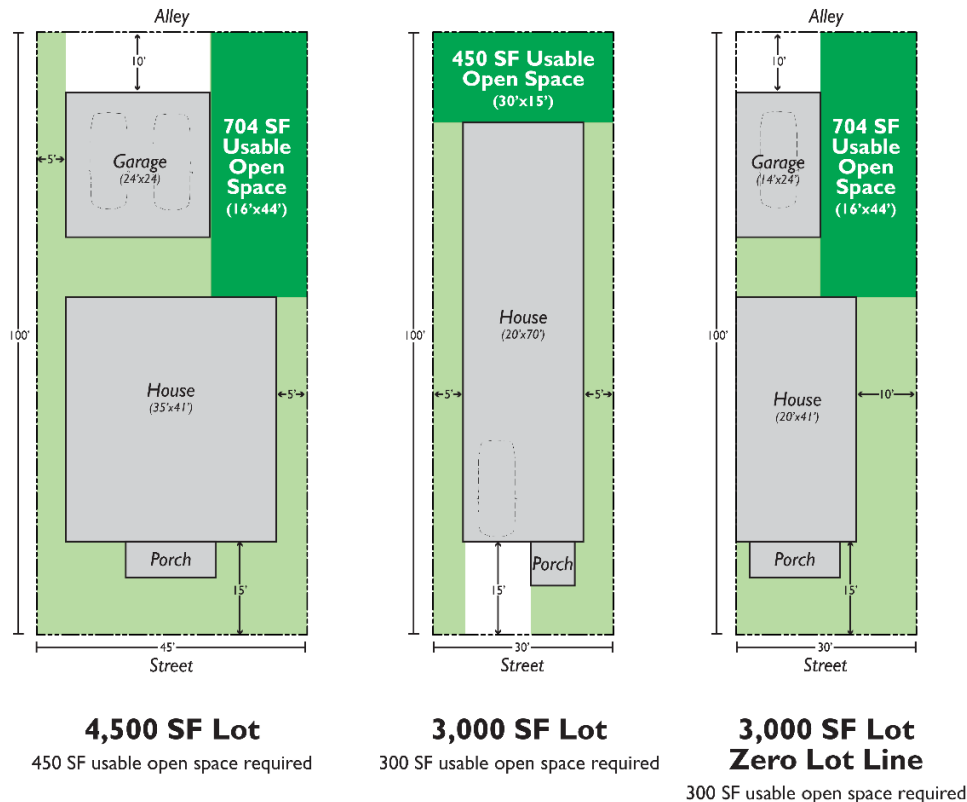
(ii) The open space(s) shall be equivalent to 10 percent (minimum) of the lot area. For example, a 4,000-square-foot lot would require a contiguous open space of at least 400 square feet, or 20 feet by 20 feet in area. Figure 10.47.050(2)(e) illustrates some configurations that comply for residences with alley access.

(iii) Drive aisles shall not count in the calculations for usable open space.

(iv) Additions shall not create or increase any nonconformity with this standard.

Figure 10.47.050(2)(e)

Examples of how to provide the minimum amount of usable open space.



(f) Multiple Single-Family Dwellings on One Lot. Multiple single-family dwellings may be placed on one lot provided the dwellings are located and designed in a manner so that the lot could be subdivided in the future and meet applicable lot dimensions, setbacks, and lot coverage standards applicable to the zoning district and other applicable standards in this title and WCC Title 11. The burden of proof for demonstrating compliance with the applicable standards for the potential short subdivision shall be on the applicant. Submittal requirements will therefore exceed those for a standard building permit. Additional information includes, but may not be limited to, a site plan that includes the "proposed" lot lines, access and utilities, any applicable easements, dimensions, and any other applicable information necessary to demonstrate compliance. Permitting multiple single-family dwellings on a single lot in no way guarantees the ability to subdivide in the future. Future proposed land divisions would need to meet the standards in place at the time of application.

10.47.060 Single-family – Cluster.

All single-family cluster developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Single-family cluster developments are subject to the specialized lot dimension and lot coverage standards in WCC 10.46.020 that allow for lot sizes close to 50 percent of the size of standard lots. However, single-family cluster developments are subject to the standard maximum building height limits and maximum density prescribed for the applicable zone along with the standards for single-family dwellings in WCC 10.47.050.

(a) All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes.

The open space shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner.

(b) The open space created and set aside shall remain for preservation, recreation and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the subdivision or, where the land has been deeded to the city of Wenatchee, to the public.

(2) As an alternative to the cluster provisions in subsection (1) of this section, lots may be exempted from minimum lot area, depth, width, and rear setback standards, provided they are arranged in clusters of four to 12 dwelling units around a centralized common open space and meet the following standards:

(a) Development parameters based on compliance with the provisions herein shall be placed on the final plat or final unit lot subdivision.

(b) Cluster single-family developments shall meet zoning district density standards.

(c) Setbacks.

(i) Dwellings built along streets and side property lines along the perimeter of the development are subject to the applicable street and side setbacks in WCC 10.46.020.

(ii) Dwellings built along rear property lines shall maintain 10-foot minimum setbacks.

(iii) The minimum internal setback between dwellings is 10 feet.

(d) At least 50 percent of the dwellings shall abut a common open space meeting the standards in subsection (2)(g) of this section. Direct access to the common open space shall be provided for each dwelling by a paved walkway. See also Residential Design Guideline D.3 (Residential Open Space Elements).

(e) Site Design and Orientation. Dwellings within a cluster development shall be oriented to promote a sense of community, both within the development and, with respect to the larger community, outside of the development. A cluster subdivision shall not be designed to “turn its back” on the surrounding neighborhood by locating rear yards to face a public street.

(i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the dwelling entry is required.

(ii) All new dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Section C.1 (Ground related units facing streets, common pathways, or common open space), Section C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and Section E.5.1 (Building entrances: configuration and details).

(iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50 percent of the dwellings in the cluster subdivision (see subsection (2)(g) of this section). Direct access to the common open space shall be provided for each dwelling by a paved walkway. See also Residential Design Guideline Section D.3 (Residential open space elements).

(iv) One existing single-family dwelling may be incorporated into a cluster development. Nonconforming residences with respect to architectural standards shall be permitted.

(v) A cluster development may contain one community building that is clearly incidental in use and similar in size and architectural design of the dwellings. Such community building shall be commonly owned by the residents.

- (vi) Cul-de-sacs are not permitted within a single-family cluster development, unless it can be demonstrated that no other configuration is feasible.
- (f) Building Design and Orientation. See Section E in the Residential Design Guidelines.
- (g) Common Open Space Standards.
 - (i) A common open space is required for each cluster of four to 12 dwellings.
 - (ii) A minimum of 300 square feet of common open space shall be provided per dwelling unit.
 - (iii) Each common open space shall be a minimum of 1,500 square feet in size with no dimension less than 25 feet, regardless of the number of dwelling units.
 - (iv) Common open space shall meet the requirements of the Residential Design Guidelines, especially Section C.3.2.b, and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, non-commercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
 - (v) Fences are not allowed within any common open space area.
 - (vi) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
- (h) Private Open Space. Each dwelling shall include a minimum of 400 square feet of private open space (in addition to common open space). The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space.
- (i) Surface water management facilities may be included in the required private and common open space areas provided they are designed to provide functional recreational uses for the residents.
- (j) Driveway, Access, Parking, and Garages.
 - (i) Dwellings adjacent to a street are subject to applicable driveway and garage standards for single-family dwellings in WCC 10.47.050.
 - (ii) Parking and garages for individual dwellings may be configured separately on each lot or dwelling site (attached or detached) or clustered in shared parking areas.
 - (iii) Parking areas and garages (individual or shared) shall not be sited adjacent to common open spaces. The director may allow exceptions where site and/or building design features are integrated to minimize the impacts of garages and parking areas on the function and character of the common open space.
 - (iv) Where parking areas and garages are provided on each dwelling lot or site, shared private lanes may be used to access up to six dwelling units. Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:
 - (A) Maximum length: 150 feet.
 - (B) Minimum width: 15 feet paved lane within a 20-foot-wide easement.
 - (v) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.
- (k) Landscaping. See Residential Design Guidelines Section D.1.

- (l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

10.47.070 Single-family – Courtyard.

All single-family courtyard developments, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Purpose. To allow greater flexibility to integrate infill single-family lots served by a shared private lane.

- (2) Standards.

- (a) Maximum number of lots served by a shared private lane: six (this includes lots fronting the street on either side of the private lane as shown in Figure 10.47.070(3)).

- (b) Shared private lanes are subject to the private lane standards in WCC 11.20.020, except:

- (i) Maximum length: 150 feet (see Figure 10.47.070(3) for examples).
- (ii) Minimum width: 15-foot paved lane within a 20-foot-wide easement.
- (iii) Maximum number of lots: six in a single-family courtyard development.

- (c) Setback Standards and Options for Lots Served by a Shared Private Lane.

- (i) Lots fronting on a public street and containing a shared private lane on one side are considered corner lots for the purpose of determining setbacks (see WCC 10.46.080(2)(c) for details).
- (ii) Open space standards of WCC 10.47.050(e) apply.
- (iii) Garages facing a shared private lane easement shall be set back at least 20 feet from the easement line.
- (iv) For interior lots featuring a shared private lane and easement extending through one side of the lot, no street setback is required. Such lots are subject to side setbacks on three sides. For the side of the lot featuring the access easement, the side setback is applied from the edge of the easement. The rear setback is located opposite the shared private lane.
- (v) Lots sited at the terminus of a shared private lane easement are exempt from the street setback requirement. Such lots shall meet side setbacks on three sides and a rear setback on one side.

- (3) See Figure 10.47.070(3) for examples of subdivisions served by shared private lanes and clarification of street, interior, and rear setbacks.

Figure 10.47.070(3)

Examples of courtyard single-family developments.



10.47.080 Infill-cottage housing (two to three units).

Infill-cottage housing developments refer to a type of cottage housing (defined in WCC 10.08.050) that features between two to three cottage dwellings. Infill-cottage housing developments, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To ensure compatibility with neighboring uses.
- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

(a) Occupancy. Cottage housing development options include ownership, rental, condominium, and subdivision. One existing single-family dwelling may be incorporated into an infill-cottage housing development. Nonconforming residences with respect to architectural standards shall be permitted.

(b) Minimum and Maximum Number of Cottages.

(i) Two units minimum.

(ii) Three units maximum.

(c) Maximum Cottage Size. The total floor area for cottages shall not be larger than 1,000 square feet gross floor area.

(d) Density. For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for between 1.0 and 1.49 dwelling units, two cottages complying with the provisions herein may be built. For an existing lot that qualifies for between 1.50 and 1.99 dwelling units, three cottages may be built.

(e) Setbacks.

(i) Cottages built on existing individual lots shall be subject to the standard street and side setbacks in WCC 10.46.020. The minimum rear setback shall be 15 feet.

(ii) Where multiple cottages are clustered on a parent lot or the units on that lot are subdivided as a unit lot subdivision, the standard front, side, and rear setbacks in WCC 10.46.020 apply to the lot lines of the parent lot(s). The minimum internal setback between cottages is 10 feet.

(iii) Two cottages may share a common wall with no side setback in a duplex arrangement.

(f) Access Standards.

(i) Cottages, where subdivided on their own individual lots, may be accessed by private individual driveways, provided such driveways meet the standards of Table 10.47.050(2)(b).

(ii) A shared driveway meeting the requirements of WCC 11.20.020(12)(a)(i) through (xi) is allowed. Such shared driveway may be used to access up to three cottage dwellings, provided all other applicable standards are met.

(g) Entry Standards. See Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.

(h) Parking and Garages.

(i) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.

(ii) Garages with a footprint of up to 300 square feet may be attached to individual cottages provided such garages meet setback standards set forth in subsection (2)(h)(iii) of this section.

(iii) Garages and carports are subject to the setback standards in Chapter 10.46 WCC.

(iv) Garages and other parking facilities for the cottages may be located or clustered to the side or rear of cottages. Detached and shared garages or carports are limited in size to 300 square feet footprint per cottage (e.g., up to 900 square feet if shared between three cottages).

(i) Maximum Height. Notwithstanding WCC 10.46.020, the maximum height of cottages built under this section is 25 feet where a minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided. Otherwise, the maximum cottage height is 18 feet.

(j) Minimum Open Space. Cottage developments may meet their open space standards either with private open spaces or common shared open spaces.

(i) Cottages developed on private individual lots are subject to the minimum usable open space standards for single-family dwellings in WCC 10.47.050(e).

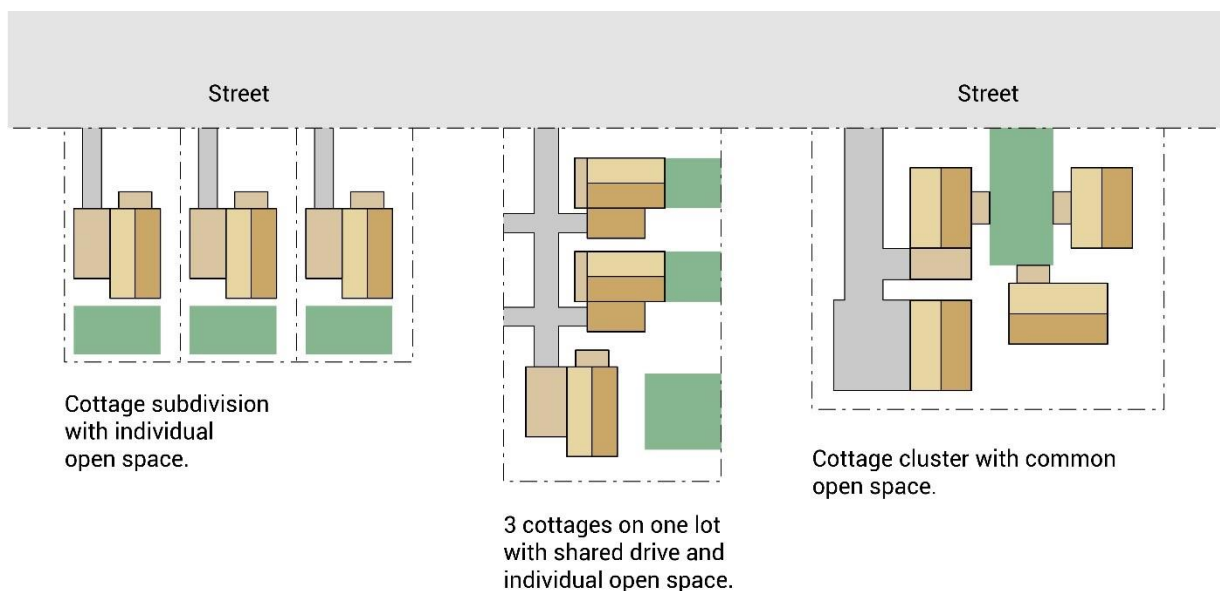
(ii) Cottages opting to include shared common open spaces shall integrate such space located between and directly accessible to the cottages. The common open space shall contain at least 250 square feet per unit with no dimension less than 20 feet. Common open space shall be improved for passive or active recreational use. Common open spaces are subject to the Residential Design Guidelines Section C.3.2.b. Examples may include, but are not limited to, courtyards, open lawn areas, landscaped picnic areas or gardens. Common open space shall be located in a separate tract or tracts, and owned in common by all property owners.

(k) Landscaping. See Chapter 10.62 WCC.

(l) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

Figure 10.47.080(2)

Example configurations of developments with three cottages.



10.47.090 Cottage housing (four or more units).

Cottage housing, where defined in WCC 10.08.050 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards when four or more units are proposed unless otherwise regulated within this code:

(1) Purpose.

(a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).

(b) To provide opportunities for more affordable housing within single-family neighborhoods.

(c) To encourage creation of functional usable open space in residential communities.

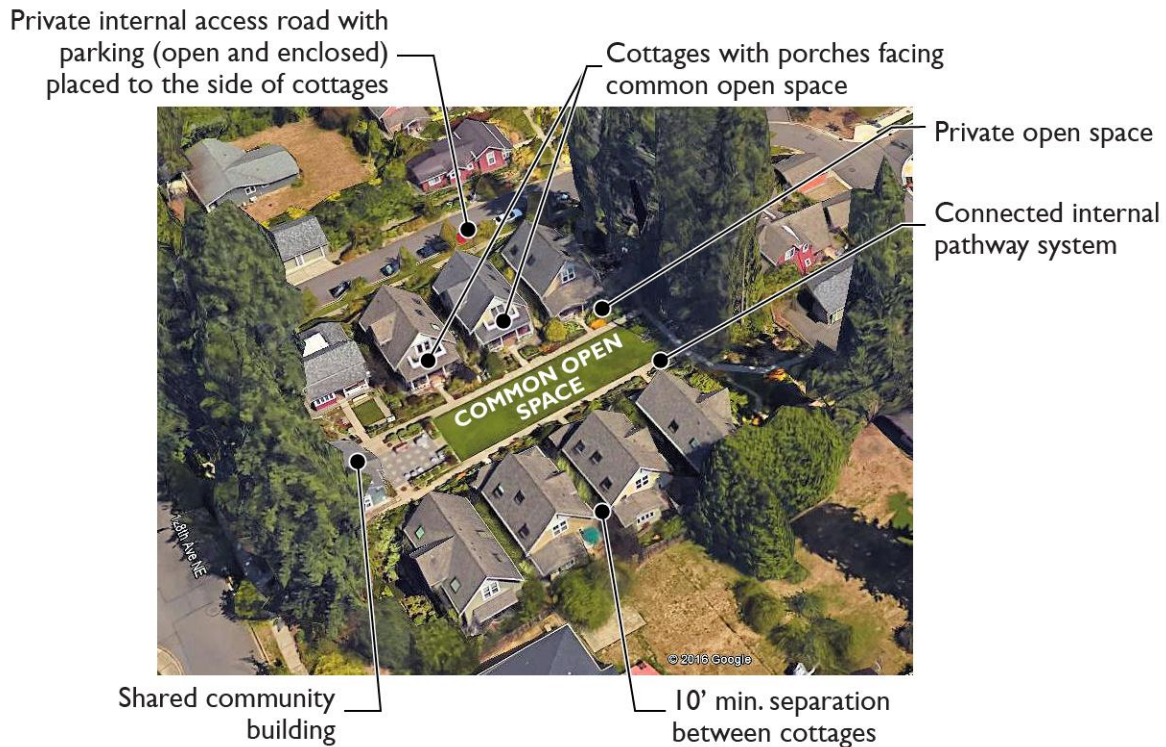
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.090(1)(a)**Cottage housing development examples.**

Left example: Note the transition between the common open space on the left and the cottages includes a semi-private garden space and a porch. The middle and right images illustrate the

standard “commons” as a simple green space for informal recreation activities. In all examples, the units orient towards the open space and include porches and a small semi-private garden.

**Figure 10.47.090(1)(b)
Cottage housing site plan example.**



(2) Standards.

(a) Cottage housing development options include ownership, rental, condominium, and subdivision.

(b) Subdivision. Where a cottage housing development involves a subdivision, development parameters as determined by the city shall be placed on the final plat or final unit lot subdivision.

(c) Minimum and Maximum Number of Cottages.

(i) A single cottage housing development shall include a minimum of four dwelling units.

(ii) Four to 12 cottage structures may make up a cluster (a grouping of cottages situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).

(d) Maximum Cottage Size. The total floor area for a cottage shall be no greater than 1,200 square feet; provided, the ground floor is not greater than 800 square feet.

(e) Density. For the purposes of complying with the maximum density of the applicable zoning district, each cottage shall be counted as one-half dwelling unit. For example, for an existing lot that qualifies for three dwelling units would qualify for six cottages.

(f) Setbacks.

- (i) Cottages built along streets are subject to the applicable street setbacks in Chapter 10.46 WCC.
 - (ii) Cottages built adjacent to side property lines are subject to the applicable side setback.
 - (iii) Cottages built along rear property lines of the parent lot(s) shall maintain a 10-foot minimum setback in the RS and RL zones and a five-foot minimum setback in all other applicable zones.
 - (iv) The minimum internal setback between cottages is 10 feet, except that two cottages may share a common wall as in a duplex configuration. Within a given development, up to one-half of the cottages may feature the shared wall/duplex configuration.
- (g) Site Design and Orientation. Dwellings within a cottage housing development shall be oriented to promote a sense of community, both within the development and, with respect to the larger community, outside of the cottage project. A cottage development shall not be designed to “turn its back” on the surrounding neighborhood by locating rear yards to face a public street.
- (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new cottage dwellings.
 - (ii) All new cottage dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space), C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1 (Building entrances: configuration and details).
 - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50 percent of the cottages in the development (see open space standards below); direct access to the common open space shall be provided for each cottage by a paved walkway. See also Residential Design Guideline D.3, Residential Open Space Elements.
 - (iv) One existing single-family dwelling may be incorporated into a cottage housing development of six or more cottages as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
 - (v) A cottage housing development may contain one community building that is clearly incidental in use and similar in size and architectural design of cottages. Such community building shall be located on the same site as the cottage housing development and be commonly owned by the residents.
 - (vi) Cul-de-sacs are not permitted within a cottage development, unless it can be demonstrated that no other configuration is feasible.
- (h) Building Design and Orientation. See Section E in the Residential Design Guidelines.
- (i) Open Space.
- (i) A common open space is required for each cottage cluster.
 - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - (A) Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially Section C.3.2.b, and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, noncommercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.

(C) Fences are not allowed within any common open space area.

(D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.

See Figures 10.47.090(1)(a) and (b) for examples.

(iii) Each cottage unit shall include a minimum of 200 square feet of private open space (in addition to common open space). The private open space shall have no dimension less than 10 feet, be located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.

(iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.

(j) Access, Driveways, Parking, and Garages.

(i) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC 11.20.020, Streets, shall also apply.

(ii) Each cottage dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.

(iii) Cottages adjacent to a street are subject to applicable driveway and garage standards for single-family dwellings in WCC 10.47.050.

(iv) Parking areas shall be located to the side or rear of cottage clusters (not between the cottages and the street front unless no other configuration is feasible, as determined by the director). Landscaping in form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.

(v) Private garages are allowed to be attached to or detached from individual cottages if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.

(vi) Enclosed parking areas may be grouped into a single structure. Individual garage doors shall be one car width.

(k) Landscaping. Cottage housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. See also Residential Design Guidelines Section D.1.

(l) Architectural Design. See Residential Design Guidelines Section E: Building Design.

(m) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

10.47.100 Duplexes.

All duplexes, where defined in WCC 10.08.055 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these duplex design standards is to:

- (a) To enhance the character of the street and neighborhood.
- (b) To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.
- (c) To deemphasize garages and driveways as major visual elements along the street.
- (d) To provide usable open space for residents.

(2) Standards.

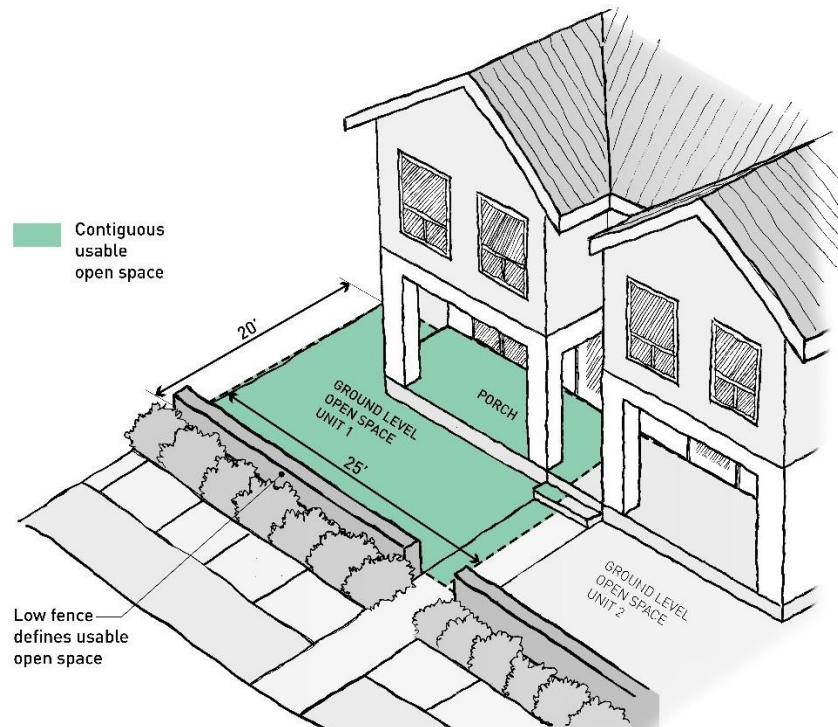
- (a) Off-Street Parking. Each dwelling unit shall have one parking stall per bedroom up to two stalls per dwelling unit.
- (b) Access. Access to principal or minor arterial streets shall be limited to a single driveway (18 feet maximum width) per unit unless accessed from an alley or as otherwise approved by the city engineer.
- (c) Architectural Design. See Residential Design Guidelines Section E: Building Design.

(3) Minimum Usable Open Space. Duplexes shall include usable open space for each dwelling unit:

- (a) Each unit shall include a contiguous open space with a minimum dimension of 15 feet on all sides. The director will allow a reduced minimum dimension of 10 feet on all sides provided multiple usable open spaces are integrated such as upper level decks or balconies.
- (b) The combined open spaces shall be equivalent to 10 percent (minimum) of the duplex lot area. For example, an 8,000-square-foot lot would require a usable open spaces of at least 800 square feet (e.g., 20 feet by 20 feet (400 square feet) for each unit). Unenclosed ground-level porches and patio areas and upper floor decks may be included in the open space calculations.
- (c) Street setbacks may be used to meet this standard provided they are defined with a fence meeting the standards of WCC 10.48.130.
- (d) Drive aisles shall not count in the calculations for usable open space.
- (e) Additions shall not create or increase any nonconformity with this standard.

Figure 10.47.100(a)

Example of integrating a duplex's minimum usable open space into the street setback.



10.47.110 Patio homes.

All patio homes, where defined in WCC 10.08.115 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose. The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and the community as a whole. Furthermore, the purpose of these patio design standards is to:

- (a) To enhance the character of the street and neighborhood.
- (b) To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape.
- (c) To deemphasize garages and driveways as major visual elements along the street.
- (d) To provide usable open space for residents.

(2) Standards. Patio homes are subject to the same standards as duplexes, as set forth in WCC 10.47.100.

10.47.120 Courtyard housing.

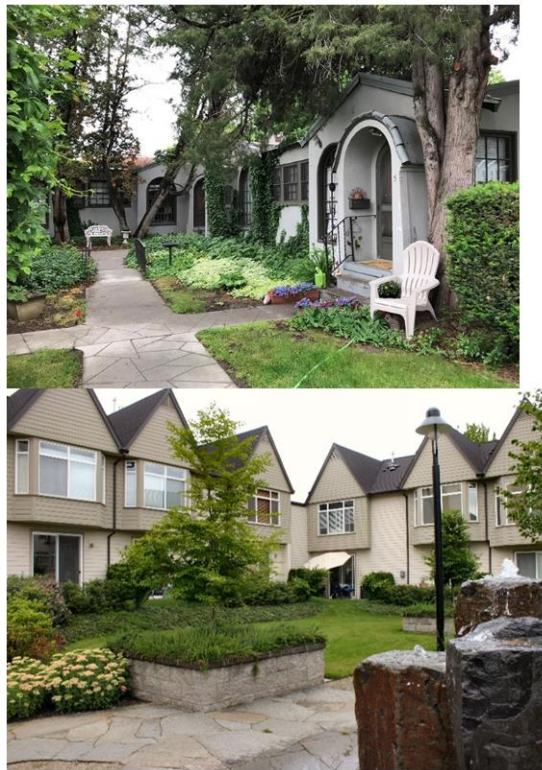
All courtyard housing developments, where defined in WCC 10.08.050 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code:

Courtyard housing is characterized by attached multifamily units arranged around a courtyard. The units may be all ground related, like townhouses, or a combination of ground related and upper story residences. Courtyard housing on a single lot is a special case of “multifamily development,” but standards for courtyard housing are separated here because of that housing type’s unique configuration around a courtyard or open space.

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To encourage creation of functional usable open space in a pleasant setting.
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

Figure 10.47.120
Courtyard housing development examples.



(2) Standards.

- (a) Courtyard housing development options include ownership, rental, condominium, and subdivision.
- (b) Subdivision. Where a courtyard housing development involves a subdivision, development parameters, as determined by the city, may be placed on the final plat or final unit lot subdivision.

(c) Minimum and Maximum Number of Dwelling Units.

- (i) A single courtyard housing development shall include a minimum of four dwelling units, up to a maximum of 24 units. The city may allow development of more than 24 dwelling units if all of the purposes stated above are achieved.

(d) Density. The maximum density shall be as described in WCC 10.46.020, except that dwelling units under 1,000 square feet (excluding unenclosed front porches) may be counted as three-quarters of a unit (resulting in a one-third density bonus).

(e) Setbacks.

- (i) Courtyard buildings facing public streets are subject to the applicable street setbacks in Chapter 10.46 WCC.
- (ii) Courtyard buildings built along the side yards of adjacent properties (not in the development) are subject to the applicable side setback.
- (iii) Courtyards built along rear property lines of adjacent properties (not in the development) shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
- (iv) There is no minimum internal setback between units within a courtyard development.

(f) Site Design and Orientation. Dwellings within a courtyard housing development shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the courtyard project.

- (i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and the courtyard is required for new courtyard dwellings.
- (ii) All new courtyard dwellings adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space), C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1 (Building entrances: configuration and details).
- (iii) Common open space shall be provided in a centrally located focal area for the development and about at least 50 percent of the courtyards in the development (see open space standards below); direct access to the common open space shall be provided for each courtyard by a paved walkway.

(g) Building Design and Orientation. See Section E in the Residential Design Guidelines.

(h) Open Space.

- (i) A common open space is required for each courtyard cluster.
- (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - (A) Common open space within a development shall be a minimum of 800 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially Section C.3.2.b, and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens.
 - (C) Fences are not allowed within any common open space area.

(D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.

(E) Setbacks, porches and other measures required in Residential Design Guideline C.1.1 shall not be counted as common open space.

(iii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.

(i) Access, Parking, and Garages.

(i) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC 11.20.020, Streets, shall also apply.

(ii) Each courtyard dwelling unit shall provide one off-street parking space per bedroom, up to two parking spaces per unit.

(iii) Parking areas shall be located to the side or rear of courtyard units (not between the courtyard and the street front unless no other configuration is feasible, as determined by the city). Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots from neighboring properties and common open spaces.

(iv) Private garages are allowed to be attached to or detached from individual courtyard units if less than 250 square feet in size and accessible by an alley or shared private lane. Private garages shall match the architectural style of the courtyard units.

(v) Enclosed parking areas may be grouped together within one or more structures. Individual garage doors shall be one car width.

(j) Landscaping. Courtyard housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. See also Residential Design Guidelines Section D.1.

(k) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas and open spaces and preclude the conversion to another use.

10.47.130 Townhouses.

All townhouses, as defined in WCC 10.08.135 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code:

(1) Purpose.

(a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).

(b) To encourage creation of functional usable open space in residential communities.

(c) To enhance the streetscape and promote neighborhood interaction and safety through design.

(d) To ensure compatibility with neighboring uses.

(e) To enhance design character and livability of townhouse developments.

(f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

(a) Setbacks. The minimum setbacks set forth in Chapter 10.46 WCC apply to development frontage and external side and rear setbacks of the entire townhouse development. Townhouse units within a single development are exempt from internal side and rear setbacks unless otherwise noted below. However, if the development includes the creation of new lots, the new development shall conform to the provisions of WCC 11.32.080, Unit lot subdivisions.

(i) Townhouses built along and oriented to public streets are subject to the applicable street setbacks in Chapter 10.46 WCC. Additionally, the setbacks for garages accessing a public street apply.

(ii) Townhouses built along side property lines of adjacent properties are subject to the applicable side setbacks in Chapter 10.46 WCC.

(iii) Townhouses built along rear property lines of adjacent properties shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.

(iv) The minimum internal setback between townhouse buildings built around and facing a pathway is 15 feet between the facades of each building.

(v) The minimum setback for townhouses (including porches and covered entries) not fronting on a public street shall be:

(A) Ten feet from the back edge of the sidewalk or 15 feet from the edge of roadway/driveway pavement for an internal drive (pursuant to subsection (2)(d) of this section).

(B) Fifteen feet from a private lane easement or tract.

(C) The minimum setback for a garage facing a private lane or internal drive aisle shall be at least five feet further from the building facade facing the private lane or internal drive aisle, including a porch or covered entry, and no less than 20 feet from the edge of roadway/driveway pavement and sidewalk if applicable.

(vi) See also requirements for ground related residential units in Residential Design Guidelines Section C.1.1.

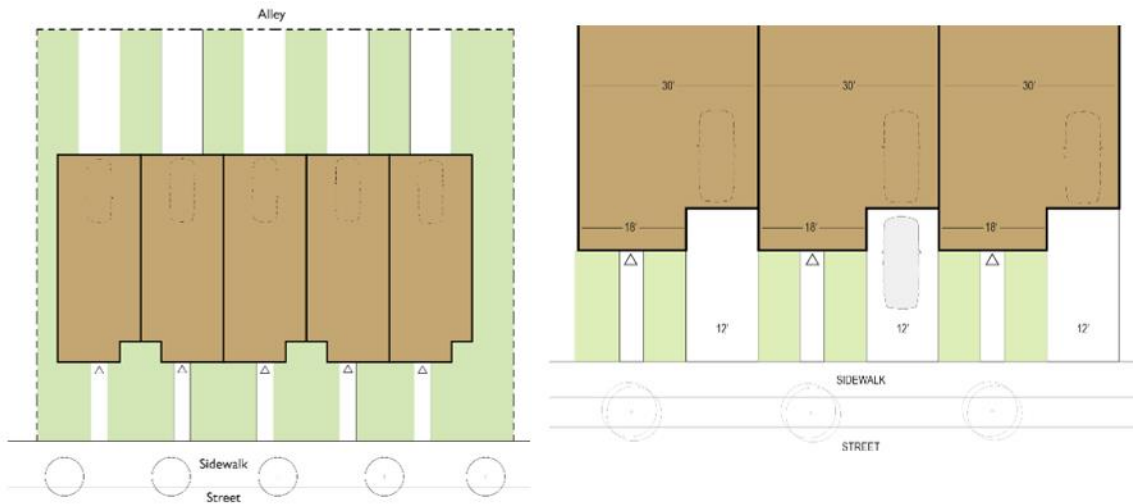
(b) Entries. See Residential Design Guidelines Section E.5.1.

(c) Front-Loaded Townhouses. Private driveways (maximum 12 feet wide) and garages facing the street (single-car width and a maximum 10 feet wide) are allowed in the following circumstances:

(i) Where townhouse units are at least 30 feet wide. See Figure 10.47.130(2)(c) below for examples; and

(ii) Where townhouses front a street other than a designated principal or minor arterial.

Figure 10.47.130(2)(c)
Townhouse garage access configurations – acceptable and unacceptable examples.



The left example includes alley access to private garages. The right example includes front-loaded townhouses units that meet the 30' minimum width standard for such designs that include individual 12' maximum driveway widths accessed from the street.



The left example features individual driveways and garages for townhouses less than 30' wide (and thus would not be allowed).

(d) Townhouses with Shared Access.

(i) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation within a townhouse development shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC 11.20.020, Streets, shall also apply.

(ii) Minimum building separation across internal drive aisles shall be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the reduced side setback provisions referenced in WCC 10.46.080(4). The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.

(iii) Portions of internal drive aisles within townhouse developments that have parking spaces that are directly adjacent shall meet the dimensional standards in WCC 10.60.030.

(e) Parking. Off-street parking standards for townhouses are set forth in WCC 10.60.080 as a type of multifamily dwelling (based on the number of bedrooms).

(f) Usable Open Space. Townhouse dwellings shall provide open space at least equal to 10 percent of the gross floor area. The required open space may be provided by one or more of the following:

(i) Private ground-level open space that is directly adjacent and accessible to dwelling units. Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks from private lanes or drives may be used to meet this standard, provided they are defined with a fence meeting standards of WCC 10.48.130.

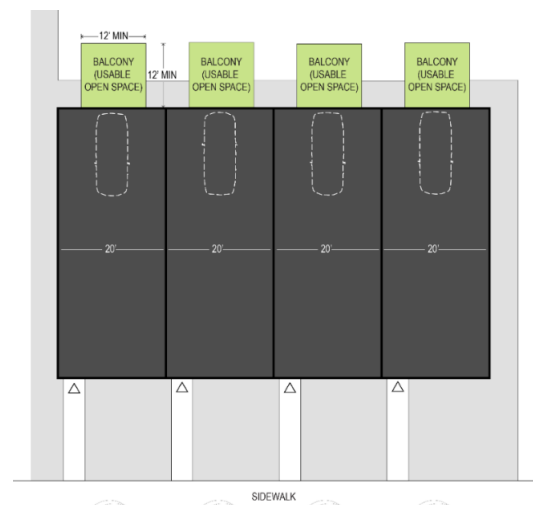
(ii) Balconies, roof decks or porches.

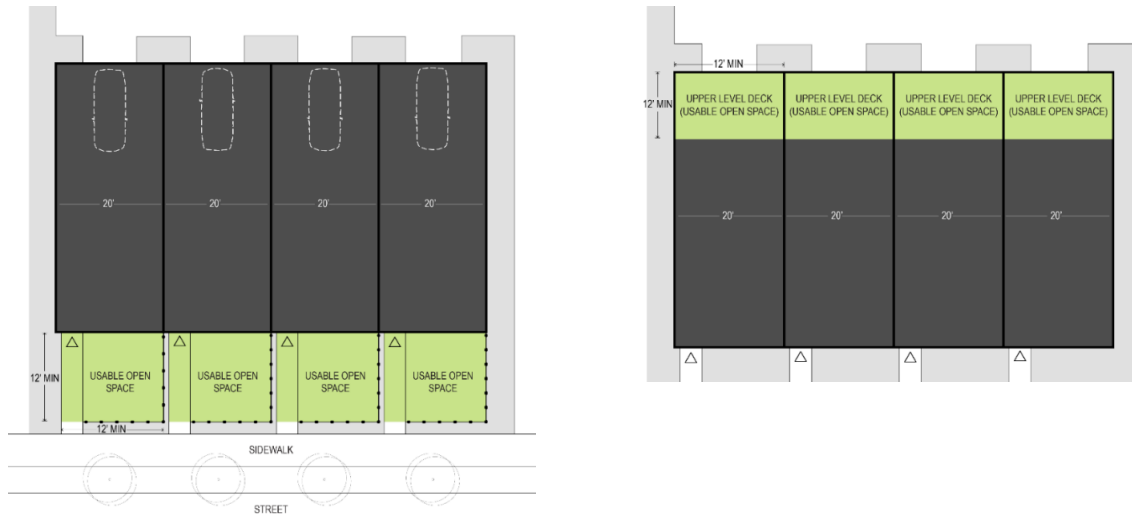
Figure 10.47.130(f)(1)

Examples of usable open space adjacent to townhouse units.



The lower left example includes usable open space in the front yard. The lower right example includes an upper level deck the full width of the unit. The right example uses a balcony that's placed over the garage driveway.





(g) Building Design. See Residential Design Guidelines Section E.

10.47.140 Live-work dwellings.

All live-work dwellings, where defined in WCC 10.08.095 and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code:

A live-work dwelling is a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind. A live-work dwelling may be designed as any type of household living dwelling unit. All live-work dwellings, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Purpose. To allow for the opportunity to combine live/work functions into one dwelling.

(2) Standards.

(a) Permitted nonresidential uses may be those that are permitted in the applicable zone or overlay designation as established by Chapter 10.10 WCC, District Use Chart.

(b) See standards in other subsections of Chapters 10.46 and 10.47 WCC as well as the Residential Design Guidelines for the applicable dwelling type the live-work use resides in.

(c) The nonresidential use may occupy up to 50 percent of the gross floor area of the live-work dwelling.

(d) The ground floor shall be designed to accommodate nonresidential uses. This includes an area along the building frontage with:

(i) Minimum floor to ceiling height: 13 feet.

(ii) A ground floor interior room facing a public entrance suitable for business uses at least 250 square feet in floor area.

(e) The residential use and the nonresidential use are subject to the provisions of Chapter 10.60 WCC. Exception: Where nonresidential net floor area is less than 1,000 square feet and where on-street parking is available along the site's frontage, uses that require less than four spaces per 1,000 square feet of net floor area per WCC 10.60.080 are exempt from additional off-street parking spaces.

10.47.150 Multifamily development.

All multifamily dwellings, as defined in WCC 10.08.055, and where allowed by Chapter 10.10 WCC, District Use Chart, are subject to compliance with the Residential Design Guidelines and shall meet the following standards unless otherwise regulated within this code. Exception: Courtyard housing (see WCC 10.47.120) and townhouses (see WCC 10.47.130) are exempt from the standards herein.

(1) Purpose.

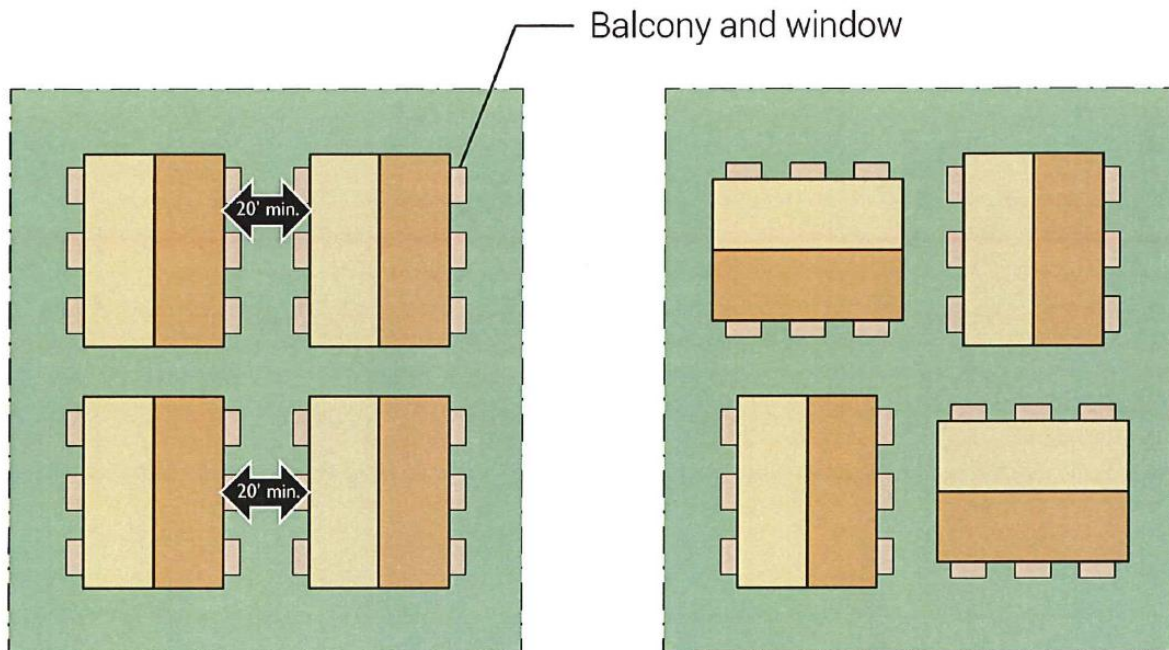
- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing close to transit, employment and services.
- (c) To ensure compatibility with neighboring uses.
- (d) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

**Figure 10.47.150(1)
Multifamily housing development examples.**

**(2) Standards.**

- (a) Multifamily housing development options include ownership, rental, and condominium.
- (b) Density. The maximum density shall be as described in WCC 10.46.020.
- (c) Setbacks.
 - (i) Multifamily buildings are subject to the applicable setbacks in Chapter 10.46 WCC.
 - (ii) Multifamily development built along rear property lines of adjacent properties (not in the development) shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.
 - (iii) If more than one multifamily building is built on a single lot, building faces with windows facing into opposing/adjacent residential units shall be at least 20 feet apart.

Figure 10.47.150(2)
Multifamily housing development examples.



The buildings in the left example, where units and balconies face each other, shall be placed at least 20 feet apart. The configuration of buildings on the right, where units face the side of other buildings and thus feature less privacy impacts, are not subject to the 20-foot setback requirement.

(d) Site Design and Orientation. Dwellings within a multifamily housing development shall be oriented to provide both access and privacy for the residents.

(i) Clear and obvious pedestrian access and visual access between the sidewalk (or the street if there is no sidewalk) and any shared entrance(s) or exterior primary entrances to a unit (if applicable) are required for new multifamily dwellings.

(ii) For all new multifamily dwellings adjacent to a street, see Residential Design Guidelines, especially Sections C.1, C.2.1 and E.5.1.

(e) Building Design and Orientation. See Section E in the Residential Design Guidelines.

(f) Open Space.

(i) Amount of Required Residential Open Space. All new multifamily buildings with three or more residential units shall either provide on-site open space of 100 square feet per dwelling unit or 10 percent of residential unit floor area (excluding hallways and common areas) that provides functional leisure or recreational activities. (The lesser amount of the two calculations is acceptable.) The open space may be in the form of common open space, balconies, roof decks, indoor recreation spaces or similar features provided they meet the requirements of the Residential Design Guidelines Section C.3. Required setback areas shall count as part of the required open space requirement if they meet the requirements in the Residential Design Guidelines.

(ii) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.

(g) Access, Parking, and Garages.

(i) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC 11.20.020, Streets, shall also apply.

(ii) Each multifamily dwelling unit shall provide at least one off-street parking space per bedroom, up to two parking spaces per unit.

(iii) Parking areas shall be located to the side or rear of multifamily units (not between the multifamily building and the street front unless no other configuration is feasible, as determined by the director). Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.

(iv) Private garages are allowed to be attached to or detached from individual multifamily units if less than 250 square feet in size and accessible by an alley or shared driveway. Private garages shall match the architectural style of the multifamily units.

(v) Enclosed parking areas are encouraged to be clustered, with no more than three parking spaces together within one structure not greater than 800 square feet. Individual garage doors shall be one car width.

(h) Landscaping. Multifamily housing developments shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. See also Residential Design Guidelines Section D.1.

(i) Architectural Design. Conform to the Residential Design Guidelines Section E.

(j) General Storage. Storage of personal property and materials, of residents as well as managers and owners of a development, shall be located outside of required street setback areas, and it shall be entirely within an enclosed building or screened from view of the surrounding properties with a sight-obscuring fence and landscaping. Developments for which WCC 10.48.320 applies shall also meet those standards.

10.47.160 Mixed use development or building.

All mixed use buildings or developments, where defined in WCC 10.08.100 and where allowed by Chapter 10.10 WCC, District Use Chart, shall meet standards applicable to the specific mix of uses integrated into the development or building. For example, a building integrating ground floor commercial and upper-story multifamily will be subject to:

(1) District development standards of Chapter 10.46 WCC.

(2) Other applicable development standards associated with commercial development within this title.

(3) WCC 10.47.150, Multifamily development.

10.47.170 Alley access and improvements.

(1) Alley access is required for all residential development on sites adjacent to alleys where the city engineer determines that the alley is sufficiently improved to provide adequate circulation.

(2) Developments requiring six or more parking spaces accessing an alley shall pave the alley if needed and make necessary stormwater improvements.

10.47.180 Manufactured home communities.

Manufactured home communities use permissions are provided by Chapter 10.10 WCC, District Use Chart. Manufactured home communities are subject to the following standards unless otherwise regulated within this code:

(1) Purpose.

- (a) To provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals).
- (b) To provide opportunities for more affordable housing within single-family neighborhoods.
- (c) To encourage creation of functional usable open space in residential communities.
- (d) To promote neighborhood interaction and safety through design.
- (e) To ensure compatibility with neighboring uses.
- (f) To provide opportunities for infill development consistent with goals of the Wenatchee urban area comprehensive plan.

(2) Standards.

- (a) Manufactured home community options include ownership, rental, condominium, and subdivision.
- (b) Manufactured homes placed in the manufactured home community shall meet the definition of both “manufactured home” and “manufactured home, designated” found in WCC 10.08.100 and the standards in WCC 10.47.020 in addition to the standards in this section.
- (c) Subdivision. Where a manufactured home community involves a subdivision, development parameters as determined by the city shall be placed on the final plat or final unit lot subdivision. Where manufactured home communities involve the lease of various spaces, the layout shall be placed on a binding site plan meeting the standards in WCC Title 11.
- (d) Minimum Size of Development and Maximum Size of Cluster.
 - (i) A single manufactured home community shall be at least two acres in size.
 - (ii) Up to 12 units may make up a cluster (a grouping of units situated around a common open space or pedestrian circulation network, each with an entry facing the courtyard or pedestrian system).
- (e) Maximum Floor Area. The total floor area for a unit in a manufactured home community shall be no larger than 1,500 square feet.
- (f) Density. The manufactured home community shall comply with the density of the applicable zoning district.
- (g) Setbacks.
 - (i) Units placed along streets are subject to the applicable street setbacks in Chapter 10.46 WCC.
 - (ii) Units placed adjacent to side property lines are subject to the applicable side setback.
 - (iii) Units placed along rear property lines of parent lot(s) shall maintain 10-foot minimum setbacks in the RS and RL zones and five-foot minimum setbacks in all other applicable zones.

- (iv) The minimum internal setback between manufactured homes is 10 feet. This includes carports, roofs, decks, etc.
- (h) Site Design and Orientation. Dwellings within a manufactured home community shall be oriented to promote a sense of community, both within the development, and with respect to the larger community, outside of the project. The development shall not be designed to “turn its back” on the surrounding neighborhood by locating rear yards to face a public street.
 - (i) Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new manufactured homes.
 - (ii) All new manufactured homes adjacent to a street shall meet the Residential Design Guidelines, especially Sections C.1 (Ground related units facing streets, common pathways, or common open space), C.2.1 (Pedestrian connectivity within multi-unit residential development with more than one building) and E.5.1 (Building entrances: configuration and details).
 - (iii) Common open space shall be provided in a centrally located focal area for the development and abut at least 50 percent of the units in the development (see open space standards below); direct access to the common open space shall be provided for each unit by a paved walkway. See also Residential Design Guideline Section D.3, Residential open space elements.
 - (iv) One existing single-family dwelling may be incorporated into a manufactured home community of six or more units as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
 - (v) A manufactured home community may contain one community building that is clearly incidental in use and similar in size and architectural design of the units. Such community building shall be located on the same site as the development and be commonly owned by the residents.
 - (vi) Cul-de-sacs are not permitted within a manufactured home community, unless it can be demonstrated that no other configuration is feasible.
- (i) Building Design and Orientation. See Section E in the Residential Design Guidelines.
- (j) Open Space.
 - (i) A common open space is required for each cluster of units.
 - (ii) A minimum of 200 square feet of common open space shall be provided per dwelling unit.
 - (A) Common open space within a development shall be a minimum of 1,000 square feet in size with no dimension less than 15 feet, regardless of the number of dwelling units.
 - (B) Common open space shall meet the requirements of the Residential Design Guidelines, especially Section C.3.2.b, and be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, noncommercial orchards, landscaped picnic areas or gardens, wildlife viewing areas, etc.
 - (C) Fences are not allowed within any common open space area.
 - (D) Common open space shall be located in a separate tract or tracts and owned in common by all property owners.
 - (E) See Figures 10.47.090(1)(a) and (b) for examples.
 - (iii) Each unit shall include a minimum of 200 square feet of private open space (in addition to common open space). The private open space shall have no dimension less than 10 feet, be

located adjacent to the unit which it serves and feature direct access to the private open space via door. Examples include a semi-private garden space between a dwelling and the common open space. See Figures 10.47.090(1)(a) and (b) for examples.

(iv) Surface water management facilities may be included in the open space calculation for meeting minimum requirements, if it can be demonstrated that they are designed so that residents can use the space similar to other open space designations.

(k) Access, Driveways, Parking, and Garages.

(i) At least two parking spaces per dwelling unit or space for a dwelling unit are required to be located on the site following the standards in Chapter 10.60 WCC and the standards below.

(ii) Units adjacent to a street are subject to applicable driveway and garage standards for single-family dwellings in WCC 10.47.050.

(iii) Parking areas shall be located to the side or rear of unit clusters (not between the units and the street front unless no other configuration is feasible, as determined by the director). Landscaping in the form of hedges or architectural barriers is required to screen surface parking lots for neighboring properties and common open spaces.

(iv) Private garages are allowed to be attached to or detached from individual units if less than 250 square feet in size and accessible by an alley or shared access. Private garages shall match the architectural style of the units and meet the same separation requirements as adjoining units.

(v) Enclosed parking areas may be grouped into a single structure. Individual garage doors shall be one car width.

(vi) Unless a higher classification of road is required per public works preapproved plans or by the city engineer to provide for consistency with the Wenatchee urban area plan, internal access and circulation shall meet the requirements of, Fire Apparatus Access Road, of the most current edition of the International Fire Code, as amended. Where a standard residential subdivision or binding site plan is proposed associated with these developments, the standards provided in WCC 11.20.020, Streets, shall also apply.

(l) Where parking areas are clustered in shared arrangements, such parking areas and access lanes are subject to citywide fire-safety and emergency access standards.

(m) Landscaping. Manufactured home communities shall adhere to the landscape and screening chapter, Chapter 10.62 WCC. See also Residential Design Guidelines Section D.1.

(n) Covenants enforced by a homeowner's association shall be required to include the perpetual maintenance of all common areas, open spaces, and separation between units and accessory structures on adjoining lots/pads; and preclude the conversion to another use.

Chapter 10.48**GENERAL DEVELOPMENT REGULATIONS**

Sections:

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10.48.020	Access.
10.48.030	Accessory structures.
10.48.040	Pedestrian connections.
10.48.050	Bed and breakfasts.
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10.48.270	Architectural design standards for nonresidential buildings
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10.48.320	Residential shared general storage.

10.48.010 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 code.

10.48.020 Access.

The following regulations shall apply to all zoning districts and overlays:

(1) Every lot shall be provided with and maintain satisfactory access by a public or private street or access easement. The city determines whether access will be by right-of-way, vehicular easement or tract on a case-by-case basis consistent with the provisions of city code and the comprehensive plan. Lots of record which have no recognized public or private street frontage shall demonstrate legal access prior to the issuance of any development permits for said lot. Provisions for new lots served by private lanes or shared driveways are set forth in WCC 11.20.020 except as modified by this title as applicable.

(2) Egress and ingress points along all locally classified principal arterials, minor arterials, and collectors shall:

- (a) Be no closer than 100 feet from another access within the same development project.

(b) When feasible, be no closer than 150 feet from a minor arterial intersection or 250 feet from a principal arterial intersection.

(3) Driveway widths at the curb cut shall be 24 to 30 feet for non-single-family residential development and a maximum of 14 to 24 feet for residential development unless otherwise noted for specific housing types in Chapter 10.47 WCC.

(4) On a corner lot, access shall be from the lower classified street as depicted in the circulation map of the Wenatchee urban area comprehensive plan.

10.48.030 Accessory structures.

All accessory structures where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Detached garages and other residential accessory building footprints shall not exceed 900 square feet or 60 percent of the floor area of the principal structure's various floors, including attached garages, and excluding basement areas, whichever is greater.

(2) Agricultural accessory buildings on properties greater than one acre in size are exempt from the standard in subsection (1) of this section. Any person that can demonstrate an existing or specific viable agricultural use on property less than one acre may be granted this exception from the director.

(3) Accessory structures shall not be used as a place of human habitation unless expressly permitted otherwise by this title and city building and life safety codes.

(4) Accessory structures may observe reduced setbacks. See Chapter 10.46 WCC, Development Standard Charts.

(5) No accessory structure shall occupy any part of a required street setback area, except as otherwise allowed.

(6) A membrane-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and does not have to adhere to setbacks.

(7) A membrane-roofed structure more than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures.

(8) A metal-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures.

(9) Detached accessory dwelling units shall meet rear and side accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line.

10.48.040 Pedestrian connections.

All pedestrian connections shall meet the following standards unless otherwise regulated within this code:

Pedestrian access to primary building entrances from adjacent public streets shall be provided. An internal sidewalk or pathway system, at least five feet in width, that enhances pedestrian access within and through the site shall be provided, including from designated parking areas to primary building entrances. Single-family dwellings and duplexes are excluded from this requirement unless otherwise required in Chapter 10.47 WCC.

10.48.050 Bed and breakfasts.

All bed and breakfasts where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) On-site parking shall be provided at one space per bedroom, and in addition to the required parking for the single-family residence.

(2) One identification sign shall be permitted, not more than 12 square feet in copy area, mounted on the building or placed as a monument sign. The maximum height of any sign is six feet.

(3) Appropriate health department approval shall be documented.

10.48.060 Farm animals.

It is the intent of this section to allow an opportunity for 4H, FFA, and similar program projects as well as personal pets of a farm nature. It is not intended for commercial operations. All farm animals where allowed by the WCC shall meet the following standards unless otherwise regulated within this code:

(1) Four small farm animals (noncommercial) shall be allowed per legal lot of record. Lots that are one contiguous half acre in size or greater shall be allowed no more than 12 small farm animals per acre. All small farm animals kept outside shall be cooped or kept in hutches or pens or similar enclosures.

(2) Large farm animals (noncommercial) shall be allowed if the property ownership is at least one contiguous half acre in size or greater at a ratio of one animal per 10,000 square feet of maintained pasture area.

(3) No swine, peacocks, roosters or other male poultry shall be permitted.

(4) 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.

(5) Adequate measures shall be taken to properly dispose of animal wastes.

(6) Barns, pens, shelters or other structures for the keeping or feeding of large or small farm animals shall be located no closer than 10 feet from any adjoining property in addition to meeting other applicable standards as set forth in the underlying zoning district for accessory structures.

(7) "Pasture" is defined as that area which is enclosed within a perimeter fence, and shall not include that portion of the property used for the residential structure(s) and required street setbacks. Pasture areas shall be maintained with a permanent uniform top cover of vegetation.

(8) A fence or other structure, adequate to contain the animal(s), shall be maintained at all times.

(9) Beekeeping.

(a) All colonies shall be registered with the Washington State Department of Agriculture in accordance with Chapter 15.60 RCW. The terms "apiary," "colony," and "hive" as used in this section shall have the meanings set forth in RCW 15.60.005.

(b) No more than six hives may be located on a lot.

(c) No hive may exceed 20 cubic feet in volume.

(d) No hive shall be located closer than three feet from any property line.

(e) No hive shall be located closer than 10 feet from a public sidewalk or 25 feet from a primary structure on an abutting lot.

(f) Hives brought in temporarily for commercial agricultural/orchard operations are exempt from the requirements of this section.

(g) Bees living in buildings or any other space (except in movable frame hives), or abandoned colonies shall constitute a public nuisance and shall be abated as set forth in this section.

(h) Noncompliance with the provisions of this section shall be abated in conformance with WCC Title 16, Code Enforcement.

(i) Hives or colonies of bees shall be kept in a manner in which they are inaccessible to the general public and so that bee movements to and from the hive do not interfere with the ordinary movements of persons on adjacent properties or the public right-of-way.

(j) Hive, Apiary Management Requirements.

(i) Colonies shall be maintained in movable-frame hives at all times;

(ii) A consistent source of water shall be provided at the apiary;

(iii) A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.

(iv) Property owners are required to self-register with the city of Wenatchee community and economic development department prior to hives being located on a site. Self-registration shall include a signed acknowledgement on a form provided by the city of Wenatchee that the beekeeper will comply with the provisions of this section.

10.48.070 Bus amenities.

All bus amenities shall meet the following standards unless otherwise regulated within this code.

Bus passenger amenities may be located along the front, side and rear property lines and shall be at least one bus length plus five feet away from any point of egress or ingress. In no case shall such amenities project or extend into right-of-way areas unless accompanied by a revocable permit issued in accordance with the WCC.

10.48.080 Family day care.

All family day care, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Comply with applicable state and local regulations relating to family day care homes and centers;

(2) One unlighted sign shall be permitted, not exceeding 12 square feet in copy area, meeting the height standards for residential fences when placed in the street setback. See WCC 10.48.130;

(3) The facility shall be maintained consistent with the surrounding neighborhood.

10.48.090 Mailing-address-only home occupation.

All mailing-address-only home occupations where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Qualifying businesses include, but are not limited to:

(a) Authors, composers, and writers;

(b) Home offices using the phone, mail and Internet;

(c) Internet businesses;

(d) Services or activities that are not performed at the residence, such as Tupperware parties;

(e) Avon, and similar services; provided, however, such services may require a home occupation permit if activities related to the service otherwise qualify for home occupation; and

(f) Other businesses that do not include customers coming and going to the residence;

- (2) No advertising sign shall be used on the premises;
- (3) No home address shall be used in advertising;
- (4) No outside employees shall come to the home;
- (5) No deliveries shall be made to the home beyond those expected in a residential neighborhood;
- (6) No stock in trade shall be kept on the premises unless stored entirely within the primary residential structure;
- (7) No equipment or employees shall be dispatched from the home.

10.48.100 Home occupation.

All home occupations where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) For the purposes of this section, any use that is not consistent with the definition of "home occupation" or is similar in nature to the following listed uses shall not be allowed as a home occupation:

- (a) Delivery services, local;
- (b) Equipment rental services, commercial;
- (c) Industry, light;
- (d) Kennels;
- (e) Service and repair, nonmotorized;
- (f) Service and repair, motorized;
- (g) Welding and fabrication;

- (2) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes with not more than 50 percent of the floor area of one floor being used in the active conduct of the home occupation;

- (3) Home occupations within an accessory structure shall not occupy a floor area greater than 50 percent of the main floor area of the residence or 800 square feet, whichever is smaller;

- (4) No structural alterations shall be allowed except when otherwise required by law;

- (5) No persons other than residents of the structure and one outside employee may be employed in the home occupation;

- (6) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign not exceeding six square feet in area, nonilluminated and mounted on the building;

- (7) There shall be no window display and no sample commodities displayed outside of the building;

- (8) The maximum number of vehicle trips per day for the home occupation shall not exceed 10 vehicle trips. As used here, a trip is considered either the arrival or the departure of a vehicle from the household. For example, one vehicle making a delivery and then leaving immediately would be considered two trips;

- (9) Parking.

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- (a) Off-street parking shall be provided for the home occupation in addition to that which is required for the primary dwelling, consistent with Chapter 10.60 WCC;
 - (b) Adjacent rights-of-way shall not be used for parking;
 - (c) Required setbacks shall not be used for parking;
 - (d) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete, or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;
- (10) The home occupation shall ensure that water, sewer, and storm water use is consistent with the WCC;
- (11) 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;
- (12) Materials, goods or commodities shall be delivered to or from the home occupation only between 7:00 a.m. and 7:00 p.m.;
- (13) No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle;
- (14) The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
- (a) No more than one such vehicle shall be allowed;
 - (b) Such vehicle shall not park within any required setback areas of the lot or on adjacent streets;
 - (c) Such vehicle shall not exceed a weight capacity of one ton.

10.48.110 Slope protection.

It is the purpose of the standards for slope protection to provide supplementary development regulations to ensure that development occurs in such a manner as to protect the natural and topographic character and identity of these areas, environmental resources, aesthetic qualities, restorative value, and the public health, safety, and general welfare. It is the intent of these development standards to encourage a sensitive form of development and to allow for a reasonable use that complements the natural and visual character of the city. Development shall meet all applicable standards and requirements of the WCC including the following:

- (1) Graded or Filled Slopes. Development shall avoid or, to the greatest extent possible, minimize proposed cuts and fills. Cutting and filling to create additional or larger building sites shall be kept to a minimum and be avoided to the maximum extent feasible. Graded or filled slopes shall be limited to a 2:1 slope or less. All graded slopes shall be recontoured to the natural, varied contour of surrounding terrain.
- (2) Retaining Walls. The use, design, and construction of all retaining walls that are subject to a building permit shall meet these standards. Exposed cut slopes, such as those for streets, driveway accesses, or setback areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control.
- (3) Landscaping and Revegetation. An applicant shall landscape or revegetate exposed slopes and other areas identified as posing an erosion and/or landslide hazard or as required by the critical areas analysis, in accordance with the landscaping and screening standards for ground cover, prior to final building inspection approval. Topsoil from any disturbed portion of a steep slope must be preserved and utilized in revegetation. Fill soil must be of a quality to support plant growth.

(4) Administrative Determination.

(a) Visually Obscured Sites. Applicants may submit a request, to be processed in concert with a development application or independently as a Type I administrative review under WCC 13.09.030, for consideration of a deviation of subsection (2) of this section. The applicant must demonstrate that the proposed cuts/fills and subsequent retaining walls that exceed a height of seven feet are visually obscured from adjoining properties through such measures or site conditions as: future building location or design, landscaping, fencing and/or site amenities, site topography, etc., equivalent to providing a minimum of 80 percent sight obstruction. Such measures should be in place at the time a use commences or an occupancy for a structure is issued, or in the case of landscaping, reach maturity within four years of installation.

It shall be the responsibility of the applicant to submit a site plan and plan materials which demonstrate compliance with these provisions. The applicant shall submit a site plan which depicts proposed improvements, site conditions and any mitigating measures, side profile views for walls exceeding a seven-foot height that graphically depict the visual obstruction of the walls, pictures on site and of surrounding properties, and a narrative description of the proposal and compliance with these criteria. The director at his or her discretion may waive components of these submittal materials, where the materials are deemed to be unnecessary, or an unreasonable hardship, in making a written determination with findings.

(b) Constrained Sites. Site locations exist within the community that have topographic features or unique constraints that require the use of retaining walls that exceed a height of seven feet in order to facilitate the development of a site for intended uses in the applicable zoning district. Where a property owner would incur a hardship significantly limiting the reasonable use of his or her property by the application of subsection (2) of this section and the retaining walls cannot be obscured from view under subsection (4)(a) of this section, an applicant may submit a request under this provision. The request shall be processed in the same manner as in subsection (4)(a) of this section, including the submittal of identified application materials. The applicant shall demonstrate to the greatest extent feasible an attempt to obscure the proposed retaining walls and limit the use of retaining walls on site that exceed seven feet in height.

10.48.120 Vehicle parking.

All single-family and single duplexes, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. For purposes of this section, recreational vehicles shall include, but not be limited to, motor homes, travel trailers, snowmobiles, motorcycles, jet skis and similar equipment. Agricultural equipment associated with a legal agricultural use on the site is exempt from the below restrictions.

Not more than a total of five cars, trucks, recreational vehicles, and trailers (per dwelling unit) may be parked outside of a single-family dwelling or duplex on any lot in a residential zone. Said vehicles shall be parked to the rear of the street setback line, except when stored in designated driveways. Driveways shall include a paved or graveled area accessible by curb cut, or on lots where no curb or curb cut or paving/gravel is installed, the driveway shall be considered a designated area equivalent to two parking spaces.

10.48.130 Fences and clear view triangle.

All fences where allowed by this title shall meet the following standards unless otherwise regulated within this code:

(1) Residential and mixed use zoning district fences may be placed on or behind the property line and shall not exceed the following standards:

(a) Street and street side setback areas: four feet in height for a solid fence, or six feet in height when the fence material is less than 50 percent view-obstructing, such as chain-link, lattice, spaced picket, or rail fences.

(b) Fences outside of required street and street side setbacks area may be solid and shall not exceed six feet in height.

(2) Commercial zoning district fences shall meet the following standards:

(a) Solid fencing or walls greater than four feet in height within 20 feet of street frontages or rights-of-way shall not extend more than one-third of the lineal distance of the property frontage, including corner lots;

(b) Fencing less than 50 percent view-obstructing is allowed up to a maximum height of eight feet, within 20 feet of a front property line or rights-of-way; provided, that for every 25 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

(c) Solid fencing or wall sections more than 20 feet from a front property line shall be allowed up to a maximum height of eight feet; provided, that for every 50 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

(d) Side and rear setback fencing is exempt from providing architectural features and is allowed up to a maximum height of eight feet, except when abutting a residential or mixed use zone, in which case the maximum height shall be six feet;

(e) The use of high intensity, primary, metallic, or fluorescent colors is prohibited on any fence surface. Colors should be neutral and similar to the exterior of the primary structure;

(f) Chain link fencing and barbed or razor wire or similar features shall not be permitted on the front of properties within 20 feet of a public street;

(g) Developments featuring residential uses on the ground level along street frontages are subject to the fence standards for residential and mixed use zones in subsection (1) of this section.

(3) Industrial zoning district fences shall meet the following standards:

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

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

(4) Clear View Triangle. In all residential and mixed use zones, lots not located adjacent to a controlled intersection (a lighted intersection controlling pedestrian and vehicle traffic in all directions) shall maintain, for safety purposes, a triangular area with no vegetation, fence or other physical or visual obstruction higher than three feet, measured from the grade of the respective centerlines of abutting streets. Said triangular area shall be measured from the intersection of two street rights-of-way, two sides of said triangle shall extend 25 feet along both right-of-way lines, adjacent to the lot, and the third triangle line shall connect the end point of each 25-foot measurement.

(a) All fences and landscape plantings which fail to meet the height limits established by this section for the clear view triangles shall come into compliance with the above standards within one year of annexation.

10.48.140 Swimming pools.

All swimming pools where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code. Swimming pools shall meet the following standards:

(1) Above-ground pools must be located outside of required street setbacks and be set back at least five feet from rear and side property lines, unless otherwise required;

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

(3) All required fences shall meet the fence standards listed in WCC 10.48.130.

10.48.150 Travel trailers/motor, mobile and manufactured homes.

Travel trailers, motor homes, mobile homes, and manufactured homes are prohibited as places of habitation when located outside of approved

mobile/manufactured home parks having specific authorization for such use, unless developed legally as an existing nonconforming use.

10.48.160 Adult entertainment businesses.

All adult entertainment businesses, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards in addition to the licensing requirements of Chapter 5.08 WCC:

(1) Any adult entertainment business shall not be located within a 500-foot radius of two other such uses;

(2) The structure containing an adult entertainment business shall be at least 500 feet from the nearest property line of any land in a residential zone; or any public, private, or parochial school, park, playground, or church that is in existence at the time the department of community development receives a complete application.

10.48.170 Adult oriented retail.

Regulations applicable to adult oriented retail including: adult bookstores, adult novelty stores, adult video stores and other similar businesses as determined by the director are as follows:

(1) All such items which are characterized by the depiction or description of "nudity" or "specified sexual activities" and included in the definition under WCC 10.08.040, adult oriented retail shall be physically segregated and closed off from other portions of the store so that these items are not visible and/or accessible from other portions of the store where non-adult oriented retail material, if any, is displayed, sold or rented.

(2) No advertising for such items shall be posted or otherwise visible, except where such items are authorized for display.

(3) Signs readable at a distance of 20 feet shall be posted at the entrance to the business or the area where such items are displayed stating that persons under the age of 18 years are not allowed access to the area where such items are displayed.

(4) The manager or attendant shall take responsible steps to monitor the area where such items are displayed to ensure that persons under 18 years of age do not access the age-restricted area.

(5) Employees of such businesses shall check identification of persons appearing to be 18 years or under to ensure that such items are not rented or sold to persons under the age of 18 years.

(6) Rental or sale of obscene material (as defined by state law) or material harmful to minors (as defined by state law) to persons under 18 years of age is prohibited.

(7) A violation of this section shall be a misdemeanor and subject to enforcement under WCC Title 16.

(8) Where it is necessary to make an inspection to enforce the provisions of this section or where there is reasonable cause to believe that there exists in the premises a violation of this section, the director of the department of community development or his/her appointee is authorized to enter the premises during normal business hours. If entry is refused, the director shall have recourse to the remedies provided by law to secure entry.

10.48.180 Outdoor mobile vendors.

All outdoor mobile vendors, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards to protect the aesthetics of surrounding properties:

(1) Exemptions. The following activities, businesses, and/or persons, as such are commonly known, shall be exempt from coverage of this section. This exemption shall not be construed to limit or restrict the application of other laws and regulations pertaining to such activities, businesses and/or persons:

- (a) Stands used to sell or distribute flowers, fruit, vegetables, produce or plants grown on the property where the stand is located;
- (b) Outdoor mobile vendors set up only during community-sponsored events;
- (c) Temporary business licenses of 30 days or less; provided, that consecutive/concurrent temporary licenses are not applied for.

(2) Required Approvals.

- (a) All outdoor mobile vendors shall obtain approval from the Chelan-Douglas health district prior to commencing any activities. Outdoor mobile vendors are required to comply with all laws, rules and regulations regarding food handling, and all vehicles, equipment, and devices used for the handling, storage, transportation and/or sale of food shall comply with Chapter 246-215 WAC, as amended, and any other rules and regulations respecting such vehicles, equipment, and devices as may be established by the Chelan-Douglas health district.
- (b) All outdoor mobile vendors shall obtain a city business license.
- (c) All outdoor mobile vendors shall provide in writing and on a site plan the locations of utilities (water, sewer, storm water, etc.) servicing the stand. All service locations shall be reviewed by the public works department for approval, prior to commencement of activities at any location.
- (d) All outdoor mobile vendors shall obtain a general fire permit from the city fire marshal.
- (e) All outdoor mobile vendors that are constructed to use electricity shall obtain a permit from Labor and Industries.
- (f) Any structure or accessory structure that is to be placed and used as a commercial stand shall require review for compliance with Wenatchee City Code as amended, which includes at minimum WCC Title 2, Buildings, WCC Title 5, Licenses and Taxation, and this title.

(3) Development Standards.

- (a) Shall not conduct business so as to violate any ordinances of the city, including those regulating traffic and rights-of-way, as now in effect or hereafter amended.
- (b) Shall not be located in such a manner as to cause a traffic hazard.
- (c) Shall not obstruct or cause to be obstructed the passage of a sidewalk, street, avenue, alley or any other public place by causing people to congregate at or near the place where services are being sold or offered for sale.
- (d) Are prohibited from occupying required parking spaces and vehicular traffic areas of existing businesses.
- (e) All outdoor mobile vendors operations related to cooking, sale of goods, displays, and other portions of the operation outside of seating, landscaping, and singular display of goods, menus, and signage attached to the stand shall take place from within the enclosed mobile vending unit.

- (f) Shall provide garbage receptacles for customer use and provide for appropriate waste disposal.
- (g) All outdoor mobile vendors shall be maintained in a neat and orderly condition and manner, free of debris and litter.
- (h) Outdoor mobile vendors shall occupy an area no larger than 400 square feet. The size of an outdoor mobile vendor shall be counted as part of the lot coverage for the specific lot. If more than one outdoor mobile vendor per lot, then the total square footage is reduced to 250 square feet per outdoor mobile vendor. The occupied area of an outdoor mobile vendor should not constitute access, parking, or uncovered outside sitting areas that may make up the "use" area.
- (i) At the conclusion of business activities at a given location, the vendor shall clean all areas surrounding his or her commercial stand of all debris, trash and litter generated by the vendor's business activities.
- (j) All advertising shall be placed via wall standards and be placed on the commercial stand. Wall sign regulations shall follow those of the underlying zoning district in relation to the size of the commercial stand; no other signage shall be allowed.
- (k) Outdoor mobile vendors shall submit a site plan providing accurate dimensions and locations of the following:
 - (i) Proposed and existing structures;
 - (ii) Proposed and existing land uses;
 - (iii) Garbage and trash receptacles;
 - (iv) Proposed and existing storage areas;
 - (v) Location of adjacent streets, avenues, and alleys;
 - (vi) Ingress and egress locations;
 - (vii) "Use" area;
 - (viii) Proposed and existing landscaping;
 - (ix) Proposed and existing off-street parking.
- (l) For the purposes of this chapter, the "use" area is defined as an area described in the tenancy agreement between the landowner and tenant (person allowed to possess property belonging to the landowner for rights and privileges detailed in the tenancy agreement) of adequate size to carry on the agreed upon use consistent with city code.
- (m) Outdoor mobile vendors shall submit a written and notarized consent form from the property owner authorizing the property to be used for the proposed use and approving the accuracy of the site plan.
- (n) Outdoor mobile vendors shall provide at least four hanging baskets or pots and at least two movable ground pots. The landscaping materials planted in the baskets or pots shall include species native to the north central region of Washington State or noninvasive species adapted to the climatic conditions of the north central region of Washington State with supplemental irrigation as required. One of the ground pots should contain an appropriately sized tree, shrub, or other larger growing approved material. Landscaping shall be visible from the public right-of-way.
- (o) All outdoor mobile vendors shall provide a minimum of two off-street parking spaces plus sufficient stacking for six vehicles for stands with drive-through a component.

10.48.190 Wireless communication facilities.

All wireless communication facilities, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Wireless Communication Antennas. Wireless communication antennas are allowed as accessory uses in the RS, RL, RM, RH, and RMU zones, with the following minimum conditions:

(a) Antennas may be attached to any existing building or tower, except for one-, two-, three- and four-unit dwellings.

(b) Installing of an antenna may be permitted, so long as the addition of said antenna adds no more than 20 feet to the height of said existing building or tower.

(2) Amateur Radio, Receive-Only Antennas, Personal Wireless Services and Antennas. Amateur radio, receive-only antennas, personal wireless services and antennas are allowed in all Wenatchee zoning districts, but must adhere to the standards as defined in WCC 10.48.030 for accessory structures and placement behind residential setbacks.

(3) Personal Satellite Dishes. Personal satellite dishes are allowed in all Wenatchee zoning districts, but must adhere to the standards as defined in WCC 10.48.030, for accessory structures and for placement behind residential setbacks.

10.48.200 Refuse storage.

The following regulations shall apply to all zoning districts and overlays, excluding single-family dwellings and single duplex projects. All outdoor trash, garbage, and refuse storage areas shall meet standards for dimensions and access provided by the city-contracted solid waste collection service, in addition to the following:

(1) Shall be located inside a dumpster.

(2) Shall not be located in any required street setback area.

(3) Shall be located behind buildings when feasible.

(4) Shall be placed inside a 100 percent sight-obscuring containment area (excluding alleys), when visible from abutting properties, consisting of slatted fencing and/or landscaping.

(5) Shall be placed inside a 100 percent sight-obscuring containment area (excluding alleys), when visible from a public street, finished with materials similar to the exterior material of the primary structure.

10.48.210 Historic building floating zone.

The following regulations apply, at the election of the property owner, to any commercial or multifamily building with six or more dwelling units which is on the national, state or Wenatchee register of historic places or is certified as a contributing structure within a national, state or local historic district. These optional regulations are intended to provide flexibility in the restoration or adaptive reuse of historic commercial and large multifamily residential buildings.

(1) Parking, when required, shall meet the applicable standards for off-street parking found in Chapter 10.60 WCC except that:

(a) The on-street parking located directly adjacent to the building site may be used to deduct on a space for space basis from the off-street parking requirement, except when attributed to residential uses. Partial on-street parking spaces located adjacent to more than one property shall not be counted toward any parking reduction.

(b) The community development director may allow some required improvements to off-site parking lot(s) to be deferred, for not more than 24 months, subject to execution of a legally binding agreement which shall be recorded and run with the land.

(2) For buildings at or near maximum lot coverage, some required improvements, including, but not limited to, landscaping, pedestrian amenities, stairs and access ramps, may be located on public property with the consent of the city engineer and execution of a right-of-way encroachment permit.

(3) Upon certification by the historic preservation board for compliance with the Secretary of the Interior's Standards for Historic Preservation the community development director may waive or modify exterior standards including but not necessarily limited to open space, architectural design, landscaping, exterior building materials, and sidewalks as required by zoning and development standards. No waivers on modifications, under this section, shall be permitted for requirements related to compliance with building code life safety regulations or ADA requirements.

10.48.220 Outdoor displays.

The following regulations shall apply to all commercial zoning districts. Community-sponsored events are exempt from the following requirements.

(1) Outdoor displays shall not be located in the public right-of-way as to obstruct pedestrian access.

(2) Outdoor displays shall be removed at the end of each business day. Items customarily stored outside, such as vehicles, plants, shrubs, trees, merchandise of such size as to render it impractical to contain the merchandise within a building or of a character that does not readily deteriorate when exposed to the elements, shall be exempt from this requirement.

(3) Outdoor display areas associated with the sale, rental, lease, or storage of large items, such as cars, trucks, motor homes, rental machinery, or similar items, shall be developed with a durable dustless surface of asphalt, concrete, grass-crete, or chip seal.

10.48.230 Electric vehicle infrastructure.

The purpose of this section is to facilitate adequate and convenient electric vehicle infrastructure to serve the needs of the traveling public, provide opportunities for city of Wenatchee residents to have safe and efficient access to electric charging stations located at their place of residence and to provide the opportunity for mixed-use, commercial, and industrial developments to supply electrical vehicle infrastructure services to their tenants, customers, and employees. All electric vehicle charging stations and battery exchange stations, permitted in commercial and mixed use zoning districts pursuant to the District Use Chart, Chapter 10.10 WCC, shall meet the following standards unless otherwise regulated within this code.

(1) Parking spaces designated for electric vehicle charging may be included in the calculation of the number of off-street parking spaces provided pursuant to Chapter 10.60 WCC.

(2) Each electric vehicle charging station space should be posted with signage indicating the space is only for electric vehicle charging purposes. Signage should include identifying voltage and amperage levels, time of use, fees, safety or other information. See examples below of typical signage:



(3) Installation of wayfinding signs should be conveniently located to effectively guide motorists to the charging station space(s). Such signs shall comply with Chapter 10.50 WCC.

(4) Where charging station equipment is provided adjacent to a pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005, as amended.

(5) Battery exchange stations shall store all batteries in an enclosed building. No outdoor storage is permitted. All batteries that are beyond their useful life shall be recycled or disposed of in accordance with requirements established by the State Department of Ecology, State Department of Transportation, and the Environmental Protection Agency.

10.48.240 Child day care center – Accessory use.

(1) Compliance with applicable state and local regulations relating to child day care homes and centers;

(2) In residential zones, one unlighted wall sign not exceeding 12 square feet in area shall be permitted;

(3) Off-street parking shall be provided as required by Chapter 10.60 WCC, as amended, including off-street loading/unloading space;

(4) All off-street parking required for child day care centers shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(5) Any outdoor play area shall be completely enclosed by a fence meeting the height limitations for fences;

(6) Accessory child care centers shall be reviewed as a Type II administrative review application under WCC 13.09.040.

10.48.250 Medical cannabis.

The following regulations shall apply to all zoning district and overlays:

(1) Medical Marijuana Cooperative, RCW 69.51A.250. Prohibited in all zoning districts.

(2) Individual Medical Marijuana Growing. Qualifying patients or designated providers may grow up to the amounts authorized in RCW 69.51A.210; provided, no more than 15 plants may be grown or located inside any one housing unit, even if multiple qualifying patients or designated providers reside in the same housing unit. Outdoor growing shall be prohibited in all zoning districts.

10.48.260 Artisanal industrial/manufacturing.

All artisanal industrial/manufacturing where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Applications shall be processed as a Type II administrative review with public notice under WCC 13.09.040.

(2) The proposed use shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the surrounding properties and not cause the dissemination of dust, smoke, glare, heat, vibration or noise in excess of the maximum environmental noise level established by WCC Title 6A or Chapter 173-60 WAC beyond the property line or affecting adjacent buildings.

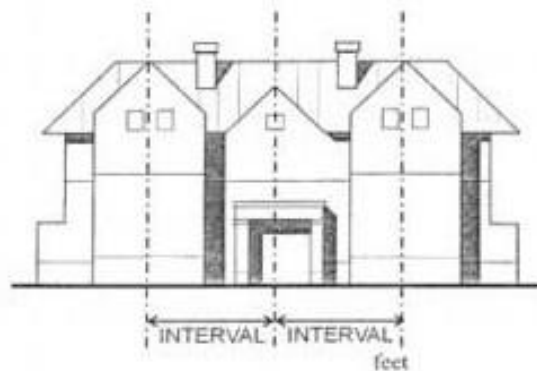
10.48.270 Architectural design standards for nonresidential buildings

The following standards apply to nonresidential structures when another section of code, such as the zoning district/overlay or conditional use permit criteria, requires that the structure meet the standards in this section. Proposed nonresidential structures located in WMU or CBD, for which this section is cited as being required based on the nature of the use, shall be designed to comply with the architectural or design standards applicable to structures in those zoning districts and any applicable overlays.

Proposed nonresidential structures for which this section applies shall be designed to comply with the standards listed below. The intent is to reduce the scale of structures and to incorporate architectural design features to increase visual interest. Articulation and modulation shall be for the full height and width of a building, except as otherwise allowed within this title.

(1) Building Articulation. New building facades visible from public and/or private streets and adjacent properties shall be articulated with windows, balconies, bay windows, or other architectural elements. The building articulation interval shall not exceed 50 feet.

**Figure 10.48.270
Building articulation demonstration.**



(2) Horizontal Building Modulation.

(a) The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be as follows:

(i) A building facade set back 60 or more feet from an adjacent property line shall be designed so the width of modulation interval shall match approximately the width captured within a 45-degree field of vision which can be calculated with the following formula: $0.8 \times (\text{Setback from property line}) = \text{maximum facade width without building modulation}$. The center of the 45-degree field of vision shall be perpendicular to the property line at the point along the property line closest to the structure. If the proposed structure is not parallel to the adjacent property line, the mean distance between the closest and farthest point along the applicable facade shall be used in determining the distance from the property line for the purposes of this standard.

(ii) A building facade set back between 15 and 60 feet from an adjacent property line, the design should feature the following:

- (A) Building facade modulation at 50-foot intervals or less.
 - (B) Landscaping featuring trees greater than 30 feet at maturity, understory shrubs, and lawn or ground cover.
 - (C) A prominent building entry with pedestrian covering and other enhancements.
- (iii) Buildings within 15 feet of a public right-of-way shall include facade modulation at intervals no more than 30 feet and should feature at least two of the following:
- (A) Highly decorative landscaping.
 - (B) Transparent windows along 80 percent of the first floor of the frontage.
 - (C) Enhanced entries.
 - (D) Pedestrian weather protection.
 - (E) Decorative materials or special craftsmanship.
- (iv) Buildings within 15 feet of a side or rear property line should feature facade articulation or modulation at intervals no more than 30 feet.
- (b) When building modulation is utilized the minimum width of modulation shall be eight feet and the minimum depth shall be 10 feet. Roof decks or balconies may be used as all or part of the building modulation so long as each individual roof deck or balcony has an area of at least 50 square feet.
- (3) Building Design – Roof Forms. Modulate the roof line of all facades visible from a public right-of-way, parking area or park according to one or more of the following:
- (a) Roof line modulation of flat roofs with horizontal eave, fascia, or parapet. The width of continuous flat roof line shall extend no more than 50 feet without modulation. Modulation shall consist of either:
 - (i) A change in elevation of the visible roof line of at least eight feet if the particular roof segment is less than 50 feet wide and at least 12 feet if the particular roof segment is greater than 50 feet in length.
 - (ii) A sloped or gabled roof line segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
 - (iii) A combination of the two options described above.
 - (b) Coordinate modulation of roof lines on multi-tenant buildings to emphasize key building entries and/or change in building tenants or uses.
- (4) Alternatives. Subject to approval by the director, the applicant may depart from the above standards; provided, that they demonstrate that the proposed design meets the intent of the standards.

10.48.310 Cryptocurrency mining and data centers.

All cryptocurrency mining operations where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Applications for a business license shall be processed as a Type II administrative review with public notice under WCC 13.09.040.
- (2) The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited.

(3) Prior to approving the business license, the applicant shall provide written verification from the Chelan County Public Utility District (PUD) stating the following:

- (a) Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the planning area is consistent with the normal projected load growth envisioned by the PUD.
- (b) Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.
- (c) The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.

(4) Prior to any cryptocurrency mining, a copy of the Washington State Department of Labor and Industries electrical permit and written verification that the electrical work has passed a final inspection shall be provided to the city and the PUD.

(5) Data centers and cryptocurrency mining operations shall not occupy the grade level commercial street frontage to a depth of 50 feet, except within the industrial zoning district.

(6) New structures proposed for use as data centers or for cryptocurrency mining shall meet the blank wall limitation standards found in WCC 10.24.050(9), for all zones except within the industrial and the industrial overlay zoning districts.

(7) All cryptocurrency mining and data center operations, including all ancillary equipment/operations for purposes such as cooling, shall be designed, constructed, operated, and maintained so as not to cause the dissemination of dust, smoke, glare, heat, vibration or noise in excess of the maximum environmental noise level established by WCC Title 6A or Chapter 173-60 WAC beyond the property line or affecting adjacent buildings. Violation of these established noise levels will result in revocation of a city business license pursuant to Chapter 16.12 WCC and any other applicable penalties.

(8) The project proponent shall provide to the city within 30 days of commencing operations an affidavit that includes the following information:

- (a) Name and qualifications of the person who measured the decibel levels.
- (b) Equipment used.
- (c) Location of the noise measurements depicted on a scaled site plan. The points of measurement shall be at all property lines and generally at the points on those property lines most susceptible to noise from the applicable equipment.
- (d) Decibel levels measured at each property line.
- (e) A description of the operating conditions of the applicable equipment when the measurements were taken.
- (f) Time and duration of measurements.
- (g) A statement attesting to the accuracy of the information provided and a guarantee that the project proponent will not run their equipment at a more intense or noisier state than when they made the measurements.

The city reserves the right to require independent verification of noise measurements and/or to request additional measurements at different points on the property. All measurements must comply with the noise levels established in Chapter 173-60 WAC and WCC Title 6A.

10.48.320 Residential shared general storage.

Residential developments with more than 20 housing units may designate an area for the common storage of personal property and recreational vehicles and shall meet the following standards:

- (1) The use of the storage area shall exclusively be available to residents, managers, and owners of the development.
- (2) The property owner shall file a restrictive covenant with the Chelan County auditor's office for the subject property prior to final building inspection approval, if applicable, or otherwise using an outdoor area for storage. The recorded information shall include provisions ensuring the use of the facility continues to comply with subsection (1) of this section and for the ongoing maintenance of the shared facility including landscaping.
- (3) The storage area shall be located outside of required street setback areas and shall be located behind or to the side of the residential structure(s).
- (4) The storage area shall be either:
 - (a) Entirely within an enclosed building; or
 - (b) One hundred percent screened from view of the surrounding properties with a sight-obscuring fence and landscaping per Chapter 10.62 WCC. Landscape buffer shall be at least 10 feet wide.
- (5) Storage structures not attached to dwelling units shall be exempt from residential accessory structure standards and setback reductions and shall meet the following standards:
 - (a) Any structure(s), or portions of structures, used for storage shall comply with Section E.6 of the Residential Design Guidelines even if that section does not apply to the residential development type the storage area is associated with.
 - (b) Floor area shall not exceed 5,000 square feet per structure.
 - (c) Building height shall not exceed 25 feet.
- (6) Total storage area may not exceed an average of 250 square feet per dwelling unit, not including any necessary circulation, drive aisles, or hallways.

Chapter 10.50**SIGNS¹**

Sections:

10.50.010	Purpose.
10.50.020	Applicability and departures.
10.50.030	Sign definitions.
10.50.040	General requirements.
10.50.050	Measurement of sign area.
10.50.060	Sign illumination.
10.50.070	Signs types permitted by zone.
10.50.080	Signs types and standards.
10.50.090	Supplemental freestanding sign design standards.
10.50.100	Supplemental building-mounted sign standards.
10.50.110	Digital and changeable copy sign integration.
10.50.120	Noncommercial speech signs.
10.50.130	Defunct businesses and vacated premises.
10.50.140	Historic signs.
10.50.150	Legal nonconforming signs.
10.50.160	Temporary sign standards.
10.50.170	Violations and authority to remove.
10.50.180	Severability.

10.50.010 Purpose.

The purpose of this chapter is to accomplish the following:

- (1) To encourage effective sign communication that is responsive to the needs of the public in locating establishments by identification, address, product, and/or service information.
- (2) To enhance the visual character and identity of the city and reduce clutter and visual distraction.
- (3) To promote economic development of the city's business districts and corridors.
- (4) To enhance and protect property values and the quality of life by preserving and enhancing the appearance of the streetscape.
- (5) To ensure that signs in the city do not adversely affect pedestrian and traffic safety by obstructing vehicle sight distance, interfering with official traffic signs, signals and devices, and unduly directing attention away from the demands of safe driving.
- (6) To further the goals and objectives of the comprehensive plan.
- (7) To preserve the right of free speech exercised through the use of signs containing noncommercial messages.
- (8) To promote the community's appearance by regulating the number, design, character, location, type, quality of materials, scale, illumination, and maintenance of signs to maximize their positive visual impact.
- (9) To provide for the orderly and reasonable elimination of existing signs that are not in conformance with this chapter to protect the public health, safety, and welfare.
- (10) To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or made of flimsy materials.

10.50.020 Applicability and departures.

(1) Applicability. This chapter applies to all permanent and temporary signs erected or altered after the effective date of this code, except for those signs listed in subsection (3) of this section.

(2) Interpretation.

(a) This chapter is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message.

(b) Any classification of signs in this chapter that permits speech by reason of the type of sign, identity of the sign owner, or otherwise, shall also be interpreted to allow noncommercial speech on the sign.

(c) No part of this chapter may be construed to favor commercial speech over noncommercial speech.

(d) To the extent any provision of this chapter is ambiguous, the terms shall be interpreted not to regulate on the basis of the content of the message.

(3) Exemptions. The following signs are exempted from the regulations of this chapter:

(a) Traffic signs, signals, wayfinding signs, and other traffic control devices erected by the city or other public authority on public lands or right-of-way and with the approval of the agency or jurisdiction right-of-way owner.

(b) Public notices pertaining to public health, safety issues, directions, or for notification of legal or legislative action erected by the city or other public authority.

(c) Signs placed on private property and only visible from on the property with parking directions, customer information, and no advertising matter, and no more than six square feet. Such signs which are larger than six square feet are considered wayfinding signs and are subject to the standards of WCC 10.50.080(1) and 10.50.090(3).

(d) Signs used to direct persons to temporary activities in residential zones, such as but not limited to garage/yard sales, open houses, and real estate sales, and which are no larger than six square feet.

(e) Permanent commemorative or memorial plaques, building nameplates, and signs identifying significant historical locations no more than six square feet in size. Larger building name signs not associated with the name of any individual business are addressed in WCC 10.50.100(1)(e).

(f) Integral cornerstones and other building identification markings carved into the building materials and which are integral parts of the structure, except for logos and trademarks.

(g) Signs within buildings, provided they are not legible from a distance of more than three feet beyond the building on which the sign is located.

(h) Incidental signs intended for public information or convenience and which consist of no more than three square feet per sign face. These may include restroom signs, hours of operation signs, address numbers, post box numbers, property numbers, names of occupants or premises, help wanted, credit card signs, and similar.

(i) The American flag, state of Washington flag, and other political or special purpose flags that are not intended to contribute to a commercial advertising display.

(j) Wall graphics of an artistic nature and that do not conform to the definition of "sign."

(k) Signs not visible from public right-of-way, private right-of-way, waterways, and adjacent property.

Chapter 10.50 SIGNS

(l) Bulletin boards and kiosks intended for general public information and which accommodate changeable copy such as private or public notices, special event information, and other short-term messages, at a scale suitable for pedestrians and not intended to be read by passing motorists, and not for commercial advertising purposes.

(m) Holiday and community special event decorations that do not display a commercial message.

(n) Signs on athletic fields and scoreboards intended for on-premises viewing.

(o) Signs located at city-owned facilities and on public parks, public trails and designated public open space which are placed by the government, agency, or nonprofit organization that owns or maintains the land.

(p) Point-of-purchase advertising displays such as product dispensers (vending machines).

(q) Any sign on a vehicle or trailer operating during the normal course of business, unless such vehicle is regularly parked in any prominently visible location from public right-of-way or other public space for the primary purpose of attracting public attention to the sign, which is prohibited.

(r) Digital time, temperature, or open/close sign six square feet or less and with a minimum dwell time of three seconds.

(4) Departures.

(a) Overview and Purpose. This chapter provides for a number of specific departure opportunities to sign standards. The purpose is to provide applicants with the option of proposing alternative design treatments provided such departures meet the “purpose” of the particular standard and any additional departure criteria established for the particular departure opportunity.

(b) Departures Are Voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis, provided they meet the purpose of the standard and applicable departure criteria as noted above.

(c) Applicability. Departure opportunities are available only where noted for specific standards, with the capitalized word “DEPARTURE” or “DEPARTURES.”

(d) Procedures. Permit applications that include departure requests go through the standard sign permit review.

(e) Approval Criteria. Project applicants shall successfully demonstrate to the decision-maker how the proposed departure meets the purpose(s) of the standard and other applicable departure criteria that applies to the specific standard. If the application successfully makes a showing as required above, the decision maker may grant the departure request.

(f) Documentation. The decision-maker shall document the reasons for approving all departures (to be maintained with project application records) for the purpose of providing consistency in decision-making by the city.

(5) Relationship to Other Laws. Refer to Chapter 47.42 RCW for other requirements for signs visible from the main traveled way of the interstate system, the primary system, or the scenic system of state highways.

10.50.030 Sign definitions.

“A-board” means a temporary, portable, double-sided sign of basic self-supporting design. A-board signs may also be referred to as “A-frame” or “sandwich board” signs. See WCC 10.50.160(7)(d) for applicable standards.

“Advertise” means to describe or draw attention to a product, service, or event in a public medium in order to promote sales or attendance.

“Awning sign” means a type of building-mounted sign that is either attached to, affixed to, or painted on an awning, marquee, or canopy. See WCC 10.50.080 and 10.50.100(3) for applicable standards.

“Banner sign” means a flexible material (often vinyl) on which a sign is manufactured that is attached to a building or displayed on private property.

“Billboard” means a type of large permanent sign designed or used for high-visibility display of sign copy which is typically not associated with the property upon which the sign is placed. Billboards typically have a wood or steel structure with a single face or double face oriented to major traffic routes. Billboards are larger than permitted pole signs and may include catwalks.

Figure 10.50.030(1)
Billboard examples.



“Building-mounted sign” means a sign affixed to a building, painted directly on a wall, or erected against the wall of a building. See WCC 10.50.080(2) and 10.50.100 for applicable standards.

“Commercial sign” means a sign which promotes commercial products or services for sale.

“Conforming sign” means a sign which meets the specifications of this chapter.

“Digital sign” means a sign displaying copy with a screen composed of electrically illuminated segments which are typically, but not always, light-emitting diodes (LEDs). See WCC 10.50.110 for applicable standards.

“Feather sign” means a temporary and portable sign made of lightweight materials that is prone to move in the wind, and that contains a harpoon-style pole or staff that is driven into the ground or supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, and U-shaped. See WCC 10.50.160(7)(e) for applicable standards.

“Freestanding sign” means a permanent sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building. See WCC 10.50.080(1) and 10.50.090 for applicable standards.

“Incidental sign” means sign depicting products, services, or activities directly related to the business within.

“Internal wayfinding sign” means a type of freestanding sign used to aid customers in circulation within parking lots of commercial uses. These signs could come in the form of monument, pylon, post and arm, or wall sign types. See WCC 10.50.080(1) and 10.50.090(3) for applicable standards.

“Lighted sign” means a sign illuminated by means of fixtures directing light through transparent surface material; words, pictures, symbols or numbers created out of lights or lighting fixtures, or exterior illumination shining on a sign from the exterior.

“Monument sign” means a type of freestanding sign which is attached to the ground by means of a wide base of solid appearance. See WCC 10.50.080(1) and 10.50.090(2) for applicable standards.

“Noncommercial sign” means a sign which promotes noncommercial purposes such as public community events, civic groups, nonprofit organizations, or which expresses religious, political, social, ideological or other philosophical messages. For the purposes of this chapter, signs for government facilities such as schools, libraries, offices, and other public facilities are noncommercial signs. Noncommercial signs are not considered either off-site or on-site signs.

“Off-site sign” means a sign related in its subject matter to some premises or lot other than the premises or lot on which the sign is located.

“On-site sign” means a sign related in its subject matter to the premises on which it is located, or to products, accommodations, services, or other activities on the premises.

“Permanent sign” means a stationary sign permanently attached to the ground or to a structure.

“Pole sign” means a type of freestanding sign supported by one vertical pylon, and subject to the same regulations as a freestanding sign. See WCC 10.50.080(1) for applicable standards.

“Portable sign” means a nonpermanent, easily movable sign.

“Post and arm sign” means a type of freestanding sign supported by a post and arm. See WCC 10.50.080(1) for applicable standards.

“Projecting sign” means a type of building-mounted sign extending outward from the face of the building. See WCC 10.50.080(2) and 10.50.100(2) for applicable standards.

“Pylon sign” means a type of freestanding sign mounted on at least two posts. See WCC 10.50.080(1) for applicable standards.

“Real estate signs” means signs used for the purpose of marketing real property as opposed to identifying place of business.

“Roofline” means the roof which covers the primary structure, excluding architectural features that project above the primary structure roof, such as, but not limited to, towers, porticos, parapet walls, and elevator shafts that have no space able to be occupied and do not directly or indirectly affect the use or occupancy of the primary structure.

“Sign” means any communication device, structure, or fixture which is intended to identify or attract attention from a public right-of-way to a building, use, business, or event; or to promote the sale of products, goods or services; using graphics, written copy, letters, numbers, figures, symbols, logos, or registered trademarks. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the user, are not considered signs.

“Sign copy” means any graphic, word numeral, symbol, insignia, text, sample, model, device or combination thereof which is primarily intended to advertise, identify, or notify.

“Standing sign” means a double-sided, portable sign mounted on a single post.

“Temporary signs” means a sign structure or device used for the display of messages or images, which is easily installed and removed and which is not intended or suitable for long-term or permanent display due to the sign construction, materials, placement, or installation. Any sign not covered by this definition is a permanent sign and must comply with the applicable permanent sign regulations.

“Under-canopy sign” means a type of building-mounted sign attached to the underside of an awning, canopy, balcony, or arcade. See WCC 10.50.080(2) and 10.50.100(4) for applicable standards.

“Unlighted sign” means a nonilluminated sign visible only as a result of natural light, lights from passing automobiles or passive background illumination such as streetlights and typical residential lighting which only incidentally provides indirect illumination to said sign.

“Wall sign” means a type of building-mounted sign painted directly on the wall, attached to the wall, or erected against the wall of a building or structure with the exposed face of the sign parallel or approximately parallel to the plane of such wall. See WCC 10.50.080(2) and 10.50.100(1) for applicable standards.

“Wind sign” means a double-sided, portable sign mounted on springs and a heavy base and intended to bend when subjected to significant wind pressure.

10.50.040 General requirements.

(1) Permitting.

(a) Except as otherwise allowed by this title, no permanent sign shall be erected, altered, or relocated without a sign permit from the city. See WCC 10.50.160(2) for temporary sign permitting standards.

(b) No one may apply for a sign permit unless the applicant has ownership or control of the subject property on which the sign is to be located.

(c) The applicant shall certify, in applying for a sign, that the applicant has ownership or control of the subject property. False representation shall constitute a violation of this title subject to WCC 10.04.050, Administration and enforcement.

(d) No sign permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign, or for sign face and copy changes that do depict on-site business. See also WCC 10.50.040(7) for maintenance standards.

(e) Sign permits shall be required for all alterations or modifications of a sign’s size, structure of the sign, or the addition of physical effects or a digital sign.

(2) Sign Location Restrictions. Except where specifically authorized by this chapter, signs are prohibited in the locations described below. Prohibited signs are subject to removal (except nonconforming signs as defined by this chapter) by the city at the owner’s expense.

(a) Any temporary or permanent sign located within or projecting over a city right-of-way, unless otherwise permitted in this chapter.

(b) Any temporary or permanent sign located within five feet of a city right-of-way, unless otherwise permitted in this chapter.

(c) Any sign attached to any public utility pole, utility structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, or memorial, except those signs approved as part of a special event permit on city property or banner signs permitted by the city.

Nothing in this section shall be construed to prohibit a person from holding a sign while located on public property so long as the person holding the sign is located on public property determined to be a traditional public forum (including sidewalks) and does not block ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails.

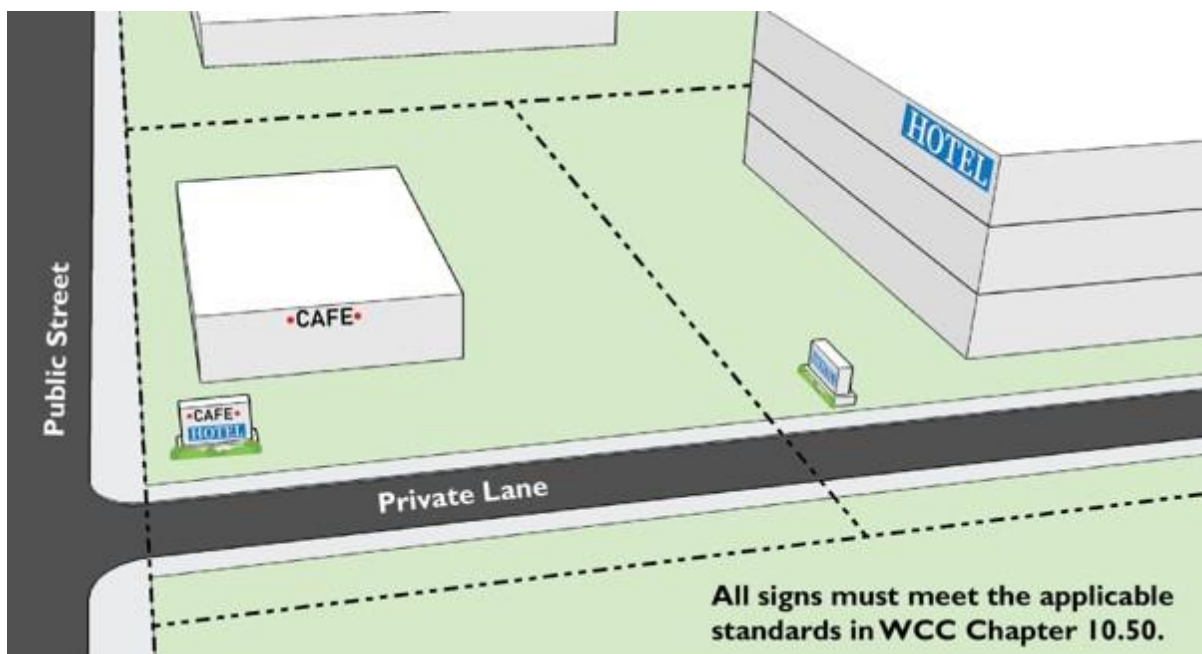
(d) Any sign, which by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.

(e) Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way.

(f) Any permanent commercial, advertising, or business sign (including billboards) that is not located on the premises of the business to which it refers.

(i) Exception. Properties with 20 feet or less of public street frontage (including properties with none) may share signage with adjacent or other nearby property that features applicable public street frontage, provided all the other standards of this chapter are met. This exception may be granted by the director to properties with more than 20 feet of public street frontage where the applicant demonstrates that their street frontage is encumbered by utilities or other encumbrances that are outside the applicant's control and preclude the placement of a sign.

Figure 10.50.040(2)
Off-premises exception example.



The hotel owner may collaborate with the owner of the cafe site to share a monument sign adjacent to the public street at the intersection with the private lane leading to the hotel. Such monument sign shall meet the standards that apply to it for the cafe site (based on the amount of right-of-way frontage or size of property as set forth in WCC 10.50.090(2)(d)). The hotel may have its own monument sign adjacent to the private lane. Such sign would need to be sized based on the property size since it has no right-of-way frontage.

(g) No sign may be placed on the roof of any building.

(h) No portable or temporary sign may be placed on any structure or on any premises except as authorized in WCC 10.50.160, Temporary sign standards.

(i) Placement on private property for more than 10 calendar days in any 90-day period of any truck, boat, trailer or other vehicle or vehicle part which has affixed thereto any commercial advertising message not pertaining to the legally permitted use carried on within such property is prohibited.

(j) Setbacks. Setbacks established in this chapter apply to all elements of the sign structure and are measured from applicable property lines, rights-of-way, or private drives.

(3) Clear Vision. Sign location satisfying a sufficient clear vision triangle shall meet the minimum guidelines of the public works preapproved plans or as determined by the city engineer.

(4) Sign Display Restrictions.

(a) Purpose. The purpose of this subsection is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that detracts from the natural and architectural aesthetics of the city.

(b) Standards. The display features described below are prohibited. Prohibited signs are subject to removal (except legal nonconforming signs as defined by this chapter) by the city at the owner's expense.

(i) Any sign or lighting device, whether on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking or strobe light illumination.

(ii) Any sign with an exposed light source, except for neon incorporated into the design of the sign.

(iii) Any sign which emits sound, odor, smoke, laser or hologram lights, or other visible matter, including any sign that uses motion picture projection.

(iv) Any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means, except for:

(A) Signs exempted from this chapter as established in WCC 10.50.020(3).

(B) Temporary Type 4 wind signs as provided for in WCC 10.50.160.

(v) Any sign in which the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means. Exception:

(A) Signs exempted from this chapter as established in WCC 10.50.020(3).

(B) Temporary Type 6 signs as provided for in WCC 10.50.160(7)(f).

(vi) Digital and other changeable copy signs, except as provided for in Table 10.50.060 and WCC 10.50.110.

(vii) Mannequins holding a sign or displaying advertising, whether stationary or animated, except within a building as part of a window or interior display.

(6) Sign Materials, Structural, and Electrical Restrictions.

(a) Except flags, temporary, and portable signs conforming in all respects with the requirements of this chapter, all signs shall be constructed of durable materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(b) All attached signs and sign support frames shall be mounted and attached to a building or the ground in a secure manner and shall be maintained in good repair for safety and appearance.

(c) All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the National Electric Code or the local electric code in effect. All such signs require an electrical permit and inspection by state of Washington Department of Labor and Industry, Electrical Division or equivalent inspection.

(7) Sign Maintenance and Inspection.

(a) Maintenance.

(i) All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, appearance and repair.

(ii) The premises surrounding a free-standing sign shall be free and clear of rubbish and the landscaping area shall be maintained.

(iii) If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it is the duty of the sign owner to repair or remove the sign within five calendar days after receiving notice from the director.

(b) Inspection. All sign owners shall permit the periodic inspection of their signs by the city upon city request.

10.50.050 Measurement of sign area.

Sign area for all sign types is measured as follows:

(1) The area of painted signs, individual letter signs, and other indirectly illuminated signs is calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or nonilluminated, which are intended to attract attention. See Figure 10.50.050(1) for examples and clarification.

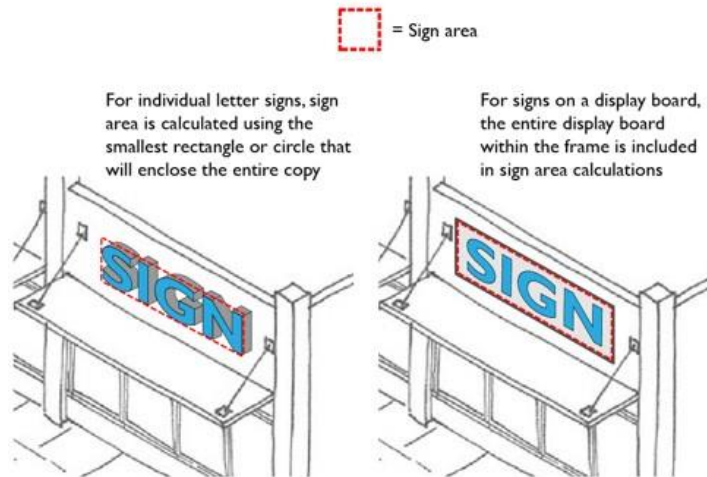
(2) Where signs are placed on a display board attached to a wall or awning, the entire display board shall be included in the sign area calculations. Where the display board includes a visible frame, only the area inside the frame shall be included in the sign area calculations. See Figures 10.50.050(1) and (2) for examples and clarification.

(3) For freestanding signs, the entire display board shall be included in the sign area calculations. Where the display board includes a visible frame, only the area inside the frame shall be included in the sign area calculations.

(4) Multiple-faced signs shall have each face measured separately. The sign area allotment for each sign type applies to just one side of the sign. For example, if the maximum size for a certain monument sign is 25 square feet, then each face of the monument sign may be up to 25 square feet.

(5) Four or more faced signs, spherical, free-form, sculptural or other nonplanar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 10.50.050(3). Signs with greater than four polyhedron faces are prohibited.

Figure 10.50.050(1)
Clarifying sign area measurement for wall signs.



The dashed outline indicates how the irregular shaped signs below would be calculated



Figure 10.50.050(2)
Clarifying sign area measurement for freestanding signs.

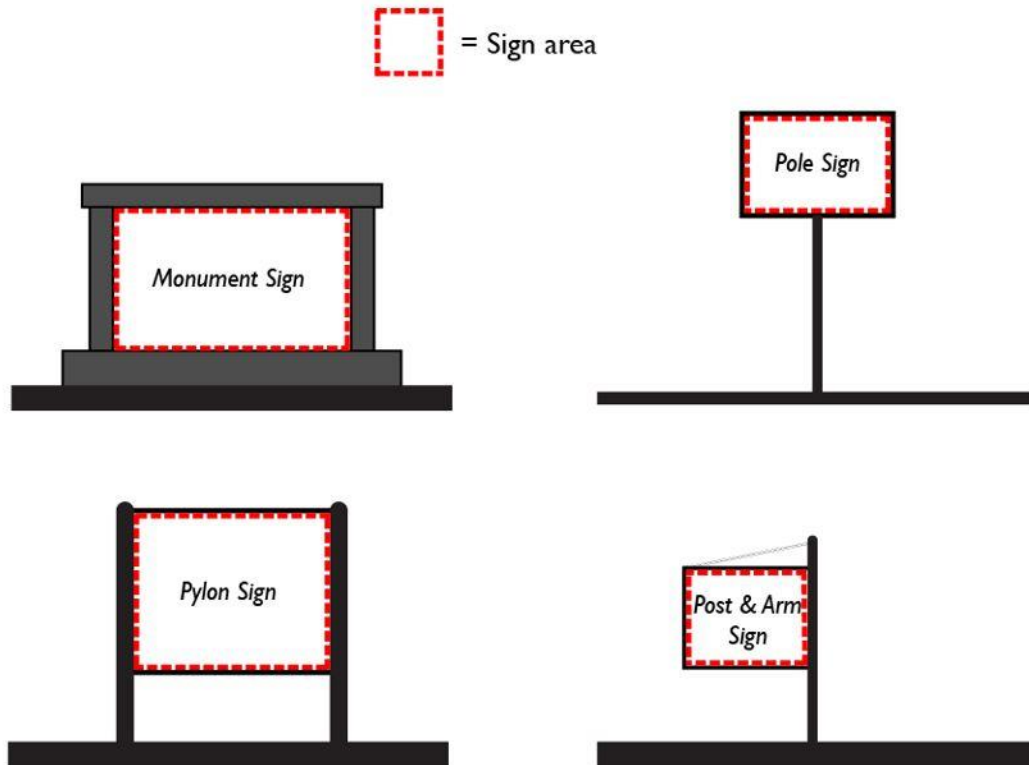
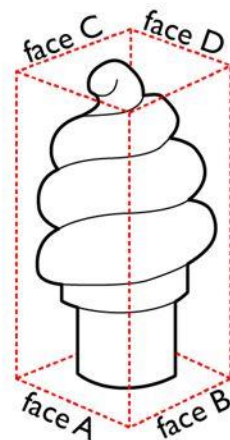


Figure 10.50.050(3)
Clarifying 3D sign area measurement.



$$\text{Total sign area} = (A + B + C + D) \div 2$$

10.50.060 Sign illumination.

(1) General Illumination Standards.

(a) For purposes of illumination, all lights attached to a sign in any manner shall not extend more than five feet from the sign structure.

(b) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences, business, or any street right-of-way.

(c) External sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign.

(d) External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures.

(e) All internally lit signs are subject to the same brightness limits applied to digital signs, as set forth in WCC 10.50.110(3)(b).

(2) Hours of Illumination.



(a) Any illuminated sign located on a lot adjacent to or across the street from any residential district and that may be visible within 200 feet of any residential zoning district or overlay shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.




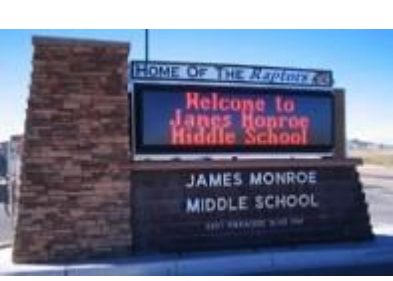

(b) Any illuminated sign in a mixed use district (RMU, OMU, CN, WMU, and MRC) shall only be illuminated during normal business hours.


(3) Permitted Sign Illumination Types. Table 10.50.060 below specifies permitted sign illumination types by zone and other requirements.

Table 10.50.060

Permitted signs illumination types.

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
Channel letter. Light source is internal and light is emitted through the front or face of the letters.		All nonresidential zones except HEO and CD	May be incorporated into a permitted wall, pole, or monument sign
Reverse channel letter. Letter faces are opaque and light source provides halo effect through backlighting.		All zones	May be incorporated into a permitted wall, projecting, pole, or monument sign
Push-through. Letters are cut out of an opaque sign face. Interior light shines through letter faces only. May include a halo effect.		All zones	May be incorporated into a permitted wall, projecting, pole, or monument sign

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
			
Neon.		All nonresidential zones except CD	May be incorporated into a permitted wall, projecting, window, pole, or monument sign
Internally illuminated cabinet signs. Sign face is illuminated through translucent casing. This includes internally illuminated changeable copy signs.		All commercial and overlay zones except HEO and CD	May be incorporated into a permitted wall, pole, pylon, or monument sign
Digital message signs.		CBD, NWBD, SWBD, CN, I, CSO, IO, PO, RRO, WMU, OMU, CD (not allowed in any residential zone except for permitted nonresidential uses)	Only allowed to be integrated on permitted monument and pole signs per WCC 10.50.110
Internally illuminated awning signs. The awning face is illuminated through the awning material.		Not allowed in any zone	
Externally illuminated sign.		All zones	Illumination techniques shall focus the light on the sign and avoid glare to the sky, streets, sidewalks, and other public spaces, and adjacent uses.

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
			

10.50.070 Signs types permitted by zone.

(1) Nonresidential. In nonresidential zones, all sign types are permitted unless otherwise noted in WCC 10.50.080.

Table 10.50.070(1)

Signs permitted in nonresidential zones.

Sign Type	Commercial Zones						Mixed-Use Zones			Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	HEO	CSO	MRC	IO	PO	RRO
Freestanding Signs Refer to WCC 10.50.080 and 10.50.090 for freestanding sign design standards.															
Pole sign		P ¹				P ¹									
Monument sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pylon sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post and arm sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Internal wayfinding sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Building-Mounted Signs Refer to WCC 10.50.080 and 10.50.100 for building-mounted sign design standards.															
Wall sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Projecting sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awning sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Under-canopy sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

NOTES:

¹ Pole signs are only permitted on properties adjacent to highways north of the Wenatchee River. See Table 10.50.080(1) for additional location standards.

(2) Residential. Table 10.50.070(2) illustrates the types of signs that are allowed for different development/use types in residential zones. Interpretation:

- (a) The letter “P” indicates permitted sign types.
- (b) A blank cell indicates the particular sign type is not permitted.

(c) A number in the cell refers to a condition, listed below the table.

Table 10.50.070(2)

Signs permitted in residential zones.

Sign Type	Development or use type			
	Single-family subdivision	Multifamily complex	Home occupation	Other permitted nonresidential use ⁴
Freestanding Signs				
Refer to WCC 10.50.080 and 10.50.090 for freestanding sign design standards.				
Pole sign				
Monument sign	P ¹	P ¹		P ³
Pylon sign				P ³
Post and arm sign				P ³
Internal wayfinding sign		P		P ³
Building-Mounted Signs				
Refer to WCC 10.50.080 and 10.50.100 for building-mounted sign design standards.				
Wall sign			P ²	P
Projecting sign				
Awning sign				P
Under-canopy sign				P

NOTES:

¹ Single-family subdivisions and multifamily complex. One monument sign is permitted per entrance (and may be located anywhere along the access street), provided said signs do not exceed 25 square feet in sign area and five feet in height.

² One nonilluminated building-mounted sign up to six square feet is permitted for a home occupation.

³ Signs must comply with size and height standards set forth in this chapter, but no more than one sign per lot frontage and signs may not be larger than 25 square feet in sign area and no taller than six feet in height.

⁴ Where sign standards are established as part of a CUP or hospital planned development, those standards apply.

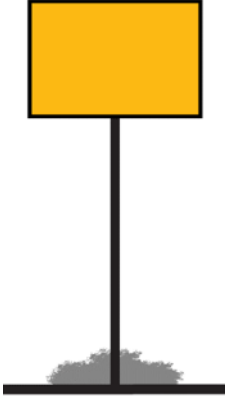
10.50.080 Signs types and standards.


(1) Freestanding Sign Types and Standards. The standards below apply to the specific sign types, where permitted in the applicable districts per WCC 10.50.070.

Table 10.50.080(1)

Freestanding sign types and standards.

Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
Pole sign A sign supported by one vertical post	Only allowed on properties adjacent to highways and north of the Wenatchee River	1 pole sign per property street frontage	30'	Same as for monument signs as set forth in WCC 10.50.090(2)(d)


Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure			
Monument sign A sign which is attached to the ground by means of a wide base of solid appearance See WCC 10.50.090(2) for supplemental design standards	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	1 monument sign per property street frontage, except for large properties: Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of property street frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of property street frontage	See WCC 10.50.090(2)(d) On properties adjacent to highways north of the Wenatchee River, and within 50' of a highway right-of-way, the height limit is 30'	See WCC 10.50.090(2)(d)
Pylon sign A sign mounted on at least two posts	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of lot frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of lot frontage	Monument sign standards apply, per WCC 10.50.090(2)(d), except pylon signs are limited to 8' in height On properties adjacent to highways north of the Wenatchee River, 30'	Monument sign standards apply per WCC 10.50.090(2)(d) On properties adjacent to highways and north of the Wenatchee River, 1 sf per linear foot of highway frontage, up to a maximum of 75 sf
Post and arm sign A small sign supported by a post and arm	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of lot frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of lot frontage	5'	10 sf

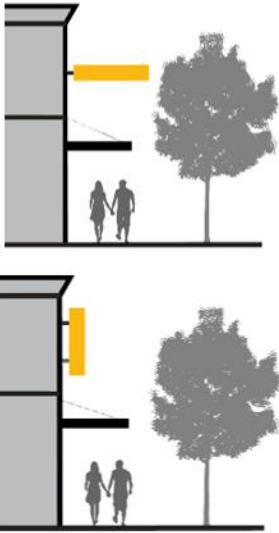

Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
Internal wayfinding sign A sign used to aid customers and visitors in circulation within parking lots. These signs could come in the form of monument, pylon, post and arm, or wall sign types See WCC 10.50.090(3) for supplemental design standards See WCC 10.50.020(3)(c) for size-based exemptions 	May be located in landscaped areas or on pathways provided the sign does not inhibit pedestrian movement When such sign types are mounted on buildings, they shall be oriented to a pathway	Appropriate number of signs to provide directional assistance given size of site and circulation pattern as determined by the director	8'	15 sf When such sign types are mounted on buildings, they are limited to a maximum of 10 sf

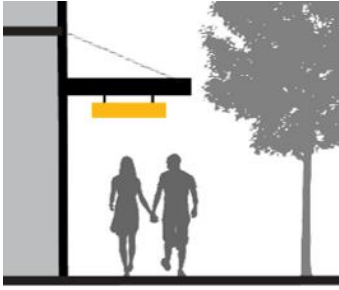
(2) Building-Mounted Sign Types and Standards.

Table 10.50.080(2)

Building-mounted sign types and standards.

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
Wall sign A sign painted directly on the wall, attached to, or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall See WCC 10.50.100(1) for supplemental design standards 	See WCC 10.50.100(1)(b)	1 sign per tenant facade that is visible from an adjacent street, customer parking lot, or alley 1 wall sign is allowed per facade facing a waterfront provided the requirements of the shoreline master program are met See WCC 10.50.100(1)(a) for additional quantity standards	See Table 10.50.100(1)(c)(i)	Signs shall not extend above the building roof line

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
Projecting sign A sign attached to and extending outward from the face of the building See WCC 10.50.100(2) for supplemental design standards 	Minimum 8' vertical clearance above sidewalk or pathway, and minimum 14' minimum vertical clearance when within 5' of a roadway Shall not be located directly over windows or in conflict with other signs or architectural features of the building Signs within right-of-way are subject to additional public works standards	1 sign per facade that is visible from a street, alley, or customer parking lot	See WCC 10.50.100(2)(a)	Signs shall not extend above the building roof line
Awning sign A sign that is either attached to, affixed to, or painted on an awning, marquee, or canopy See WCC 10.50.100(3) for supplemental design standards 	Minimum 8' vertical clearance above sidewalk or pathway May be placed on the front, above, or below the awning Signs shall not exceed 2/3 of individual awning or awning width Signs within right-of-way are subject to additional public works standards	1 sign per awning that is visible from a street, alley, or customer parking lot Awning signs may be used as an alternative to a wall sign (both may not be used on same facade)	Same as wall sign standards, see Table 10.50.100(1)(c)(i)	See WCC 10.50.100(3)(a)
Under-canopy sign A sign attached to the underside of an awning, canopy, balcony or arcade See WCC 10.50.100(4) for examples	Minimum 8' vertical clearance above sidewalk or pathway Minimum 1' horizontal clearance from the building and canopy edge	1 sign per entrance that is visible from a street, alley, or customer parking lot	None	2'

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
	Signs within right-of-way are subject to additional public works standards			

10.50.090 Supplemental freestanding sign design standards.

(1) Landscaping. The base of all freestanding signs shall be landscaped at a ratio of one and one-half square foot of landscaped area per one square foot of sign area.

- (a) Landscaping shall be planted at or surrounding the base of the sign.
- (b) On monument signs, landscaping shall be located and visible from the sides and behind the face of the sign with low lying ground cover in front of the sign per WCC 10.62.060(4)(f).
- (c) The landscaping area shall be a minimum of 36 square feet with no dimension less than six feet.
- (d) Sign landscaping may be counted toward other required landscaping, provided the landscaping meets the applicable requirements of Chapter 10.62 WCC, Landscaping Standards.
- (e) DEPARTURES per WCC 10.50.020(4) will be considered provided the landscaping design complements other site landscaping and enhances the pedestrian environment.

(2) Monument Signs.

- (a) Sign Form. At least 40 percent of the total sign width shall meet the ground plane.

Figure 10.50.090(2)(a)
Minimum ground anchoring provisions for monument signs.



(b) Materials and Design. Monument signs in commercial, mixed use, and overlay zones shall be designed as an integrated architectural feature of the site. Specifically:

(i) Framing. Monument signs shall include design elements that effectively frame the sign on both faces. Alternatively, signs that have a substantial framing element on one side will meet this provision.

DEPARTURES per WCC 10.50.020(4) will be considered provided the design meets other provisions herein, integrates a distinctive, one-of-a-kind design that contributes to the visual character of the area.

Figure 10.50.090(2)(b)(i)
Good examples of monument signs with framing elements on one side.

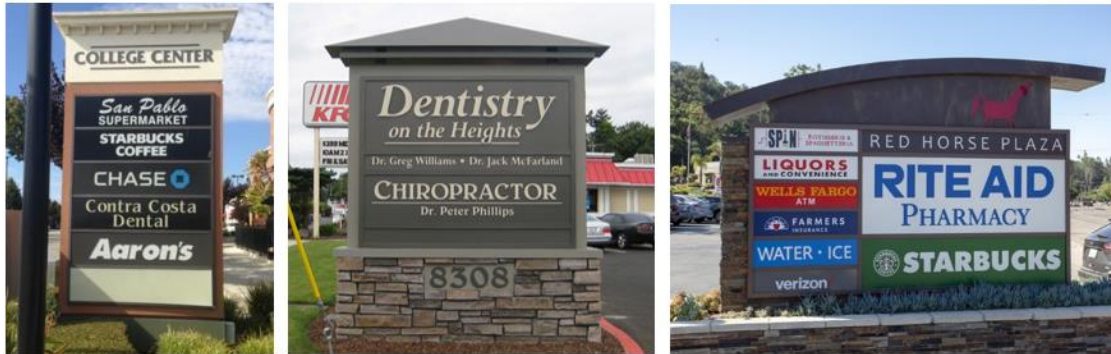


(ii) Top/Middle/Bottom. Monument signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design. See the figures below for examples that meet this requirement.

Signs less than six feet tall are exempt from this provision.

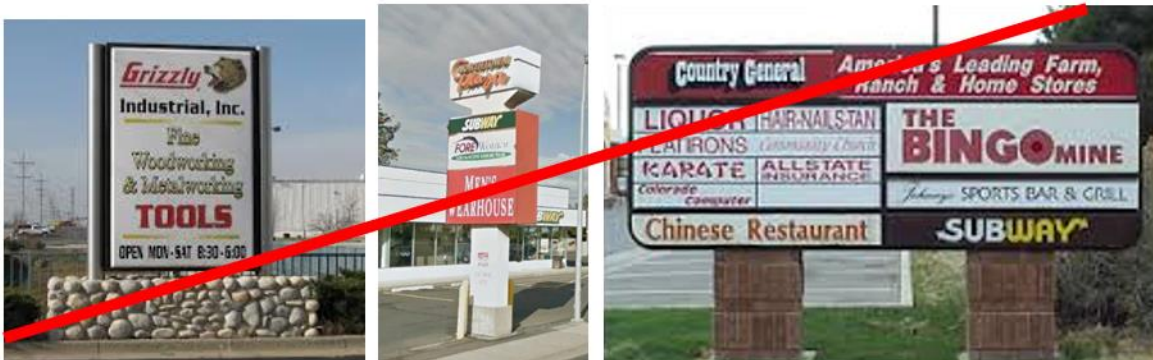
(iii) Materials and Design. Monument signs shall include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs).

Figure 10.50.090(2)(b)(ii)
Good examples of monument signs with top-middle-bottom elements.



Each of these three signs includes a frame, top/middle/bottom components, and feature high quality materials that relate to and/or complement the design of on-site buildings and/or is coordinated with other site design elements.

Figure 10.50.090(2)(b)(iii)
Unacceptable examples of monument signs.



(c) Minimum Base Height. The copy shall be at least one foot above grade.

Figure 10.50.090(2)(c)
Minimum base height for sign copy.



(d) Maximum Size and Height. Table 10.50.090(2)(d)(i) and Table 10.50.090(2)(d)(ii) illustrate two ways to calculate the maximum allowable sign area and height for monument signs. Applicants may choose either table to determine the applicable size and height standards.

Table 10.50.090(2)(d)(i)

Maximum allowable sign area and height for monument signs based on length of right-of-way frontage.



For parcels with multiple frontages, the standards of this table apply to each frontage individually and may not be combined.				
Length of right-of-way frontage	White or Very Light-Colored Backgrounds 		Bonus for Shaded or Dark-Colored Backgrounds  Only apply if the standards of WCC 10.50.090(2)(e) are met.	
	Allowable Sign Area	Maximum Height	Allowable Sign Area	Maximum Height
Less than 100 feet	30 sq. ft.	6 feet	40 sq. ft.	7 feet
100 – 199 feet	40 sq. ft.	8 feet	50 sq. ft.	10 feet
200 – 299 feet	60 sq. ft.	12 feet	70 sq. ft.	14 feet
300 feet or more	80 sq. ft.	16 feet	100 sq. ft.	20 feet

Table 10.50.090(2)(d)(ii)

Maximum allowable sign area and height for monument signs based on size of property.

Size of property	White or Very Light-Colored Backgrounds		Bonus for Shaded or Dark-Colored Backgrounds	
	Allowable Sign Area	Maximum Height	Allowable Sign Area	Maximum Height
Less than 15,000 sq. ft.	30 sq. ft.	6 feet	40 sq. ft.	7 feet
15,000 sq. ft. – 43,559 sq. ft.	40 sq. ft.	8 feet	50 sq. ft.	10 feet
1 – 2.49 acres	60 sq. ft.	12 feet	70 sq. ft.	14 feet
2.5 acres or more	80 sq. ft.	16 feet	100 sq. ft.	20 feet

(e) Sign Color. Monument signs that employ shaded or dark background and light-colored lettering for at least 50 percent of the sign copy are allowed larger sign areas, as they are found to be less visually intrusive than signs incorporating white or very light-colored background. To qualify for the bonus, the background on at least 50 percent of the sign copy must be darker than the lettering and create demonstrable contrast between the background and lettering. See Figure 10.50.090(e) for examples.

Figure 10.50.090(e)

Examples of signs with shaded or dark backgrounds and light-colored lettering.



(f) Multi-Tenant Center Bonus. Properties in commercial and mixed use zones designed or used for multiple tenants (via building shape/dimensions, interior walls/design, and/or facade/entry designs) may increase sign area and height by 20 percent above the standards in subsection (2)(d) of this section. If a legally established multi-tenant center using this bonus becomes single tenancy for a period of 24 months or more, this bonus no longer applies and the sign is legally nonconforming (see WCC 10.50.150).

Figure 10.50.090(f)
Multi-tenant center sign size bonus example.

Single Tenant or Business

Maximum Sign Area: 40 square feet

Maximum Height: 8 feet



20% Bonus

Multiple Tenants or Businesses

Maximum Sign Area: 48 square feet

Maximum Height: 9.6 feet



(3) Internal Wayfinding Signs.

(a) Purpose. To aid visitors in finding the location of a business, use, or building on large commercial development sites.

(b) Sign Content. Signs may include only the name of the business, use, or building together with the directional guidance information.

(c) Sign Types. Internal wayfinding signs may come in the form of monument, pylon, or post and arm sign types, except that signs placed along pathways may be placed on buildings.

(d) Design. Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color and typeface colors. Dark background colors with light colored text are required. See WCC 10.50.090(2)(e) for how dark colors are measured. See Figure 10.50.090(3) for examples.

Figure 10.50.090(3)
Internal wayfinding sign examples.



Note the consistent design themes using dark backgrounds with light colored text.

(4) Building Name Signs. Signs located in the college district, that advertise the name of the building and are not associated with the name of any individual business, are exempt from the standards in WCC

10.50.080(1) and subsections (1) and (2) of this section provided they meet the standards below. Signs that include more information than the building name shall not be considered building name signs.

- (a) Maximum quantity: one sign per building entrance.
- (b) Maximum sign area: 15 square feet.
- (c) Maximum height above existing grade: four feet.
- (d) Located within 20 feet of a pedestrian path or area.
- (e) Located within 100 feet of the building the sign is advertising.
- (f) At least 100 feet from the nearest freestanding building name sign.
- (g) Digital message signs are not allowed as building name signs.
- (h) Five-foot minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure.

10.50.100 Supplemental building-mounted sign standards.

Building-mounted signs include wall signs, projecting signs, awning signs, and under-canopy signs.

(1) Wall Signs.

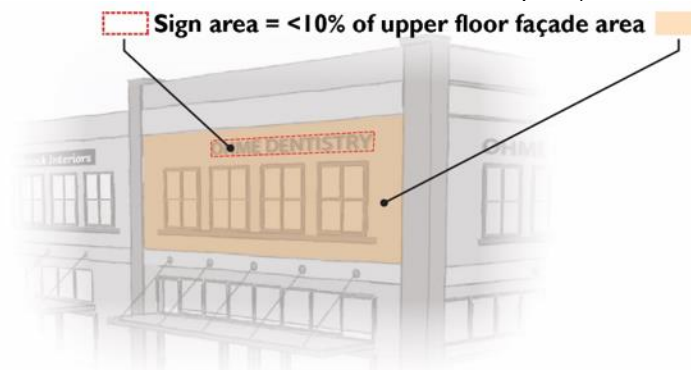
- (a) Permitted Number of Signs. See Table 10.50.080(2). Supplemental standards:
 - (i) In multi-story buildings, businesses above the ground floor that feature a street facade are limited to one wall sign per business, except that a business with frontage on more than one street may have one sign facing each street. Applicable wall sign standards for upper level businesses:
 - (A) See WCC 10.50.080(2) for basic wall sign parameters.
 - (B) Internally lit wall signs are not permitted.
 - (C) Maximum Sign Area. Up to 10 percent of the applicable upper level street facade of the tenant. For tenants occupying more than one floor of the street facade, only one floor may be used for the purpose of determining the signage allowance.
 - (D) All other wall sign location and design standards set forth in subsection (1)(b) of this section apply, except where in conflict with the sign area provisions above.

Figure 10.50.100(1)(a)(i)

Clarifying sign standards for businesses above the ground floor that include a street facade.



In the example above, Ohme Dentistry occupies the corner second floor office space and are thus allowed signs along each street frontage. Saddlerock Interiors occupies the interior second floor space to the left. Each sign may be up to 10 percent of the applicable upper floor facade. The graphic below illustrates how the upper floor facade is calculated. Note that the upper parapet area is excluded from the calculations (as it extends above the interior of the second floor office space).



(ii) In a multi-tenant building with businesses on upper floors and/or in interior spaces having no street facade on which to place a sign, a building directory listing businesses in the building which does not exceed 12 square feet may be located on the building wall at each primary entrance. This directory may be in addition to the sign area permitted for the building.

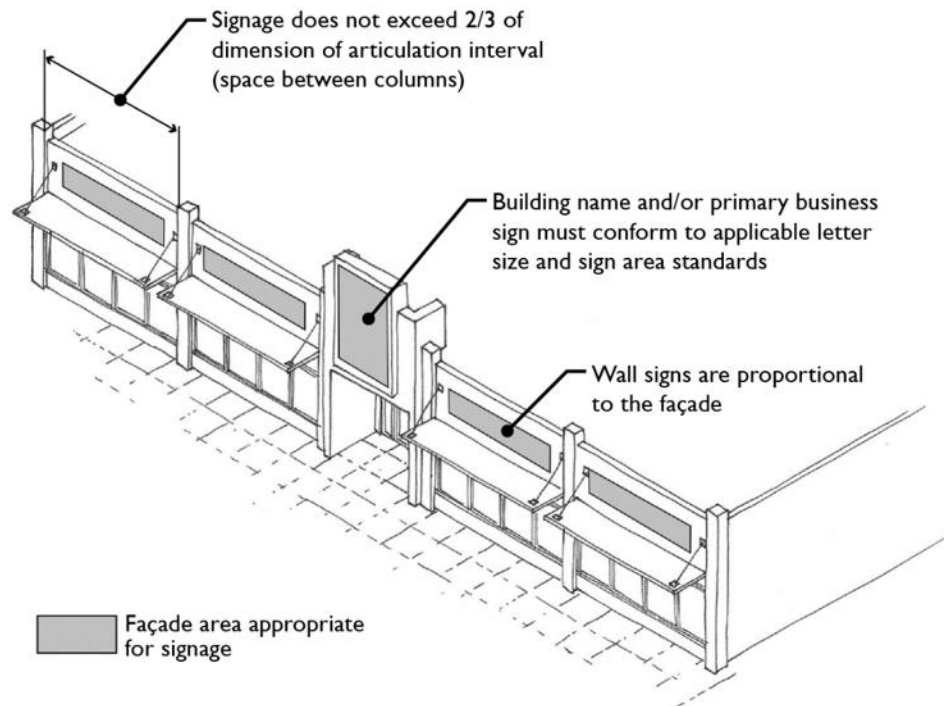
(b) Location and Design.

(i) Wall signs shall be proportional to the facade. They shall be no wider than two-thirds the width of the individual facade. This standard also applies to upper-level businesses.

(ii) Wall signs may not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above awnings, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building.

(iii) Stacked words on wall signs are permitted. Generally, the primary business name is encouraged to be provided on one line, with additional text on rows above and/or below providing supporting information about the business in smaller fonts.

Figure 10.50.100(1)(b)
Illustrating wall sign standards.



(c) Maximum Size for Individual Tenants That Occupy Space on the Building Facade. Table 10.50.100(l)(c)(i) below provides standards for the maximum amount of wall or awning sign area on each tenant's facade. For building elevations that include signs for upper level businesses, the standards apply to the entire building elevation.

Table 10.50.100(1)(c)(i)

Sign area standards for wall and awning signs for each tenant's facade.

Tenant facade area	Maximum sign area (for tenant's facade)	
	Sign with internal lighting	Sign without internal lighting
Below 200 sf	15% of the facade	25% of the facade
200 – 349 sf	14% of the facade	22.5% of the facade
350 – 499 sf	13% of the facade	20% of the facade
500 – 999 sf	12% of the facade	17.5% of the facade
999 – 1,499 sf	11% of the facade	15% of the facade
1,500 – 1,999 sf	10% of the facade	12.5% of the facade

Tenant facade area	Maximum sign area (for tenant's facade)	
	Sign with internal lighting	Sign without internal lighting
Over 2,000 sf	10% of the facade	10% of the facade

Figure 10.50.100(1)(c)(ii)
Clarifying the calculations of maximum sign area for tenant wall, canopy, or awning signs.

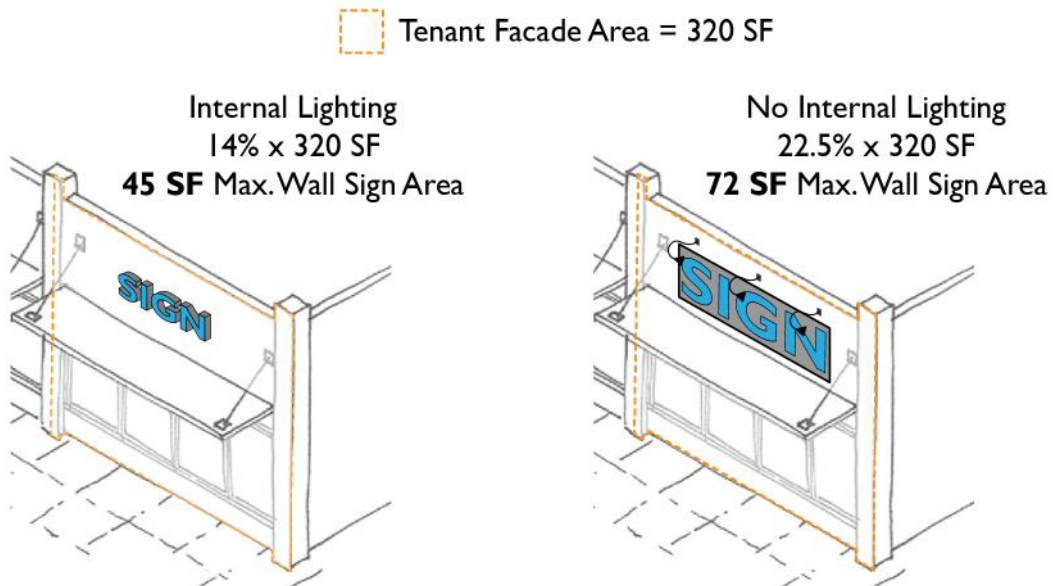


Figure 10.50.100(1)(c)(iii)
Acceptable wall sign examples.

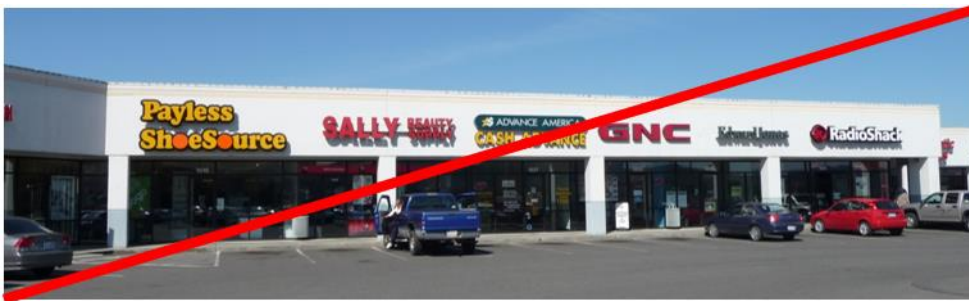


Note the different styles of signs and use of stacked (both left images) and supplemental text (lower left).



More acceptable wall sign examples.

**Figure 10.50.100(1)(c)(iv)
Unacceptable wall sign example.**



Most or all of these signs clearly exceed two-thirds of the width of their respective individual storefronts.

(d) Mounting. Wall signs should be mounted plumb with the building, with a maximum protrusion of one foot plus up to four inches for mounting, unless the sign incorporates sculptural elements or architectural devices.

(e) Building Name Signs.

(i) Signs that advertise the name of the building and not associated with the name of any individual business are exempt from the sign area standards in Table 10.50.100(c)(i) above, provided they are designed and sized in proportion to the facade (see Figure 10.50.100(1)(e) for an example).

(ii) Signs shall be placed near the top of the facade and generally centered on the architectural features of the building.

(iii) DEPARTURES per WCC 10.50.020(4) will be considered provided the sign is located in a place that is independent from individual businesses on the building and helps to provide identity for the particular building.

**Figure 10.50.100(1)(e)
Acceptable building name sign.**



(2) Projecting Signs. Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street or alley. They may be used in addition to wall and awning signs provided they meet the applicable standards below.

(a) Sign Area. Projecting signs are not based on sign area standards, but on the dimensional standards below. Projecting signs may be either vertical or horizontal oriented.

(i) Projection.

(A) Horizontally oriented signs: no more than eight feet.

(B) Square or vertically oriented signs: no more than three feet.

(C) Signs may project into public right-of-way for storefront buildings, but shall not extend over the curb into the travel lane.

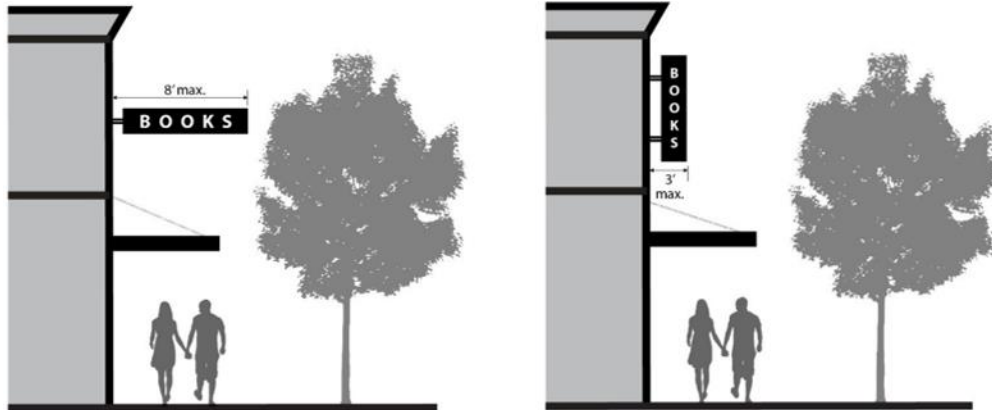
(D) Signs in alleys are subject to additional public works standards.

(ii) Height.

(A) Horizontally oriented signs: no more than three feet.

(B) Vertically oriented signs: shall not extend above the building parapet, soffit, the eave line or the roof of the building.

Figure 10.50.100(2)(a)(ii)
Dimensional standards for horizontal (left) and vertically oriented (right) projecting signs.



(iii) DEPARTURES per WCC 10.50.020(4) to the provisions in subsections (2)(a) and (b) of this section will be considered provided the sign design is compatible with the design of the building in terms of location, scale, and design elements, does not create a public safety hazard, and provides a positive contribution to the streetscape.

Figure 10.50.100(2)(a)(iii)
Acceptable and unacceptable projecting sign examples.



The example on the right includes two complementary projecting signs that are separated enough that they do not conflict or cause visual clutter. The second sign is smaller and advertises the lounge that is within the restaurant.



Both examples include signs that project over the roofline. In the right example there are far too many signs that visually conflict and create unwanted sign clutter.

(3) Awning Signs. Awning signs may be used in place of permitted wall signs provided they meet the following conditions:

(a) Sign Form and Size.

(i) Signs consisting of individual letters placed on the outside edge of the awning or above the awning are limited to 200 percent of the height of the vertical dimension of the awning. For example, if the vertical dimension of the awning is 12 inches, the letters may be up to 24 inches high. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.

(ii) Sign boards may be placed on the vertical edge of an awning provided the height of the sign board is no more than 200 percent the height of the vertical dimension of the awning. For example, if the vertical dimension of the awning is 12 inches, the sign board may be up to 24 inches high. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.

(iii) Signs placed on the vertical edge of awnings are limited to 80 percent the height of the vertical edge of the awning. Where signs are placed on sloping portion of the awning, they shall be sized proportional to the architectural features of the building and are limited to two feet in height. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.

(b) Number of Signs. For individual facades that include multiple awnings, secondary business signs may be included on separate awnings provided such signs meet applicable dimensional standards herein.

Figure 10.50.100(3)
Awning sign examples and standards.



(4) Under-Canopy Signs. Under-canopy signs are placed under awnings, marquees or canopies and placed perpendicular to the storefronts and thus oriented to pedestrians on the sidewalk or an internal pathway.

Figure 10.50.100(4)
Under canopy standards and example.



10.50.110 Digital and changeable copy sign integration.

Digital and changeable copy sign elements may be integrated into any pole or monument sign permitted in this chapter, subject to the following standards:

(1) One hundred percent of allowed pole and monument sign copy area may be used for digital or changeable copy signage, provided the standards of this chapter are met.

(2) No building-mounted sign copy area may be used for digital signs.

(3) Any form of technology may be used for the sign elements described herein, provided they meet the following standards:

(a) Maintain a four second minimum dwell time for the directory and any images. Changes in directory and images may be instantaneous and or faded. Animation, movement, or video imaging is prohibited.

(b) Brightness Limits.

(i) Integrate automatic dimming capability that adjusts to the brightness of ambient light at all times of the day and night.

(ii) Daytime: 5,000 maximum nits.

(iii) Nighttime: 150 maximum nits. This applies between 30 minutes after sunset and 30 minutes before sunrise.

(c) Light Trespass Standard. Maximum 0.1 foot-candles at the property line of any park or residential property.

(4) Management Program. In addition to the permitting requirements of WCC 10.50.040(1), applications for digital and changeable copy signs shall include a sign management program that demonstrates compliance with the size, dwell time, and lighting standards of this section.

10.50.120 Noncommercial speech signs.

Except where noted, permanent noncommercial signs are subject to the same standards as permanent commercial signs based on sign type, including but not limited to requirements for location, sign area, height, design, and setbacks.

10.50.130 Defunct businesses and vacated premises.

(1) If a sign advertising a business that moves or ceases operations from the subject property, the owner of said property shall be responsible for removing all the text and display relating to advertising the business prior to a new use or business opening.

(2) If a building, structure, or premises is vacated for a six-month period of time, the owner of said property shall be responsible for removing all nonconforming on-site signs.

(3) This section does not apply to historic signs as addressed in WCC 10.50.140.

10.50.140 Historic signs.

WCC 10.50.130 does not apply to signs recognized by the historic preservation board as having a significant historical value to the community. Such signs may be moved to another building or location within the central business district, South Wenatchee business district, and North Wenatchee business district.

10.50.150 Legal nonconforming signs.

Legal nonconforming signs may remain in use only under the following conditions:

(1) No such sign may be changed in any manner that increases the nonconformance of any such sign.

(2) The burden of establishing a sign to be legally nonconforming under this section rests upon the sign owner.

(3) Changes to the sign copy or the replacement of a sign face on a nonconforming sign are permitted for the existing business of record. Conversion of a nondigital sign to a digital sign is prohibited.

(4) When a sign is structurally altered, it ceases to be a legally nonconforming sign and shall conform with the provisions of this chapter. Structural alteration means any action that changes the height, size, or

shape of the sign or any action that affects the base or support(s) of the sign. Billboards shall not be converted to any other type of sign.

(5) When the footprint of a building containing a business or activity associated with a nonconforming sign is enlarged 200 percent or more, then the sign shall be brought into conformity with this chapter.

(6) When the use of a property containing a legal nonconforming sign changes from one individual use to another, then the sign shall be brought into conformance with this chapter. This provision does not apply to signs that advertise more than one tenant. Table 10.50.150(6) below clarifies under what circumstances a legal nonconforming sign may be retained.

Table 10.50.150(6)

Clarifying when legal nonconforming signs can be retained.

Situation	Can sign be retained? (provided only changes to the sign copy or the replacement of a sign face occurs)
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update	Yes*
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use sells to another owner, but new owner retains business/use name	Yes*
Owner of multi-tenant center erects legal sign to allow advertising for multiple tenants; subject sign becomes nonconforming with subsequent sign code update; individual tenant ceases operation and new business moves in and wants sign changed to add business name	Yes*
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business ceases operation and same owner or new owner opens new business/use using existing building	No
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use is rebranded (including a change in the name of the business/use); subject rebranded business/use may have same owner or new owner	Yes
Individual business/use or multi-tenant center erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use/center ceases operation; building is demolished and site is redeveloped with a new version of the old business/use or a separate new business or multi-tenant center	No
*Assuming the provisions of WCC 10.50.130 are met.	

(7) A legal nonconforming sign may be removed for maintenance for periods not to exceed 60 calendar days. If removed for a longer period the sign shall comply with the provisions of this chapter upon reinstallation. This does not apply to existing billboards, which once removed for more than 60 calendar days cannot be replaced.

(8) Billboards are subject to the provisions of Chapter 10.72 WCC, Nonconforming Uses, Structures and Lots.

(9) Pole and Pylon Sign Amortization. Notwithstanding any other provisions of this title, an existing nonconforming pole or pylon sign may continue to be used for a period of 10 years after January 10, 2020. No structural alterations may be made after January 10, 2020, and the said pole or pylon signs must be brought into conformity by removal before 10 years after January 10, 2020. This section does not apply to signage which has been determined to be historic under WCC 10.50.140, Historic signs.

Nonconforming pole multi-tenant signs or pylon multi-tenant signs are exempted from the amortization provisions of this section.

10.50.160 Temporary sign standards.

(1) Applicability. All temporary signs are subject to the placement, size, and height requirements of this chapter, and the requirements in the underlying zone. The content of temporary signs is not regulated.

(2) Permitting. A sign permit is not required for temporary signs.

(3) Materials. Temporary signs may be made of any durable material, and the sign face may be of rigid or flexible construction, unless otherwise required by subsection (7) of this section.

(4) Illumination Prohibited. Temporary signs may not be directly illuminated or be provided with any electric service.

(5) Types of Temporary Signs. Subsections (5)(a) through (f) of this section describe the temporary signs. Subsection (6) of this section describes the location where each type is allowed for commercial and noncommercial use.

(a) Type 1. Signs in this category consist of small, temporary yard signs that are typically associated with (but not limited to) the advertisement of real estate, political campaigns, and event announcements. See subsection (7)(a) of this section for standards.

(b) Type 2. Signs in this category are typically referred to as “banners” that are typically associated with (but not limited to) the announcement of community events. These may be freestanding (supported by posts on either end) or building-mounted. See subsection (7)(b) of this section for standards.

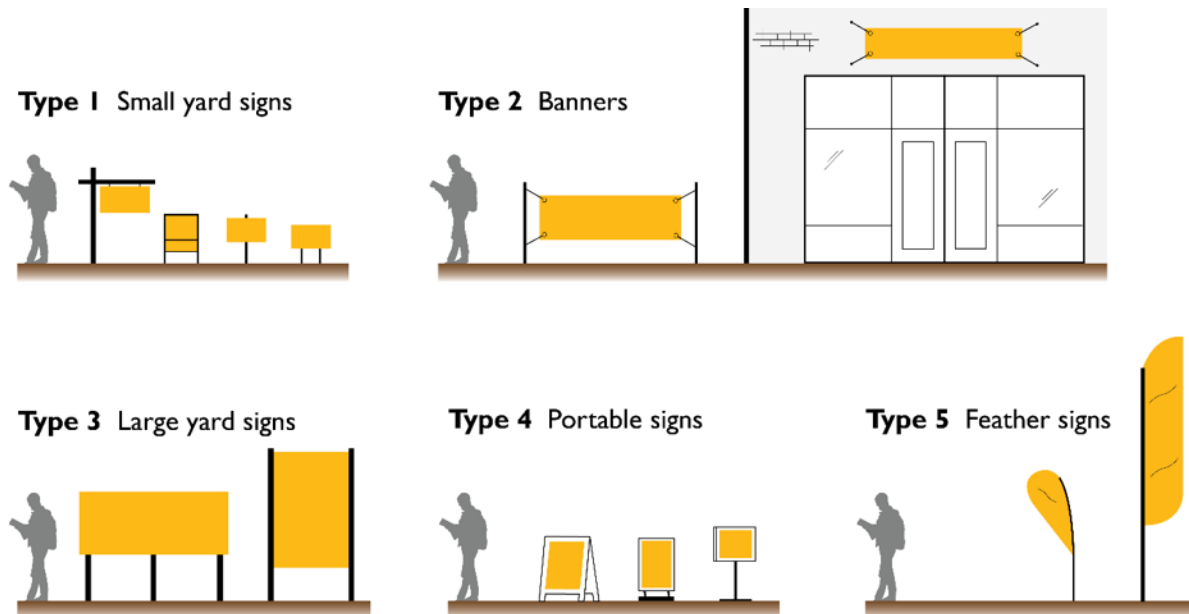
(c) Type 3. Signs in this category are large yard signs typically associated with (but not limited to) the advertisement of land sales, construction activity, and commercial and industrial buildings for rent. See subsection (7)(c) of this section for standards.

(d) Type 4. Signs in this category shall only include portable A-board signs, wind signs, and standing signs as defined by WCC 10.50.030. Signs in this category are typically associated with (but not limited to) the advertisement of retail businesses and announcement of public events. See subsection (7)(d) of this section for standards.

(e) Type 5. Signs in this category are feather signs (also referred to as sail signs). See subsection (7)(e) of this section for standards.

(f) Type 6. Signs in this category include fixed aerial displays, balloons, pennants, spinners, strings of flags, streamers, tubes, and other devices affected by the movement of the air or other atmospheric or mechanical means. See subsection (7)(f) of this section for standards.

Figure 10.50.160(5)
Examples of temporary sign types.



(6) Location.

(a) Property Type. General temporary sign type location requirements by private property and public right-of-way are shown in Table 10.50.160(6) below. See subsection (6)(b) of this section for other general requirements and subsection (7) of this section for specific location requirements by zone, signs on sidewalks, relation to business entries, etc.

Table 10.50.160(6)

Temporary sign property location.

	Commercial		Noncommercial	
	Private property	Public right-of-way	Private property	Public right-of-way
Type Allowed	1, 2, 3, 4, 5, 6	1, 4	1, 2, 3, 4, 5, 6	1, 4

(b) Generally.

(i) With the exception of public right-of-way, temporary signs may only be located on public or private property with the property owner's permission.

(ii) Temporary signs attached to building walls shall not be placed in a manner that obstructs any door, fire department sprinkler connection, or address numbers.

(iii) Temporary signs shall not be placed on the roof of a building, or affixed to a permanent sign or its structure, tree, utility pole, or street sign.

(iv) Temporary signs shall not be permanently attached to the ground, a building, or to any other structure, other than what is necessary to secure the sign to prevent theft, wind damage, or safety problems.

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(v) Temporary signs shall not be placed in any public park, trail, open space, or other public space, except for those signs placed or authorized by the government, agency, or organization that owns or maintains the land.

(vi) No part of a temporary sign may overhang a paved roadway, bicycle path, parking space, driveway, loading area, or wheelchair access.

(vii) Temporary signs shall not be placed within any roadway median, traffic circle, traffic island, or roundabout.

(viii) Temporary signs in the public right-of-way shall be located at least five feet from any other temporary sign.

(ix) Temporary signs in the public right-of-way shall be located at least 25 feet from traffic signs, signals, wayfinding signs, and other traffic control devices erected by the city or other public authority, except for Type 4 signs in the HEO overlay as provided in subsection (7)(d) of this section.

(x) Refer to WCC 10.50.040 for other location restrictions.

(7) Temporary Sign Requirements by Sign Type. Below are standards for a wide variety of temporary sign types that may be allowed based on the site's zoning, land use, or context. Adjusted standards for certain activities and events are in subsection (8) of this section.

(a) Type 1 – Small Yard Signs.

(i) Location. May be located in any zone.

(ii) Quantity. Refer to Table 10.50.160(7)(a)(ii).

Table 10.50.160(7)(a)(ii)

Type 1 temporary sign quantity.

Commercial		Noncommercial	
Private property	Public right-of-way	Private property	Public right-of-way
One per business.	One sign may be displayed per customer entrance, and no more than two signs may be displayed per business. Signs must be placed within 15 feet of a customer entrance.	No limit.	No limit, except multiple signs for a single noncommercial purpose must be separated from each other by at least 25 linear feet as measured along the centerline of the right-of-way. Refer to WCC 10.50.160(6)(b) for related standards.

(iii) Size. Maximum sign area is six square feet (per face if two-sided).

(iv) Height. Maximum height of the sign, including supports, is 42 inches above grade, except that post and arm style signs may be up to six feet above grade.

(v) Material. If outdoors, the sign face shall be composed of a rigid material.

(vi) Mounting. Signs shall be supported by posts or stakes which are attached to the ground.

(vii) Duration. Refer to Table 10.50.160(7)(a)(viii).

Table 10.50.160(7)(a)(viii)

Type 1 temporary sign duration.

Commercial		Noncommercial	
Private property	Public right-of-way	Private property	Public right-of-way
90 days per individual sign for a single commercial purpose per calendar year.	No limit except may not be displayed between 30 minutes after sunset and 30 minutes before sunrise.	No limit.	180 days per individual sign for a single noncommercial purpose per calendar year.

(b) Type 2 – Banners.

- (i) Location. May be located in the commercial, mixed-use, and overlay zones.
- (ii) Quantity. One sign may be displayed per property, except properties larger than one acre may have two Type 2 signs and properties larger than five acres may have three Type 2 signs.
- (iii) Size. Maximum sign area for freestanding signs is 18 square feet (per face of two-sided signs). The maximum sign area for building-mounted signs is the same as for wall signs (with internal lighting), established in Table 10.50.100(1)(c)(i) and based on the size of the facade.
- (iv) Height. Maximum height of freestanding signs, including supports, is six feet above grade. Building-mounted signs shall not be placed on or above the roof of a building and shall not be placed over any windows.
- (v) Material. The sign face shall be composed of a flexible material (typically vinyl).
- (vi) Mounting. Signs may be supported by posts or stakes which are attached to the ground or securely attached to the face of a building.
- (vii) Duration. For each property, signs may be displayed for a maximum 45 calendar days per year. A maximum of six separate displays are permitted each year, with a minimum of 10 calendar days of separation between displays. Exception: Type 2 signs may be used for temporary business signs for new businesses (prior to placement of permitted permanent freestanding or building-mounted signs for the property) for a single period of up to 180 days.
- (viii) Noncommercial Adjustments. Noncommercial community banner signs up to 100 square feet in size and 20 feet above grade in height may only be located on public banner poles erected by the city for that use.

(c) Type 3 – Large Yard Signs.



- (i) Location. May be located in any zone under the following conditions:
 - (A) The parcel upon which the sign is displayed has a minimum of 100 feet of lot frontage.
 - (B) The parcel does not contain a permanent freestanding sign with digital or changeable copy.
- (ii) Quantity. One sign may be displayed per property.
- (iii) Size. Maximum sign area is 24 square feet (per face if two-sided).
- (iv) Height. Maximum height of the sign, including supports, is eight feet above grade.

- (v) Material. The sign face shall be composed of a rigid material.
- (vi) Mounting. Signs may be only mounted and supported by posts or stakes which are attached to the ground.
- (vii) Duration. Unless otherwise specified in this section for the particular location, use, or context:
 - (A) Type 3 temporary signs may be displayed without limit to duration on properties that are undeveloped or vacant.
 - (B) In all other cases, signs may be displayed a maximum of one year, with a minimum of 60 calendar days of separation between displays. The minimum separation period applies regardless of whether the previous display reached the maximum duration of display.
- (d) Type 4 – Portable Signs.
 - (i) Location. May only be displayed in the commercial, mixed-use, and overlay zones.
 - (ii) Quantity.
 - (A) Commercial Use. One sign may be displayed per customer entrance, and no more than two signs may be displayed per business.
 - (B) Noncommercial Use. Two signs per lot may be displayed for each single noncommercial purpose.
 - (iii) Size. Maximum sign area is six square feet (per face if two-sided).
 - (iv) Height. Maximum height of the sign when placed in its display position, including supports, is four feet above grade.
 - (v) Material. The sign face shall be composed of a rigid material.
 - (vi) Placement Standards.
 - (A) Signs for a commercial use shall be located within 15 feet of a customer entrance.

Exception: Commercial uses fronting on an east-west street in the HEO zone may place up to one sign on a street corner on the same block as the use, provided the sign is within 200 feet of a customer entrance. This sign counts towards the quantity requirement of subsection (d)(ii)(A) of this section.
 - (B) Signs shall maintain at least 25 feet of separation from other Type 4 temporary signs.
 - (C) Signs placed on a pathway or sidewalk shall be placed to one side of the sidewalk or pathway and provide a minimum of four feet of unobstructed sidewalk or pathway width. Signs shall not be placed on sidewalks or pathways less than four-feet in width.
 - (vii) Duration.
 - (A) Commercial Use. Signs may only be displayed during the period beginning 30 minutes prior to the opening and ending 30 minutes following the closing of the business displaying the sign.
 - (B) Noncommercial Use. Up to 180 days per individual sign per calendar year.

Figure 10.50.160(7)(d)

Examples of Type 4 temporary signs include A-board, standing, and wind signs

A-board signs and proper Type 4 temporary sign location	Standing and wind signs
 <p>The sign above illustrates a proper location for a Type 4 temporary sign, whereas the sign(s) below are placed in the middle of the sidewalk where it obstructs pedestrian traffic.</p>	 <p>Type 4 temporary signs may also include standing signs (above) and wind signs (below).</p>

(e) Type 5 – Feather Signs.

- (i) Location. May only be displayed on properties in a commercial or mixed-use zone.
- (ii) Quantity. One sign may be displayed per site/property. For sites/properties with more than 100 feet of street frontage, multiple signs are allowed provided there is at least 100 feet of separation between signs.
- (iii) Size. Maximum height is 13 feet.
- (iv) Design. Signs shall be designed in a uniform manner, including consistent size and shape, where more than one sign is permitted.
- (v) Duration. Ninety days per individual sign per calendar year.

(f) Type 6 – Aerial Displays. Such signs are prohibited except where used for an exterior event sign (see subsection (8)(b) of this section).

(8) Adjustment of Standards for Certain Commercial Temporary Signs. Temporary signs associated with construction, exterior events, real estate, and other commercial uses have the following adjustments from the standards in subsection (7) of this section.

(a) Construction Signs. On properties with active construction, temporary signs shall meet the following requirements:

(i) Permitted Sign Types. Types 2 and 3.

(ii) Quantity. One nonilluminated, double-faced temporary sign is permitted for each lot frontage.

(iii) Duration. Temporary signs shall be removed by the date of the issuance of final occupancy for all units on the property.

(b) Exterior event signs, such as grand opening signs, sale signs, promotional signs, exhibitions, quitting business signs, and other nonpermanent exterior signs used to advertise an event.

(i) Permitted Sign Types. Types 1-6.

(ii) Quantity. There is no limit to the number of exterior event signs that may be displayed at any one time for any one business or tenant.

(iii) Applicability and Location. Businesses may only display exterior event signs on-site.

(iv) Sign Area Limits. Based on limits set forth for Types 1 through 6 in subsection (7) of this section, but no more than 20 square feet in size.

(v) Duration. Exterior event signs (individual signs and/or groups of signs) may be displayed for no more than 60 cumulative days per calendar year per business or tenant.

(c) Residential Real Estate. Signs associated with residential properties for sale or rent shall comply with the following:

(i) On Site.

(A) Permitted Sign Types. Type 1 and Type 4.

(B) Quantity. Limited to one sign per lot frontage on the subject property being sold or rented.

(C) Duration. Shall be removed within five calendar days of the final sale or rental.

(ii) Off-Site Residential (within a Public Right-of-Way).

(A) Permitted Sign Types. Type 1 and Type 4.

(B) Location. No further from the subject property than the nearest arterial street intersection.

(C) Quantity. No more than one "For Sale" or "For Rent" sign may be used at any street intersection for any one developer, broker, seller or owner.

(D) Sign Area. Maximum size of two square feet.

(E) Duration. Shall be removed between 30 minutes after sunset and 30 minutes before sunrise.

(d) Commercial and Industrial Real Estate. Signs associated with commercial and industrial properties for sale or rent shall comply with the following:

(i) Permitted Sign Types. Types 1 through 3.

- (ii) Location and Quantity. Limited to one sign per lot frontage on the subject property.
 - (iii) Sign Area. Based on limits set forth for Types 1 through 3 in subsections (7)(a) through (c) of this section, but no more than 16 square feet.
 - (iv) Height. Based on limits set forth for Types 1 through 3 in subsections (7)(a) through (c) of this section, but no more than eight feet above grade for properties adjacent to highways and north of the Wenatchee River and six feet above grade in all other areas.
 - (v) Duration. Shall be removed within five calendar days of the final sale or rental.
- (e) Commercial Temporary Signs in a Residential Zone. Permitted commercial temporary signs in residential zones are limited to:
- (i) Residential real estate signs as established in subsection (8)(c) of this section.
 - (ii) Home occupation signs as established in Table 10.50.070(2).
- (9) Special Community Event Signs. The purpose of this provision is to provide for a periodic increase in the number of temporary signs that may be displayed for special community events in Wenatchee.
- (a) Qualifying Events. Events sponsored by the city, public or nonprofit agency, and/or multiple Wenatchee-based businesses that are intended to attract tourism activity in Wenatchee.
 - (b) Period of Applicability. Beginning 10 calendar days prior to the date of the event (or beginning date of a multi-day event) and ending 24 hours following the conclusion of the event.
 - (c) Additional Temporary Signs Permitted. An unlimited number of temporary signs may be displayed in the CBD, NWBD, SWBD, WMU zones during the period of applicability.
 - (d) During the period of applicability, all other temporary sign regulations remain in effect.
 - (e) Maximum duration shall be from one month before the event to five calendar days after the event.

10.50.170 Violations and authority to remove.

- (1) In case any sign shall be installed, erected, constructed or maintained in violation of any of the terms of this title, the director shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this title. Failure to comply with any of the provisions of this chapter shall be deemed a violation and shall be punishable under WCC 10.04.050, Administration and enforcement.
- (2) Signs on public property, in public right-of-way, or attached to utility poles deemed to be in violation of this title may be removed by the city without notice.
- (3) Neither the city nor any of its agents shall be liable for any damage to the sign when removed under this section.
- (4) Nothing in this chapter shall relieve any person, corporation, firm, or entity from responsibility for damages to any other person suffering physical injury or damage to property as a result of the installation, display, maintenance, removal or inspection of any sign authorized under this chapter. The city and its employees and officials shall assume no liability for such injury or damage resulting from the authorization of any permit or inspection implementing the provisions of this chapter.
- (5) For all purposes hereinafter, the owner of the premises shall be presumed to be the landowner of all signs thereon, unless the contrary shall appear from facts brought to the attention of the director.

10.50.180 Severability.

- (1) If any section, sentence, clause, phrase, word, portion, or provision of this chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate

any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid provision.

(2) The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

¹ Prior legislation: Ords. 2007-34, 2010-03 and 2011-30.

Chapter 10.60**OFF-STREET PARKING**

Sections:

- 10.60.010 Purpose.
- 10.60.020 Applicability.
- 10.60.030 General requirements.
- 10.60.040 Shared parking standards.
- 10.60.050 *Repealed.*
- 10.60.060 Parking reduction incentives – Public parking lots.
- 10.60.070 Parking reduction incentives – Transit.
- 10.60.075 Alternative parking analysis/transportation demand management (TDM).
- 10.60.080 Off-street parking requirements.

10.60.010 Purpose.

It is the purpose of this chapter to implement the goals and policies of the Wenatchee urban area comprehensive plan, specifically:

- (1) Require off-street parking and loading facilities in proportion to the parking and loading demand of land uses, consider differences between employee and public/client parking, and mitigate adverse impacts associated with parking demands on the surrounding area.
- (2) Enhance safety for pedestrians and motor vehicles, control access to sites, provide for efficient circulation within parking areas, and assure maneuverability of emergency vehicles.
- (3) Provide for efficient land uses, maximize the use of existing parking and land available for development, and facilitate infill and adaptive reuses of existing sites.
- (4) Consider the vision of the surrounding area in determining parking needs, utilize alternative compliance and shared parking methods to balance the area vision, economic development and parking demand, and reduce visual impacts of parking areas on the community.
- (5) Reduce vehicle miles traveled and promote alternative transportation modes, minimize the amount of impervious surfaces, and protect water and air quality by addressing stormwater runoff and requiring dustless surfaces.

10.60.020 Applicability.

These standards apply to all zoning districts and land uses within the city of Wenatchee, including any new construction, remodels, or substantial change in use (for example: from residential to commercial) as determined by the director.

10.60.030 General requirements.

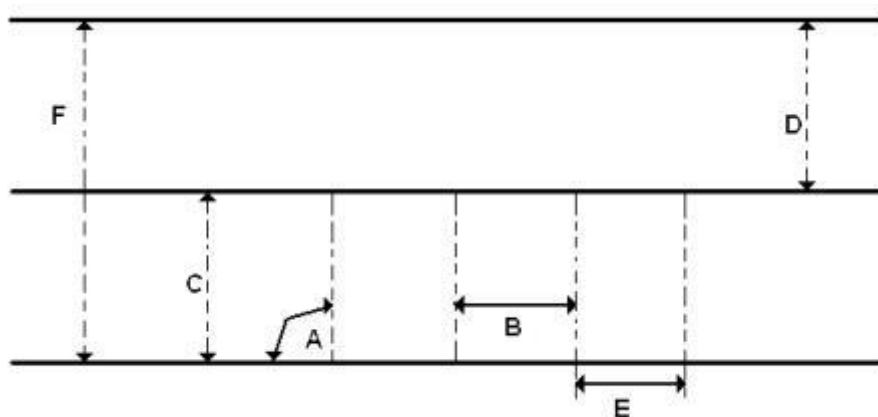
- (1) Off-street parking shall be provided in the amount prescribed in this chapter, together with passageways sufficient for its reasonable use as detailed in the parking space and aisle dimensions charts below for surface parking and for structured parking, when constructed as part of a multifamily or commercial building or parking that is constructed as two or more levels as an independent structure/parking garage.

Parking Space and Aisle Dimensions for Surface Parking

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel compact car	9 ft. 0 in. 8 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	12 ft. 0 in.	23 ft. 0 in.	20 ft. 0 in.
30 compact car	9 ft. 0 in. 8 ft. 0 in.	17 ft. 0 in. 16 ft. 6 in.	11 ft. 0 in. 10 ft. 0 in.	18 ft. 0 in. 17 ft. 0 in.	27 ft. 6 in. 27 ft. 0 in.
45 compact car	9 ft. 0 in. 8 ft. 0 in.	19 ft. 0 in. 18 ft. 4 in.	13 ft. 0 in. 13 ft. 0 in.	12 ft. 6 in. 11 ft. 3 in.	32 ft. 0 in. 30 ft. 4 in.
60 compact car	9 ft. 0 in. 8 ft. 0 in.	20 ft. 6 in. 19 ft. 6 in.	18 ft. 0 in. 18 ft. 0 in.	10 ft. 6 in. 9 ft. 2 in.	38 ft. 6 in. 38 ft. 6 in.
90 compact car	9 ft. 0 in. 8 ft. 0 in.	18 ft. 0 in. 16 ft. 0 in.	25 ft. 0 in. 25 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	43 ft. 0 in. 43 ft. 0 in.

Parking Space and Aisle Dimensions for Structured Parking

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel compact car	9 ft. 0 in. 8 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	12 ft. 0 in.	23 ft. 0 in.	20 ft. 0 in.
30 compact car	9 ft. 0 in. 8 ft. 0 in.	17 ft. 0 in. 16 ft. 6 in.	11 ft. 0 in.	18 ft. 0 in. 17 ft. 0 in.	28 ft. 0 in. 27 ft. 6 in.
45 compact car	9 ft. 0 in. 8 ft. 0 in.	19 ft. 0 in. 18 ft. 4 in.	11 ft. 6 in.	12 ft. 6 in. 11 ft. 3 in.	30 ft. 6 in. 29 ft. 10 in.
60 compact car	9 ft. 0 in. 8 ft. 0 in.	20 ft. 6 in. 19 ft. 6 in.	13 ft. 6 in.	10 ft. 6 in. 9 ft. 2 in.	34 ft. 0 in. 33 ft. 0 in.
90 compact car	9 ft. 0 in. 8 ft. 0 in.	18 ft. 0 in. 16 ft. 0 in.	23 ft. 0 in. 22 ft. 0 in.	9 ft. 0 in. 8 ft. 0 in.	41 ft. 0 in. 38 ft. 0 in.



(2) In the case of mixed uses, the requirements for 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 use, except as expressly provided for in this title.

(3) Any off-street parking area for six or more cars shall meet the following requirements:

- (a) For commercial uses, the location and design of all access or egress points shall be no closer than 15 feet to any lot used for single-family residence purposes and is subject to approval of design and location by the city engineer.
- (b) The parking facility and its accessways shall be developed with a durable, dustless surface of asphalt, grass-crete, or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer.
- (c) Parking facilities located in or adjacent to residential zones shall have any illumination arranged so as to reflect the light away from adjacent residential structures.
- (d) Parking facilities shall be developed in accordance with the standards of Chapter 10.62 WCC, Landscaping Standards.
- (e) Surface parking shall provide safe pedestrian connections differentiated from vehicular areas. Pedestrian connections shall provide for safe pedestrian circulation to and from buildings and parking areas.
- (f) On parking lots with six or more spaces, landscaping or fencing shall not exceed a height of three feet for a distance of 15 feet on either side of vehicle access points to public streets, except for trees limbed up to a minimum height of five feet.

(4) Parking facilities of commercial, industrial, and multifamily uses may have up to 40 percent of the stalls reduced in size to accommodate compact cars for surface parking lots and up to 50 percent for structured parking; provided:

- (a) Compact car spaces shall be located so as not to be significantly more convenient to use than the standard size spaces; and
- (b) Each compact car space or grouping of spaces shall be conspicuously identified as being suited for compact cars only.
- (c) Grouping or clustering of compact stalls is encouraged to minimize surface lot and structure sizes.

(5) Unlisted Uses. Any use clearly similar to any of the uses in WCC 10.60.080 shall meet such parking requirements. If a similarity is not apparent, the director may require a parking demand study to determine the standards that should be applied to the use in question.

(6) Rounding of Fractions. When the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or over shall be counted as one space. When calculating parking reduction incentives in WCC 10.60.060 and 10.60.070, reductions shall be calculated only in whole numbers.

(7) Except where otherwise provided by this title, off-street parking for new construction, including additions, must be within fully enclosed structures or located behind or to the side of buildings. Exceptions to this standard may be granted by the director, if site infeasibility can be demonstrated. Single-family residences and duplexes shall comply with WCC 10.48.120.

(8) All commercial and industrial uses located in an industrial (I) zoning district, which have a gross floor area of 5,000 square feet or more, shall provide off-street loading/unloading berths at least 10 feet wide and 50 feet long, in accordance with the following table:

Gross Floor Area	Berths Required
5,000 – 30,000	1
30,001 – 100,000	2
100,001 and over	3

(9) Tandem parking space arrangements are allowed for residential developments when the following requirements are met:

- (a) Both spaces are assigned to the same housing unit and are no more than two spaces in depth.
- (b) Off-street parking shall be designed in a way that a parking space for one unit does not block access for another unit. The layout shall otherwise comply with this section.

10.60.040 Shared parking standards.

Shared parking can be allowed when meeting the following standards and criteria, unless otherwise allowed by this code:

(1) Shared parking agreements may be established to meet code-required off-street parking where site infeasibility or change of use, requiring additional off-street parking, would otherwise prohibit the development of property in the city of Wenatchee.

(2) One hundred percent of the required parking of any single land use may qualify for shared parking.

(3) Required parking shall be based on:

- (a) The combined total of the required parking for the separate land uses; or
- (b) In the case when two or more land uses have distinctly different hours of operation (e.g., office and church), the land use that demands the greatest amount of parking.

(4) Location. The shared parking facility shall be located within a 500-foot radius of the off-site use.

(5) The following minimum safety requirements shall be met:

- (a) There are sidewalks and paved pedestrian paths, including alleys between the shared parking facility and the land use using such shared parking facility.
- (b) There is adequate street and parking lot lighting to provide safe walking to the off-site facility.

(6) The lot or part of a lot on which the parking is provided shall be legally encumbered by an easement or other means acceptable to the city to ensure continuous use of the parking facility.

(a) Any such easement shall be recorded with the Chelan County auditor so as to appear of record on the property title.

(b) The city of Wenatchee shall be named as a grantee to such easement, and the easement may not be released or terminated without the consent of the city. Release of the easement shall not be unreasonably withheld when one of the following conditions is met:

- (i) The land use requiring the shared parking facility, including any potential future use, is discontinued negating the parking need;
- (ii) The Wenatchee zoning code, as may be hereafter amended, does not require the shared parking facility for the associated land use;
- (iii) Sufficient off-street parking is provided elsewhere meeting the provisions of this title; or

(iv) Application for an alternative parking analysis/transportation demand management is approved pursuant to WCC 10.60.075 demonstrating that the shared parking facility is unnecessary.

(c) The easement shall contain a provision which indemnifies and holds the city harmless from any and all claims or damages relating to the operation or maintenance of the parking facility. The city of Wenatchee shall be named as an intended third party beneficiary to the easement.

(d) In the case of parking spaces being shared between two or more land uses having distinctly different hours of operation, such easement shall include the hours of operation being granted to each land use.

(7) The owner of the property shall place and maintain permanent, weatherproof signs providing clear, usable directions for vehicle access to the off-site parking location.

(a) There shall be one sign at each site or parking lot entrance. The signs may be placed at building entrances or other appropriate locations, if it is demonstrated that such placement would provide superior information to parking users due to the characteristics of site traffic circulation.

(b) Information on the signs shall be readable by a person seated in a vehicle at the nearest driveway or access aisle. Use of graphics (e.g., maps and arrows) is encouraged to supplement written directions.

(c) Such signs shall be considered internal information signs under and subject to the requirements of WCC 10.50.020(3)(c).

(8) If sufficient parking is not provided, the use, or that portion of the use out of compliance, shall be terminated or the property owner(s) will be subject to city code enforcement in accordance with WCC Title 16. This requirement shall be established as a condition of approval for any uses relying on a shared parking agreement.

10.60.050 Combined parking standards.

Repealed by Ord. 2011-25.

10.60.060 Parking reduction incentives – Public parking lots.

A 20 percent reduction of the required parking set forth in WCC 10.60.080 will be granted when a development meets all of the following requirements:

(1) The project is located within a 700-foot radius of a public parking lot that is open to the public and is not dedicated to a particular building(s), use, or restricted to the patronage of a specific business(es). The applicant must provide written approval from the owner of the public lot confirming that the parking lot is open to the public and authorizing the perpetual use of the lot.

(2) The following minimum safety requirements are met:

(a) There are sidewalks and paved pedestrian paths, including alleys, between the public parking lot and the land use using such parking facility.

(b) There is adequate street and parking lot lighting to provide safe walking to the off-site facility.

(3) The reduction is not used to reduce off-street parking requirements below one parking space per housing unit.

10.60.070 Parking reduction incentives – Transit.

A 20 percent reduction of the required parking set forth in WCC 10.60.080 will be granted when a development meets all of the following requirements:

- (1) The project is located within a 700-foot radius of a public bus shelter or transfer station. If a bus shelter is not within 700 feet, one can be provided by the applicant when it would be located and installed at a site as approved by the local transit authority, and the city.
- (2) A commute trip reduction plan is developed by the applicant and approved by the director which demonstrates meaningful ways to reduce reliance on automobiles, such as carpooling, vanpools, transit enhancements, informational displays, and bicycle commuting.
- (3) The proposed use would not be auto-dependent, such as a drive-in restaurant.
- (4) The following minimum safety requirements are met:
 - (a) There are sidewalks and paved pedestrian paths, including alleys, between the transit facility and the land use using such transit facility.
 - (b) There is adequate street and parking lot lighting to provide safe walking to the off-site facility.
- (5) The reduction is not used in combination with the reduction for proximity to public parking lots.
- (6) The reduction is not used to reduce off-street parking requirements below one parking space per housing unit.

10.60.075 Alternative parking analysis/transportation demand management (TDM).

The alternative parking analysis/transportation demand management provisions as detailed in this section are applicable to all zoning districts within the city of Wenatchee.

(1) Purpose.

- (a) To provide for an alternative method for calculating actual parking demand, based on an applicant-supplied professional analysis and methods for providing off-street parking associated with such demand.
- (b) To provide for an alternative method of meeting the purpose of the off-street parking chapter.

(2) Standards. An alternative parking analysis shall:

- (a) Be prepared by a professional engineer utilizing common industry standards such as the most current Institute of Transportation Engineers (ITE) manual; and any applicable published parking studies, by authors who are qualified professionals, that are applicable to the proposed use, region and community characteristics.
- (b) Identify project uses and parking demand of each use. The parking demand should include an analysis of peak and off-peak use including employee, customer demand, and service demand (i.e., deliveries).
- (c) Identify surrounding land uses and their associated parking demand within 500 feet of the project site including any available public parking, and quantify potential impacts to surrounding properties; such analysis shall acknowledge public parking issues (if any) in the vicinity of the project and such analysis does not constitute a right to use on-street parking.
- (d) Include recommendations to ensure the long-term availability of off-street parking for the proposed use and protection from negatively impacting surrounding properties.

(3) Applications for alternative parking analysis/TDM shall be processed in accordance with WCC Title 13 as a Type III application for review by the planning commission in a public hearing. In addition to the requirements of WCC Title 13, the processing of the application shall include mailing a notice of application to all property owners within 500 feet of the subject property.

(4) If sufficient parking is not provided, the use or that portion of the use out of compliance shall be terminated or the property owner(s) will be subject to city code enforcement in accordance with WCC Title 16. This requirement shall be established as a condition of approval for any use relying on an alternative parking analysis/TDM.

(5) Reductions of minimum off-street parking requirements granted under this section shall not be combined with any other reduction incentive in this chapter.

10.60.080 Off-street parking requirements.

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

Off-Street Parking Requirements

Land Use	Standards
Residential	
Accessory dwelling unit	Refer to WCC 10.47.040(2)(d)
Bed and breakfast, transient rental	1 space per bedroom
Boarding or lodging room	1 space per bedroom
Duplex; patio homes	1 space per bedroom, but not more than 2 spaces per dwelling unit; refer to WCC 10.47.100(2)(a)
Supervised living facilities, welfare or correction institution, group homes (7 or more)	1 space per 5 beds
Home occupation	2 spaces per business
Senior housing	1 space per dwelling unit
Multifamily dwelling; townhouses	1 space per bedroom, but not more than 2 spaces per dwelling unit
Student housing	1.5 spaces per bedroom up to 3 bedrooms per unit. Above 3 bedrooms add 0.5 parking space per student.
Single-family dwelling, adult family home, group home (6 or less)	2 spaces per dwelling unit
Infill-cottage housing (2 to 3 units)	1 space per bedroom, but not more than 2 spaces per dwelling unit; refer to WCC 10.47.080(2)(h)
Cottage housing (4+)	1 space per bedroom, but not more than 2 spaces per dwelling unit; refer to WCC 10.47.090(2)(j)
Courtyard housing	1 space per bedroom, but not more than 2 spaces per dwelling unit; refer to WCC 10.47.120(2)(i)

Land Use	Standards
Live-work dwellings	Refer to WCC 10.47.140(2)(e)
Manufactured home community	Refer to WCC 10.47.180(2)(k)(i)
Medical Facilities	
Clinic	4 spaces per 1,000 square feet of GFA
Hospital	1.5 spaces per bed
Medical, veterinary or dental clinic/office	4 spaces per 1,000 square feet of GFA
Public Assembly	
Mortuaries/funeral parlor, place of worship, auditorium, convention center, sports and entertainment venue	1 space per 3 seats or 6 feet of bench, or 10 spaces per 1,000 square feet of GFA of the main assembly area(s) when no seats/benches are designated
Municipal buildings	5 spaces per 1,000 square feet of GFA
Library and museum	2 spaces per 1,000 square feet of GFA
Neighborhood center; outdoor recreational facilities, boat club	2 spaces per 1,000 square feet of GFA; or per hearing examiner consistent with approved use level
Family day care, child day care center, preschool nursery, kindergarten	1 space per staff plus 3 drop-off spaces per 12 children
School, institution of higher education	1. Elementary and middle school: 2 spaces per classroom 2. High school, vocational and college: 1 space per 3 students and FTE
General Commercial	
Outdoor commercial amusement (except golf courses and drive-in theaters)	3.33 spaces per 1,000 square feet of ground area
Archery, gun, tennis, swimming or similar athletic clubs, gymnastics, exercise facilities, indoor recreation facilities	1. 4 spaces per 1,000 square feet of GFA, excluding tennis or racquetball courts 2. 2 spaces per tennis or racquetball court
Bowling alleys	4 spaces per lane
Commercial amusement, stadium, arena, theater, horse race tracks, speedways, grandstands	1 space per 4 seats or 8 feet of bench
Golf course or golf driving range, public service facilities, essential public facilities, recreational vehicle park, transportation center	Per hearing examiner and consistent with approved use level

Land Use	Standards
Mini-storage and boat storage facility	1 space per 10 storage/boat units
Roller skating rink and ice skating rink, swimming pools	4 spaces per 1,000 square feet of activity surface
Retail/Hotel/Restaurants	
Drive-through restaurants (no indoor seating), gasoline-dispensing facilities, drive-through coffee stands	See office standards plus sufficient off-street loading for 6 vehicles
Hotels, motels, lodges	1 space per guest room
Micro brewery, distillery, winery	4 spaces per 1,000 square feet of GFA for retail or 10 spaces per 1,000 square feet of GFA for restaurant, plus 1 space per 1,000 square feet of nonretail GFA
Restaurants, taverns, cocktail lounges, nightclubs, pool halls, studios for instruction	10 spaces per 1,000 square feet of GFA
Retail – food and merchandise, personal and professional services, offices, banks, radio and television studios, liquor stores, adult entertainment facilities, laundromats, service and repair shops (nonmotorized), farmers market	1. 4 spaces per 1,000 square feet up to 2,000 GFA 2. 3.5 spaces per 1,000 square feet for 2,001 – 7,500 GFA 3. 2.85 spaces per 1,000 square feet for 7,501 – 40,000 GFA 4. 2.5 spaces per 1,000 square feet for 40,001+ GFA
Retail – handling bulky merchandise, autos, furniture, machinery, construction materials, tires, fuels, feeds, repair shops, printers, newspapers, truck terminals, wholesale bakeries, boat sales and rentals, delivery services, rental services, recycling facilities	1.5 spaces per 1,000 square feet of GFA
Industrial	
Auto wrecking yards	15 spaces up to 10 acres; 25 spaces over 10 acres
Controlled atmosphere storage, warehouse, refrigeration, storage warehouse	1 space per 5,000 square feet of GFA
Manufacturing, fabricating, assembling, processing, packing, storage, wholesale, freight depot, brewery, distillery, winery	2 spaces per 1,000 square feet of retail floor area plus 1 space per 1,000 square feet of GFA

Chapter 10.62**LANDSCAPING STANDARDS**

Sections:

- 10.62.010 Purpose.
- 10.62.020 Applicability.
- 10.62.040 Landscape plan requirements.
- 10.62.050 Adjustment of landscaping – Alternative options.
- 10.62.060 General landscape requirements – All zones.
- 10.62.070 Commercial and industrial zones.
- 10.62.080 Central business district and WMU pedestrian overlay.
- 10.62.090 Neighborhood commercial, office and residential mixed use zones.
- 10.62.100 Residential zones and WMU recreational/residential overlay.
- 10.62.110 Waterfront mixed use zone.
- 10.62.120 College district zone.
- 10.62.140 Parking lots and outdoor automobile sales.

10.62.010 Purpose.

The purpose of the landscaping and screening requirements is to enhance the aesthetics of the city of Wenatchee; 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 from traffic; and improve safety of nonmotorized modes of transportation, including 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 Wenatchee, except for single-family and duplex residential units. 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.

10.62.020 Applicability.

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

- (a) All new development in commercial, mixed use, industrial and overlay zoning districts;
- (b) Residential development in any zoning classification, with the exception of building permit applications for single-family homes, duplexes, and their accessory uses;
- (c) All nonresidential development in any residential zoning classification;
- (d) All new residential subdivisions;
- (e) Short subdivisions with double-frontage or through lots;
- (f) All new planned developments subject to the requirements of the approved planned development;
- (g) Any remodels in any two-year period meeting the criteria in subsections (1)(a) through (f) 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; and

(h) 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 subsections (1)(c) and (1)(d) of this section;
- (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.

10.62.040 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 director 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, however, that final landscape plans shall be approved by the director 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 one inch equals 10 feet, one inch equals 20 feet, one inch equals 30 feet, or one inch equals 40 feet. All landscaping plans shall be consistent with the provisions of this chapter.
- (b) Landscaping plans shall be prepared by a registered landscape architect, Washington State-certified nursery professional, Washington State-certified landscaper or a person with a minimum of four years' experience in landscape design and pre-approved by the director prior to landscape plan submittal.
- (c) The director may waive the requirement that plans be prepared by certified designers for development on lots of 10,000 square feet or less.
- (d) Any substitutions or revisions to the approved landscape plan must be approved by the landscape designer of record and the department of community development.

(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 a 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) Show and label all property lines, abutting streets and alleys;
 - (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 the 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) Grading shown by contour lines, spot elevations, sections or other means.
- (c) Owner, or authorized representative, signed statement shall be included on the face of the plan which states: "As owner of the subject property, I have reviewed this landscape plan and understand my responsibilities for landscaping installation and maintenance."

10.62.050 Adjustment of landscaping – Alternative options.

The standards contained in this chapter are intended to encourage development that is economically viable, aesthetically pleasing, and environmentally responsible. The standards are not intended to be arbitrary or to inhibit creative solutions. Projects may justify approval of alternative methods or materials for compliance with the standards of this chapter. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of the city's objectives can only be obtained through alternative compliance.

(1) Requests for alternative compliance and administrative relief may be accepted for any application to which the requirements of this chapter apply, when one or more of the following conditions exist:

- (a) Existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective;
- (b) Existing structures which preclude installation of the total amount of required site landscaping at the specified location;
- (c) Unusually shaped lots within redevelopment areas or infill sites;
- (d) Safety considerations, such as utility locations, vehicle sight distance obstructions, etc., make alternative compliance necessary;
- (e) Alternative proposals or materials are equal to or better than normal compliance in fulfilling the intent of this chapter and accomplish equal or better levels of screening in the intended areas.

(2) Standards for Alternative Compliance.

(a) Requests which meet the conditions for alternative compliance set forth in subsection (1) of this section shall comply with the following standards:

- (i) Provide alternative landscaping on site as set forth below; or
- (ii) Provide landscaping off site as set forth in subsection (3) of this section;

(b) Landscape requirements may be altered when the alternative meets the following standards:

- (i) Landscaping material is incorporated on another portion of the site;
- (ii) The width or length of the perimeter landscape areas, street frontage landscape areas or front facade buffer areas may be reduced up to 50 percent along any portion where:
 - (A) Berms at least three feet in height or architectural barriers at least four feet in height are incorporated into the landscape design; or
 - (B) The landscape materials are incorporated elsewhere on site;
 - (C) The landscape area continues to provide the benefits intended by this chapter and provides sufficient area for plant materials to thrive.

(3) Off-Site Landscaping. In the event that a proposed project cannot meet the required square footage of landscaping or provide alternative compliance that meets the standards of this chapter on site, the proponent shall provide the landscaping off site to mitigate the impacts of the proposed development as set forth below:

(a) Private Off-Site Landscaping. The applicant may provide the required landscaping off site on a property under the control or ownership of the applicant, provided the criteria below are met:

- (i) The property is in proximity to the location where the landscaping was required and is approved by the director.
- (ii) The landscaping is provided in addition to any existing landscaping on the receiving property and was not required as mitigation or by ordinance.
- (iii) File an Agreement. An agreement, lease, deed, contract or easement establishing the private off-site landscaping area, approved by the city attorney, shall be submitted to the director and recorded with the county auditor's office by the applicant. For private off-site landscaping under this provision, such agreement shall run with the land.

(4) Submittal.

(a) Requests for alternative compliance shall be submitted together with the landscape plan submittal. Requests for alternative compliance shall be accompanied by sufficient explanation and justification, written and/or graphic, to allow appropriate evaluation and decision. If the request is to provide landscaping off-site either on city-controlled or private property, the location of such sites shall be clearly stated in the request.

(b) The request shall be submitted to the director for consideration. The decision of the director will be final, subject to appeal to the hearing examiner.

(c) In the case of those development permits for which a public hearing is required, the request for alternative compliance shall be submitted together with the development application.

10.62.060 General landscape requirements – All zones.

(1) Existing Trees and Associated Vegetation. Where existing trees and associated vegetation serve the same or a 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 a qualified landscape professional. Trees must be appropriate for the site at mature size;
- (b) 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 a permanent irrigation system;
- (b) All irrigation systems shall be equipped with a controller capable of programming (timers should be set to reduce evaporation);
- (c) Irrigation systems shall be designed and operated to minimize runoff and overspray to nonirrigated areas;
- (d) Irrigation requirements for remodels on lots less than 7,500 square feet may receive special consideration and exceptions as approved by the director.

(4) Landscape Materials.

(a) New landscaping materials shall include species native to the north central region of Washington State or noninvasive species adapted to the climatic conditions of the north central region of Washington State with supplemental irrigation as required.

(b) Deciduous trees shall have a caliper of at least one and three-quarters inches at the time of planting. Caliper of all the trees may be averaged, but no individual tree shall have a caliper of less than one and one-half inches.

(c) Evergreen trees shall be at least six feet in height measured from the treetop to the ground at the time of planting.

(d) All specified plant materials must meet standards as found in the latest edition of American Standard for Nursery Stock, published by American Association of Nurserymen, Inc.

(e) 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.

(f) Ground cover 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 to 24 inches on center; or

(iii) One-gallon or greater size containers at 24 to 30 inches on center; provided, however, 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:

(A) Constitutes no more than 70 percent of such landscape areas; and

(B) Is at least five feet wide at the smallest dimension.

(g) All fences shall be placed on the inward side of any required perimeter landscaping, except for multifamily development.

(h) No artificial plant materials, turf, rock, or bark shall be used as landscape elements in lieu of required landscape materials (i.e., trees, shrubs, or ground cover).

(i) Required street landscaping may be placed within city of Wenatchee street rights-of-way subject to city road design standards with the permission of the department of public works, provided 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.

(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 director, the landscape architect shall submit a letter certifying that they have completed an on-site landscape inspection and the landscaping has been installed in accordance with the approved landscape plan.

(c) The director or designee 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, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, trees, ground cover, shrubs and architectural elements required by this chapter for the life of the project.

(b) Landscape areas shall be kept free of trash, refuse 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, to ensure that plant growth does not conflict with public utilities, restrict pedestrian or vehicular access, or create a traffic hazard.

(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, tenant or their agent, if any.

(e) The director 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 director 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 installation.

(7) Performance Assurance.

(a) The required landscaping must be installed prior to issuance of the certificate of occupancy or similar authorization. The director may determine that a performance assurance device will adequately protect the interests of the city if they receive a letter from the landscape designer of record 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 director shall require an assurance device in conformance with 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 department fee schedule.

10.62.070 Commercial and industrial zones.

(1) Intent. The intent of landscaping within the North and South Wenatchee business districts (NWBD and SWBD) and industrial (I) zones is to enhance the aesthetic and environmental quality of these zones within the city; to minimize the impact of lighting, noise and views of surface parking areas; to break up large building facades; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.

(2) Street Frontage Landscaping. New developments in the NWBD, SWBD and I zones shall include at least one of the following measures in subsections (2)(a) through (c) of this section, as approved by the director:

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

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, however, 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 provide for an adjustment of landscaping as detailed in WCC 10.62.050.

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

(i) Trees spaced no more than 40 feet on center:

(A) At least 70 percent of the trees shall be deciduous.

(B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

(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) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(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 noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

(b) A "pedestrian oriented facade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring nonresidential uses on the ground floor.

(c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.

(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 located 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, unless the tree planting density is increased by 50 percent, in which case the width may be decreased to six feet in width. Landscape buffers abutting a public park shall be increased to at least 20 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 they are clustered into groups. If trees are clustered into groups, the planting intervals shall be no greater than 90 feet in any one place and the total quantity of trees shall not be less in quantity than one per 30 feet of perimeter buffer area;

(iii) Ground cover spaced pursuant to the general landscape material requirements set forth in WCC 10.62.060(4);

(iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(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 WCC 10.62.140.

(6) Facade 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 facade 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 facade 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) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(d) Any building facade with a wall surface greater than 2,000 square feet shall include a facade 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 facade facing the public right-of-way.

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

(iii) Ground cover and shrubs pursuant to subsection (6)(c) of this section.

(7) Street Trees. New developments within the North and South Wenatchee business districts (NWBD and SWBD) and industrial (I) zones shall include installation of street trees in accordance with city standards or public works preapproved plans as administered by the city engineer. The city engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) of this section.

10.62.080 Central business district and WMU pedestrian overlay.

(1) Intent. The intent of landscaping within the central business district (CBD) and pedestrian overlay is to enhance the aesthetic and environmental quality of the downtown and central waterfront area consistent with redevelopment efforts such as “streetscape”; to minimize the impact of lighting, noise and views of surface parking areas; and to create a softening effect by reducing the amount of visual straight line architecture through landscaping and building orientations consistent with the vision and character of adjoining properties in the CBD and WMU. It is also intended to provide a transition between buildings and parking or transportation corridors.

(2) Street Frontage Landscaping.

(a) Landscaping along the street right-of-way shall be required consistent with the street tree plantings within downtown as part of the redevelopment effort.

(b) The length of landscaping shall be the entire frontage of property along the street right-of-way. In no event, however, shall the length of the landscaping 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 provide for an adjustment of landscaping as detailed in WCC 10.62.050.

(c) 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 noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

(d) The landscaping shall consist of deciduous trees spaced no more than 40 feet on center. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot, and shall be connected to irrigation.

(e) Ground cover and shrubs within landscape planter islands are encouraged, but not required.

(3) Parking Lots. Landscaping within parking lots shall be as set forth in WCC 10.62.140.

(4) Facade Buffer Planting. Any building facade with a wall surface greater than 3,000 square feet facing the public right-of-way (except alleys) shall be required to create a softening effect by reducing the amount of visual straight line architecture.

(a) The facade buffer planting shall meet the following standards:

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

(ii) Trees planted at an interval averaging 25 feet.

(iii) 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.

(iv) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

10.62.090 Neighborhood commercial, office and residential mixed use zones.

(1) Intent. The intent of landscaping within neighborhood commercial (CN), residential mixed use (RMU) and office mixed use (OMU) zones is to enhance the aesthetic and environmental quality of neighborhood-oriented zones within the city; to minimize the impact of lighting, noise and views of surface parking areas; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts.

(2) Street Frontage Landscaping. New developments in the CN, RMU and OMU zones shall include at least one of the following measures in subsections (2)(a) through (c) of this section, as approved by the director:

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

The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, 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 provide for an adjustment of landscaping as detailed in WCC 10.62.050.

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

(i) Trees spaced no more than 40 feet on center:

(A) At least 70 percent of the trees shall be deciduous;

(B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

(ii) Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.

(iii) 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 noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

(b) A "pedestrian oriented facade" as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring nonresidential uses on the ground floor.

(c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies if ground related units directly face the street.

(3) Perimeter Landscape Screening.

(a) Landscape screening shall be required along those perimeter property lines, abutting or facing a residential zoning district, except along street frontages as required above. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(b) Perimeter landscape screening, when required, shall be at least six feet in width.

(c) The perimeter landscape screening shall provide 100 percent sight obstruction of outdoor storage areas and waste dumpsters, and 80 percent sight obstruction of parking lots, when viewed from an abutting or facing residential zoning district.

(d) The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.

(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 no greater than 90 feet, but in no event less than one tree per 30 feet;

(iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans;

(iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(4) Parking Lots. Landscaping within parking lots shall be as set forth in WCC 10.62.140.

(5) Facade Buffer Planting. Landscaping along the perimeter of buildings (building foundation) facing the public right-of-way shall be required for any building set back 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.

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

(b) The facade buffer planting shall at a minimum consist of ground cover, shrubs and seasonal flowers, either in baskets, boxes, or within the landscaped area:

(i) Shrubs shall be spaced no less frequently than an average of at least one for each 50 square feet of required planting area.

(ii) Ground cover shall be pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(6) Street Trees. New developments within the CN, RMU and OMU zones shall include installation of street trees in accordance with city standards or public works preapproved plans as administered by the city engineer. The city engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) of this section.

10.62.100 Residential zones and WMU recreational/residential overlay.

(1) Intent. The intent of landscaping within residential (RS, RL, RM, RH) zones and the WMU RRO is to enhance the aesthetic and environmental quality of multifamily development (three units or more on one parcel of land), nonresidential uses located in residential areas, and new subdivisions within the city; to provide shade, green space and other amenities for residents; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer to adjoining residential development.

(2) Street Frontage Landscaping. New developments in the RS, RL, RM, RH, and RRO shall include at least one of the following measures in subsections (2)(a) through (c) of this section, as approved by the director:

(a) A 10-foot-wide (average) area of landscaping within the front yard shall be required for multifamily and nonresidential development.

The length of landscaping shall be the entire frontage of property along the street right-of-way, except driveway entrances and building entrances. In no event, however, 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 provide for an adjustment of landscaping as detailed in WCC 10.62.050.

The landscaping areas shall consist of deciduous, or a combination of deciduous and evergreen, trees.

(i) At least 70 percent of the trees shall be deciduous.

(ii) Trees shall be spaced no more than 40 feet on center.

(iii) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

Ground cover pursuant to the general landscape material requirement set forth in WCC 10.62.060(4) shall be provided; however, grass can be used as 100 percent ground cover.

For double-frontage or through lots created by subdivision or short subdivision, landscaping shall be required as follows:

(iv) A six-foot-wide (average) area of landscaping shall be installed along the street frontage not providing direct access to the lot; the front of the lot providing access is exempt from the requirements of this subsection.

(v) The landscaping area shall consist of a mix of ground cover and shrubs. Deciduous trees are encouraged but not required.

(A) Shrubs shall be spaced no more than an average of one for each 50 square feet of required planting area.

(B) Ground cover shall be pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(b) A “pedestrian oriented facade” as described in the Residential Design Guidelines Section E.4.1. This option applies to developments featuring nonresidential uses on the ground floor.

(c) Ground related units complying with the provisions of the Residential Design Guidelines C.1.1. This option only applies to the RH and RRO zones where ground related units directly face the street.

(3) Perimeter Landscape Screening.

(a) Perimeter landscape screening shall be required along the perimeter of the property, except along street frontage as required above.

(b) Perimeter screening shall be at least six feet in width. Alternative compliance associated with six-foot buffer next to a park is prohibited.

(c) The perimeter landscape screening shall provide visual relief by obstructing storage and refuse areas 100 percent from view and parking lots 80 percent from view from property abutting, adjoining, or facing a development subject to this section.

(d) The perimeter screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover and may include fencing. Development of single-family homes may construct a fence in lieu of perimeter landscaping.

(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 plantings shall be planted at intervals no greater than 90 feet, but in no event less than one tree per 30 feet.

(iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(4) Parking Lots. Landscaping within parking lots shall be as set forth in WCC 10.62.140.

(5) Facade Buffer Planting. Landscaping along the perimeter of buildings shall be required to create a softening effect by reducing the amount of visual straight line architecture.

(a) The facade buffer planting shall at a minimum consist of ground cover and shrubs spaced at least one shrub per 50 square feet of required planting area.

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

(6) Street Trees. New townhouse, courtyard housing, and multifamily housing developments (see WCC 10.10.020) shall include installation of street trees in accordance with city standards or public works preapproved plans as administered by the city engineer. The city engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2)(a) of this section.

10.62.110 Waterfront mixed use zone.

(1) Intent. The intent of landscaping within the waterfront mixed use zone is to enhance the aesthetic and environmental quality within the city; to minimize the impact of lighting, noise and views of surface parking areas; to break up large building facades; to provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.

(2) Street Frontage Landscaping.

(a) A continuous 10-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, however, 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 provide for an adjustment of landscaping as detailed in WCC 10.62.050.

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

(i) Trees spaced no more than 30 feet on center.

(A) At least 70 percent of the trees shall be deciduous.

(B) Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

(ii) Shrubs not exceeding a height of four feet spaced at least one for each 50 square feet of required planting area.

(iii) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(d) In no case shall sight-obscurating landscaping (greater than 36 inches in height, except trees limbed up to five feet in height, within 25 feet of an intersection) be located within 15 feet of a noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

(3) Perimeter Landscape Screening.

(a) Perimeter landscape screening is required along all property perimeter lines, except for pedestrian/vehicle access ways. Buffer areas shall be at least six feet in width, except where abutting a public park, then such landscaping shall be increased to 20 feet in width. Alternative compliance associated with 20-foot buffer next to a park is prohibited.

(b) The perimeter landscape buffer shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, and ground cover.

(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 trees shall be planted at intervals no greater than 90 feet, but in no event less in quantity than one tree per 30 feet.

(c) 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 properties.

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

(4) Parking Lots. Landscaping within parking lots shall be as set forth in WCC 10.62.140.

(5) Facade Buffer Planting.

(a) Landscaping along the perimeter of buildings facing the public right-of-way, except alleys, shall be required for any building set back 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 facade 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 facade facing the public right-of-way.

(c) The planting area shall include ground cover and shrubs:

(i) Shrubs not exceeding a height of four feet spaced at least one for each 50 square feet of required planting area.

(ii) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(d) Any building facade with a wall surface greater than 2,000 square feet shall include a facade 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 facade facing the public right-of-way.

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

(iii) Ground cover and shrubs pursuant to facade buffer planting requirements above.

10.62.120 College district zone.

(1) Intent. The intent of landscaping within the college district (CD) zone is to enhance the safety, security, environment and aesthetic quality of the visible edge of the applicable college or institution, to provide a graceful transition between the campus and the adjacent neighborhoods, and to enhance the pedestrian experience around the campus.

(2) Street Frontage Landscaping. Development of a new building, or redevelopment which requires landscaping under WCC 10.62.020(1)(g), that is located within 200 feet of the right-of-way, shall be required to install landscaping which includes ground cover and/or shrubs between the right-of-way and the structure outside of pedestrian walkways, plazas and other pavements for pedestrian use. Trees shall be installed at least one tree for every 40 feet of development frontage measured along the property or street right-of-way located within 10 feet of the sidewalk, but no closer than three feet to the sidewalk. The placement of these trees is intended to work in tandem with street trees planted in the planter strip. Tree spacing shall mimic the spacing, density and tree species of the trees planted in the planter strip, which may exceed the spacing requirement listed above. Where street trees and streetfront landscaping have not been installed, the public works department shall approve of the tree species placed in the planter strip and the tree spacing, and tree species shall be duplicated for the streetfront landscaping. The landscaping must be consistent with WCC 10.36.050(6), Site Planning for Security. The intended effect of

the street trees is the establishment of a tree-lined pedestrian corridor, as an interface between the college campus and surrounding residential neighborhoods.

(3) Perimeter Landscape Screening.

(a) Landscape screening shall be required along those perimeter property lines abutting or facing a residential zoning district, except along street frontages as required above. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.

(b) Perimeter landscape screening, when required, shall be at least six feet in width.

(c) The perimeter landscape screening shall provide 100 percent sight obstruction of outdoor storage areas and waste dumpsters, and 80 percent sight obstruction of parking lots, when viewed from an abutting or facing residential zoning district. Exceptions to the 80 percent sight obstruction of parking lots requirement may be granted if necessary to comply with WCC 10.36.050(6).

(d) The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.

(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 no greater than 90 feet, but in no event less than one tree per 30 feet;

(iii) Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans;

(iv) Fencing cannot be substituted for, but may be used in conjunction with, approved landscaping materials to meet perimeter landscaping screening requirements. Fencing may be used as the only material when screening waste dumpsters and outdoor storage areas that do not encroach on the perimeter or other landscape buffer areas.

(4) Parking Lot Landscaping. Landscaping within surface parking lots shall be as set forth in WCC 10.62.140 with the additional requirement for sections of parking lots facing and visible from a public street. The street-facing perimeter of the parking lot shall include the following:

(a) A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required. The length of landscaping shall be the entire frontage of the improvements made to the campus, except driveway entrances and building entrances.

(b) The landscaping area shall consist of trees, ground cover, and shrubs as follows:

(i) Trees spaced no more than 40 feet on center (average). Species shall be as approved by the city. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.

(ii) Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.

(iii) 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 noncontrolled intersection (a nonlighted intersection or lighted intersection not controlling traffic in all directions).

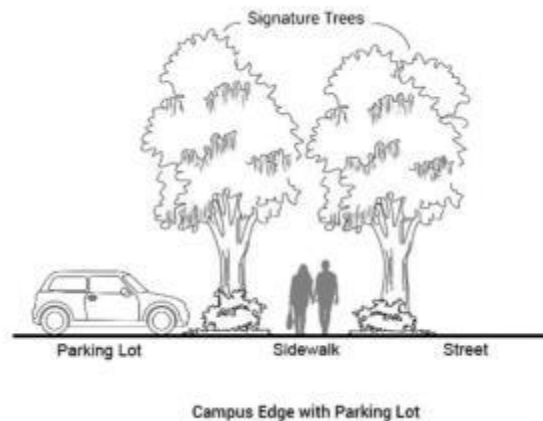


Figure 10.62.120(4). Campus edge with parking lot screening

(5) Street Landscaping. New developments within the CD zone shall include installation of street trees in accordance with city standards or public works preapproved plans as administered by the city engineer. The city engineer may waive this requirement where such plantings are inappropriate, such as if the sidewalk is too narrow for street trees. If street trees are not required, the building shall be set back from the sidewalk to allow for landscaping per subsection (2) of this section.

(6) Facade Buffer Planting.

(a) Landscaping along the perimeter of buildings facing the public right-of-way, except alleys, shall be required for any building set back 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 facade 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 facade 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) Ground cover pursuant to the general landscape material requirements set forth in WCC 10.62.060(4).

(d) Any building facade with a wall surface greater than 2,000 square feet shall include a facade 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 facade facing the public right-of-way.

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

(iii) Ground cover and shrubs pursuant to subsection (6)(c) of this section.

10.62.140 Parking lots and outdoor automobile sales.

(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 subsections (3)(c) through (3)(h) of this section:

- (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 ground cover;
- (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 subsections (3)(c) through (3)(h) of this section:

- (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 ground cover;
- (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.

Chapter 10.65

CONDITIONAL USES

Sections:

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10.65.080	Auditoriums, neighborhood centers, and places of worship.
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10.65.150	Home occupations.
10.65.160	Humanitarian service and shelter facility.
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10.65.180	Libraries and museums.
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10.65.210	<i>Repealed.</i>
10.65.220	Public utilities and services.
10.65.230	Recreation, indoor commercial.
10.65.240	Recreation, neighborhood.
10.65.250	Recreational vehicle parks.
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10.65.320	Veterinary offices/clinics.
10.65.330	Warehousing and storage.
10.65.340	Wholesale sales.
10.65.350	Wireless communication towers.

10.65.010 Purpose.

Conditional uses do provide for public convenience and necessity; however, because of their special nature or characteristics they can have adverse impacts upon or be incompatible with other uses of land in the neighborhood. The purpose of this chapter is to establish the minimum criteria for evaluating conditional use permit applications and to establish general and specific use standards applicable to conditional uses.

10.65.030 Conditions imposed.

In addition to the other requirements of this title and the WCC, as amended, the hearing examiner may impose any condition reasonably required to allow the proposed use or activity to meet the general requirements of this chapter, specific use criteria, and the required items listed in WCC 10.65.070. 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 including but not limited to regrading and replanting;
- (4) Setbacks, height and bulk requirements;
- (5) Management requirements to reasonably prevent nuisances to the public and/or nearby properties and existing uses;
- (6) Safety requirements, such as time of operations, traffic routing, limitations on processes, etc.

10.65.050 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 three years 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 director may grant one extension of time of up to one year past the original expiration date.
- (3) The conditional use permit only applies to the specific location for which it was issued.
- (4) The property owner/operator of any conditional use shall maintain compliance with the standards of this title and of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to Chapter 13.13 WCC, Enforcement and Penalties.

10.65.060 Conditional use permit criteria.

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

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

10.65.070 Hearing examiner action.

- (1) Any decision of approval by the hearing examiner shall include the following:
 - (a) A statement of the applicable criteria and standards in the development codes and other applicable law;
 - (b) A finding that the proposed use, at the proposed location, is consistent with the purposes of the comprehensive plan, the zoning code and the zoning district in which it is to be located, and that the proposed use will meet all applicable requirements of this title;

(c) A statement of the findings of the reviewing authority, stating the applicant's compliance or noncompliance with the criterion contained above, and assurance of compliance with applicable standards;

(d) A finding that 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;

(e) A finding that the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, and appearance;

(f) A finding that the decision of the application and, if approved, conditions of approval are the minimum necessary to ensure the proposed development will comply with all applicable laws and regulations;

(g) A finding that the conditions placed upon the proposed use are conditions that are measurable, can be enforced and monitored;

(h) A statement that the decision is final unless appealed as provided for in WCC Title 13. An appeal of a decision of the hearing examiner must be filed in writing within 21 days of the date of decision.

(2) A conditional use permit may be denied if the hearing examiner finds the proposed use cannot be conditioned so that the above required findings can be made.

10.65.080 Auditoriums, neighborhood centers, and places of worship.

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

(2) Minimum Setback Distance.

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

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

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

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

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

10.65.100 Clinic.

(1) Off-street parking shall be provided as prescribed in Chapter 10.60 WCC;

(2) Time Limitations. Clinics shall be open during normal business hours, but in no case should be open prior to 7:00 a.m. or after 7:00 p.m., unless it can be demonstrated that extending hours of operation will not adversely affect residences within the same development and neighboring residences;

(3) Landscaping and Screening. The clinic and off-street parking shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.110 Child day care center.

(1) Compliance with applicable state and local regulations relating to child day care homes and centers;

(2) In residential zones, one unlighted wall sign not exceeding 12 square feet in area shall be permitted;

(3) Off-street parking shall be provided as required by Chapter 10.60 WCC, as amended, including off-street loading/unloading space;

(4) All off-street parking required for child day care centers shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(5) Any outdoor play area shall be completely enclosed by a fence meeting the height limitations for fences;

(6) Architectural Scale. New child day care center buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270.

10.65.120 Equipment rental services, commercial.

(1) Storage, repairing, and other similar type handling of products, merchandise, and equipment shall occur within an enclosed building or such area that shall not be viewable from the public right-of-way or surrounding properties;

(2) All unloading and deliveries of merchandise and equipment shall make provisions on site so that these activities do not take place in the public right-of-way.

10.65.130 Essential public facilities.

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 these 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, as amended.

10.65.140 Group home (seven or more).

(1) Common Open Space.

(a) A minimum of 100 square feet of common open space shall be provided per bedroom;

(b) The common open space shall provide a centrally located focal area for the development;

(c) No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than 10 feet, unless part of an integrated pathway or trail;

(d) Common open space shall be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens;

(e) Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features;

(f) Surface water management facilities shall not be included in the open space calculation for meeting minimum requirements, unless it can be demonstrated that they are designed so that residents can use the space similar to other open space designations;

(2) Parking needs shall be evaluated by the hearing examiner consistent with Chapter 10.60 WCC, as amended;

(3) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(4) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.150 Home occupations.

(1) For the purposes of this section, any use that is not consistent with the definition of "home occupation," or is similar in nature to the following listed uses, shall not be allowed as a home occupation:

- (a) Delivery services, local;
- (b) Equipment rental services, commercial;
- (c) Industry, light;
- (d) Kennels;
- (e) Service and repair, nonmotorized;
- (f) Service and repair, motorized;
- (g) Welding and fabrication;

(2) The applicant will need to demonstrate that the home occupation is compatible with the surrounding residential neighborhood;

(3) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes with not more than 50 percent of the floor area of one floor being used in the active conduct of the home occupation;

(4) Home occupation(s) within an accessory structure shall not occupy a floor area greater than 50 percent of the main floor area of the residence or 800 square feet, whichever is smaller;

(5) No structural alterations shall be allowed except when otherwise required by law;

(6) No persons other than residents of the structure and one outside employee may be employed in the home occupation;

(7) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign not exceeding six square feet in area, nonilluminated and mounted on the building;

(8) There shall be no window display and no sample commodities displayed outside of the building;

(9) The maximum number of vehicle trips per day for the home occupation shall not exceed 10 vehicle trips. As used here, a trip is considered either the arrival or the departure of a vehicle from the household. For example, one vehicle making a delivery and then leaving immediately would be considered two trips;

(10) Parking.

- (a) A maximum of two additional parking spaces shall be required unless determined by the hearing examiner that additional parking is not necessary;
- (b) Parking needs shall be evaluated by the hearing examiner consistent with Chapter 10.60 WCC, as amended;
- (c) Adjacent rights-of-way shall not be used for parking;

- (d) Required street setbacks shall not be used for parking;
 - (e) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;
- (11) The home occupation shall ensure that water, sewer, and storm water use is consistent with the WCC;
- (12) 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;
- (13) Materials, goods or commodities shall be delivered to or from the home occupation only between 7:00 a.m. and 7:00 p.m.;
- (14) No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle;
- (15) The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
- (a) No more than one such vehicle shall be allowed;
 - (b) Such vehicle shall not park within any required setback areas of the lot or on adjacent streets;
 - (c) Such vehicle shall not exceed a weight capacity of one ton.

10.65.160 Humanitarian service and shelter facility.

- (1) Use within the residential high (RH) zoning district shall be limited to existing vacant buildings, provided no more than 50 percent of the original floor area may be demolished for reuse.
- (2) All setback requirements of the district in which the facility is proposed shall be observed.
- (3) Parking needs shall be evaluated by the hearing examiner consistent with Chapter 10.60 WCC, as amended.
- (4) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.170 Institution of higher education.

- (1) Off-street parking shall be provided as prescribed in Chapter 10.60 WCC;
- (2) Minimum Setback Distance.
- (a) Street: same as required in the underlying zoning district;
 - (b) Rear and side: same as required in the underlying zoning district, plus one-half foot for each foot by which the building height exceeds 20 feet where a rear or side yard adjoins an RF, RS, RL or RM district;
- (3) Maximum building height, RS, RL and RM: 40 feet. Other districts: same as the height limitation of the zoning district for other buildings;
- (4) All bus loading areas shall be located off the public right-of-way;
- (5) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

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

10.65.180 Libraries and museums.

(1) Parking shall be provided consistent with Chapter 10.60 WCC, as amended;

(2) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

(3) Minimum Setback Distance.

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

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

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

10.65.200 Parking facility.

(1) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(2) Any illumination shall be shielded or directed in such a manner as to not shine directly or trespass onto adjoining residential properties;

(3) All parking stalls shall be located behind the required street setback;

(4) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.210 Places of worship.

Repealed by Ord. 2013-41.

10.65.220 Public utilities and services.

(1) Any buildings proposed shall be designed to harmonize with the residential structures of the neighborhood;

(2) All setback requirements of the district in which the public service facility is proposed shall be observed;

(3) If the facility is of an outdoor nature, it shall be completely enclosed by a view-obscuring fence or landscaping at least six feet in height and shall observe the restrictions that apply to fences in the underlying zoning district;

(4) Proposed enclosures for public service facilities that exceed a height of six feet shall observe the minimum setback requirements that apply to primary structures in the underlying zoning district;

(5) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.230 Recreation, indoor commercial.

(1) No sound amplification equipment shall be used that is audible from adjacent properties;

(2) Hours of operation shall be established to protect the residential character of the neighborhood in which the facility is proposed.

10.65.240 Recreation, neighborhood.

(1) The applicant shall demonstrate that the location, size, height, and design characteristics of the buildings, structures, walls, landscaping and screening, and parking is compatible with the intent of the zoning district and surrounding properties;

(2) The use shall be limited to streets designated as major and minor arterials or collectors, as shown on the circulation map within the comprehensive plan, as amended;

(3) The hearing examiner shall ensure that traffic from the proposed use does not significantly impact or alter traffic in the neighborhood. Therefore, a traffic analysis shall be provided;

(4) Day care facilities and concessions may be allowed as accessory uses; provided, that such facilities do not occupy more than 25 percent of the gross floor area of the facility;

(5) Parking shall be provided in accordance with Chapter 10.60 WCC, as amended. A 20 percent reduction in required parking may be granted, provided the applicant can show that public transit will be a viable alternative to driving to the facility and/or the facility serves the neighborhood in which it is located and additional parking is not necessary to support the facility;

(6) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

(7) Signs. One monument sign shall be permitted:

(a) In no case shall the height exceed six feet;

(b) In no case shall the sign exceed 32 square feet in area;

(c) In no case shall the maximum copy area exceed 26 square feet;

(d) The sign shall observe the height limitations that apply to fences in instances where the sign is located in a required street setback;

(e) The sign shall not be illuminated;

(f) It shall be demonstrated that any proposed signage is compatible with the surrounding area;

(8) The applicant shall ensure that site lighting contributes to the character of the site and does not disturb adjacent development, or potential adjacent development;

(9) Hours of operation may be restricted to assure compatibility with surrounding development;

(10) The applicant shall ensure that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

(11) Minimum Lot Size. Such facilities shall be located on a parcel no less than one acre in size and shall have adequate buffers from adjoining property to minimize impacts and to ensure compatibility with adjoining uses.

10.65.250 Recreational vehicle parks.

(1) No recreational vehicle (RV) shall be used as a permanent place of habitation or dwelling for more than 180 days in any 12-month period;

(2) Any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, or placement of the unit on a foundation, is hereby prohibited;

(3) No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a park;

(4) No space within a recreational vehicle park shall be rented for any purpose other than recreation or vacation;

(5) The minimum site area of a park shall be 10 acres;

(6) Design Standards. The purpose of this section is to establish minimum design standards for recreational vehicle parks:

(a) Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre;

(b) Campsite Size. Each individual recreational vehicle site shall be not less than 800 square feet in size;

(c) Access Points. All traffic into and out of the park shall be through entrances and exits that are designed for safe and convenient movement of traffic;

(d) Parking.

(i) At least one parking space shall be provided on each designated RV or campsite;

(ii) At least one parking space for each five sites shall be provided for visitor parking in the park;

(iii) All parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(e) Internal Park Roads. All internal park roads shall be privately owned and maintained. Internal roads shall be designed and constructed as approved by the city engineer;

(f) Open Space/Recreational Facilities.

(i) A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants;

(ii) Open space shall be accessible and usable for passive or active recreation;

(iii) Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space;

(g) Signs. Signs and advertising devices shall be prohibited in recreational vehicle parks except:

(i) One identification sign at each entrance of the park which may be indirectly lit, but not flashing, and not to exceed 16 square feet of copy area;

- (ii) Directional and information signs for the convenience of occupants of the park and located internally;
- (h) Utilities. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service;
- (i) Storm Drainage. Storm drainage control facilities shall be subject to approval by the city engineer and shall comply with the WCC;
- (j) Public Facilities. Recreational vehicle parks shall provide the following public facilities:
 - (i) Restroom facilities containing showers and toilets connected to the city's sewer utility, the minimum number of which shall be one commode and one shower for each 20 recreational vehicle sites;
 - (ii) Refuse containers for solid waste in adequate quantity shall be provided and contracts shall be made with the service provider for regular pickup and disposal;
 - (iii) Park garbage shall be picked up daily and the park shall be maintained free of any uncontrolled garbage;
 - (iv) Each park shall have an on-site manager available 24 hours per day, seven days per week; and
 - (v) A written management plan shall be submitted for approval as a part of the conditional use permit process. It shall include, at a minimum, the proposed management structure, proposed park rules and regulations, and proposed methods to enforce occupancy limitations and other requirements of this section.

10.65.260 Restaurants without drive-in or drive-through.

- (1) Hours of operation shall be 7:00 a.m. to 10:00 p.m. and shall not interfere with the surrounding residential uses;
- (2) The restaurant shall be restricted to a ground floor use;
- (3) The gross floor area shall not exceed 3,000 square feet;
- (4) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;
- (5) Parking shall be provided in accordance with Chapter 10.60 WCC, as amended.

10.65.270 Satellite dishes, commercial.

- (1) The development shall be designed to complement or match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture designed to blend with existing surroundings to the greatest extent feasible.
- (2) Site placement shall take advantage of existing structures, landscaping, and/or topography to screen the development from pedestrian views.

10.65.280 Schools.

- (1) All playground areas shall be enclosed by a fence or equivalent containment structure built to the maximum height allowed in the underlying zoning district for fences;
- (2) Minimum Setback Distance.
 - (a) Street: same as required in the underlying zoning district;

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

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

(4) All bus loading and unloading areas shall be located off the public right-of-way;

(5) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

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

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

10.65.290 Service and repair, nonmotorized.

(1) Storage, repairing, and other similar type handling of products, merchandise, and equipment shall occur within an enclosed building or such area that will not be viewable from the public right-of-way or surrounding properties;

(2) All unloading and deliveries of merchandise and equipment shall not take place in the public right-of-way;

(3) The use shall be located on the ground floor within any mixed use development;

(4) The gross floor area shall be limited to 3,000 square feet.

10.65.300 Student housing.

(1) Minimum lot area: 8,400 square feet or 600 square feet of lot area per sleeping room or two persons accommodated, whichever is greater;

(2) Student housing developments shall be located within one mile from a college or other institution of higher education;

(3) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

(4) Parking shall be based upon occupancy and consistent with Chapter 10.60 WCC, as amended.

10.65.310 Supervised living facilities.

Supervised living facilities include nursing, congregate care, assisted living, and convalescence homes.

(1) Parking shall be provided per hearing examiner based upon occupancy and consistent with Chapter 10.60 WCC, as amended;

(2) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;

(3) Architectural Scale. New supervised living facility buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270.

10.65.315 Parking facility, temporary.

The intent is to provide minimum standards for interim/temporary parking uses. Temporary parking facilities are intended where properties meet the code required number of parking stalls and have an immediate and temporary need for additional parking. Temporary parking facilities are also intended as a transitional use for vacant properties anticipating future development.

(1) The maximum operation shall not exceed two years. A property may reapply for a CUP at the end of the two years upon demonstration that such extension is needed to accommodate future development or a permanent parking facility. Performance review of previous conditions shall be required for reapplications.

(2) Parking areas shall be developed with a durable surface able to accommodate vehicle traffic. Gravel is allowed; provided, that a surface treatment is applied to control windblown dust.

(3) Ingress and egress points are required to be developed in a manner to prevent tracking of parking area surface material onto public streets.

(4) An engineered stormwater drainage control plan shall be established to protect neighboring properties from runoff.

(5) If conditions are not satisfactorily maintained, city has the right to revoke the CUP pursuant to WCC 13.13.020.

10.65.320 Veterinary offices/clinics.

(1) The office or clinic shall make provisions to ensure that noise, odor, and any other potential nuisance will not adversely affect adjoining properties or existing uses;

(2) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

10.65.330 Warehousing and storage.

All unloading and deliveries of merchandise and equipment shall make provisions on site so that these activities do not take place in the public right-of-way.

10.65.340 Wholesale sales.

All unloading and deliveries of merchandise and equipment shall make provisions on site so that these activities do not take place in the public right-of-way.

10.65.350 Wireless communication towers.

(1) Wireless communication towers shall be restricted to 150 feet in height for commercial zoning districts (CBD, NWBD, SWBD, I, and WMU) and 90 feet in height for residential zoning districts (RS, RL, RM, RH, CN, OMU, and RMU);

(2) Security fencing shall enclose all facilities, shall be no less than six feet in height, and shall be equipped with an appropriate anti-climbing device;

(3) Perimeter and street frontage landscaping shall be located outside of the fenced area;

(4) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 10.62 WCC, as amended;

(5) Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the underlying zoning district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site

vegetation shall be preserved or improved, and disturbance of existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

(6) A study shall be provided showing that the structure is required for present and future network coverage, that the height requested is the minimum necessary to provide for the function and potential collocated antennas and why the antennas could not be collocated on an existing structure;

(7) Visual impacts shall be minimized to the greatest extent possible by maximum feasible use of camouflage or screening, including but not limited to fencing, landscaping, strategic placement adjacent to existing buildings or live or simulated vegetation, undergrounding of accessory equipment structures, incorporation of wireless communications support structures, antennas and other appurtenances into the architectural features of existing buildings or structures and by requiring compatibility with key design elements in the surrounding area; for example, use of brick or other material similar to that used in adjacent buildings or structures, incorporation of support structures into compatible architectural features such as flag poles, bell towers or cornices, or use of simulated vegetation to camouflage support structures.

Chapter 10.70**VARIANCES**

Sections:

- 10.70.010 Definition.
- 10.70.020 Required findings.
- 10.70.030 Time limits.
- 10.70.040 Applicability.

10.70.010 Definition.

A variance is an official permit, obtained from the hearing examiner, to allow for an adjustment of specific dimensional standards within this title to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity. As used in this title, a variance is authorized only for height, setbacks, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

10.70.020 Required findings.

A variance to any requirement of this title, except use and procedural requirements, may only be granted when all of the following required findings are made:

(1) Special Circumstances. Because of special circumstances related to the property, the strict enforcement of the zoning code would deprive the owner of use rights and privileges permitted to the other properties in the vicinity with the same zoning.

(a) Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity of public structures and uses, and protection of environmental features such as vegetation, streams, ponds and wildlife habitat.

(b) Special circumstances may not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning code, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property.

(2) Special Privilege. The approval of the variance will not grant special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning.

(3) Zoning Code. Approval of the variance will be consistent with the purposes of the zoning code and the zone district in which the property is located.

(4) Not Detrimental. The variance as approved or conditionally approved will not be significantly detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity.

(5) Minimum Variance. The approved variance is the minimum necessary to allow the owner the rights enjoyed by other property owners in the vicinity with the same zoning.

10.70.030 Time limits.

The variance must be acted upon within one year from the date of approval or the variance shall expire. The holder of the variance may request an extension of time before the expiration of the variance and the administrator may grant one extension of time up to six months past the original date of expiration.

10.70.040 Applicability.

The variance applies only to the property or an individual for a specific property to which it was granted and may not be transferred to any individual or other property.

Chapter 10.72**NONCONFORMING USES, STRUCTURES AND LOTS**

Sections:

- 10.72.010 Intent and purpose.
- 10.72.020 Nonconforming uses.
- 10.72.030 Nonconforming structures.
- 10.72.040 Nonconforming lots.
- 10.72.050 Nonconforming signs.

10.72.010 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 permit 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, enjoy an increase in intensity of use, or be uses prohibited in the same district.

10.72.020 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 be extended; provided, 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 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 gross floor area or land coverage 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) Any exterior alterations to a building housing a nonconforming use shall be subject to review by the hearing examiner at a public hearing. The hearing examiner shall determine that such alteration is not less consistent with the general design and appearance of other buildings in the neighborhood than the original building.

10.72.030 Nonconforming structures.

(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 nonconforming setbacks may be extended when said addition or extension would be no less conforming as to setback distance than the existing structure; and provided, that the addition shall be no longer in linear feet along the nonconforming setback than 50 percent of the length of the existing nonconformity.

Chapter 10.72 NONCONFORMING USES, STRUCTURES
AND LOTS

(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.

10.72.040 Nonconforming lots.

(1) Lots which were lots of record on the date of adoption of 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;

(2) Provided, 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.

10.72.050 Nonconforming signs.

(1) With the exception of billboards, code requirements applicable to nonconforming on- and off-site signs are addressed in WCC 10.50.150, Legal nonconforming signs. Billboards are not a permitted use under Chapter 10.50 WCC, Signs. Legally established billboards in existence at the time of adoption of the ordinance codified in this section are considered nonconforming signs subject to the provisions of subsection (2) of this section.

(2) Billboard Sign Amortization. Notwithstanding any other provisions of this title, an existing nonconforming billboard may continue to be used for a period of 10 years after January 20, 2020. No structural alterations may be made after January 20, 2020, and the said billboard must be brought into conformity by removal before 10 years after January 20, 2020. The city may elect not to apply any provisions of this section if the removal of a billboard would require the city to pay compensation under any federal, state or other law, including Chapter 47.42 RCW.

Chapter 10.74**PLANNING COMMISSION**

Sections:

- 10.74.010 Planning agency identified.
- 10.74.020 Membership – Appointment and removal.
- 10.74.030 Powers and duties.
- 10.74.040 Comprehensive plan – Responsibilities.
- 10.74.050 Organization.
- 10.74.060 Meetings – Quorum – Voting.

10.74.010 Planning agency identified.

(1) The planning agency as authorized by Chapter 35A.63 RCW shall be known as the “city of Wenatchee planning commission.”

(2) Planning, administration and enforcement functions of the department of community development including those persons within said department as assigned by the director shall have general administrative responsibility for all planning, administration and enforcement within the city.

(3) The Wenatchee planning commission, whose membership, powers and duties shall be as set forth in WCC 10.74.020 and 10.74.030.

10.74.020 Membership – Appointment and removal.

(1) The planning commission shall be composed of seven members appointed by a majority vote of the city council without regard to political affiliation. At least six members shall be residents of the city. One member may reside outside the city so long as they are a majority interest owner of a business physically located within the city of Wenatchee.

(2) Members of the planning commission shall serve without compensation.

(3) The term of each planning commissioner shall be for a period of four years. Members are eligible to serve three consecutive terms, to a maximum of 14 years.

(4) Commissioners shall be expected to attend at least 80 percent of all scheduled planning commission meetings in any 12-month period unless there is a prearranged absence. The city council may waive the 80 percent attendance requirement; however, at least 60 percent of all meetings shall be attended. A planning commission member may be removed by a majority vote of the city council for failure to meet the attendance requirements or, after public hearing, for inefficiency, neglect of duty, or malfeasance in office.

(5) Any vacancy upon the planning commission shall be filled by majority vote of the city council for the unexpired term of the position.

(6) The current members of the planning commission, upon the effective date of the ordinance codified in this chapter, shall remain in office for the balance of their term.

10.74.030 Powers and duties.

(1) The planning commission shall be the principal planning advisory body for all matters relating to land use comprehensive planning and zoning. Unless assigned to a hearing examiner as authorized by ordinance, all public hearings required pursuant to Chapter 35A.63 or 36.70A RCW (Growth Management Act) relating to the adoption or amendment of the zoning code, adoption or amendment of the zoning map, or adoption or amendment of regulations for the subdivision of land shall be held by the planning commission.

(2) The planning commission shall review the comprehensive plan of the city and other planning documents to determine if the city's plans, goals, policies, land use ordinances and regulations are

promoting orderly and coordinated development within the city. The planning commission shall make periodic reports to the city council regarding the orderly and coordinating development within the city.

(3) The planning commission shall review land use ordinances and regulations within the city and make periodic recommendations to the mayor and city council.

(4) The planning commission shall recommend, establish priorities for and review studies of geographic subareas within the city.

(5) The planning commission shall be encouraged to maintain liaison with regional and other municipal planning agencies.

(6) All city boards, committees and commissions shall coordinate planning activities as they relate to land use or the city comprehensive plan with the planning commission.

(7) The planning commission shall hold public hearings in the exercise of its duties and responsibilities as it deems necessary or as required by ordinance.

(8) The planning commission shall have such other powers and duties as heretofore have been or hereinafter may be conferred upon the planning commission by city ordinances or as directed by the city council pursuant to resolution, the performance of such duties and exercise of such authority subject to the limitations as expressed in said enactment.

(9) The planning commission shall provide regular communication to the city council relating to major activities, future work plans and any policy direction as requested by the council.

10.74.040 Comprehensive plan – Responsibilities.

The planning commission shall have the responsibility of monitoring the development of the city in relation to the adopted comprehensive plan. Where development or absence of development indicates a condition, problem, element of expansion or other significant events not anticipated by the comprehensive plan, the planning commission shall notify the city council and, at the direction of the city council, shall study the subject. If after study the planning commission determines that an amendment, refinement or clarification of the comprehensive plan is advisable, the planning commission shall hold a public hearing with notice of time, place and subject to be published in the manner as provided by law. Following the public hearing, the planning commission may recommend to the city council an amendment of the comprehensive plan.

10.74.050 Organization.

The planning commission shall elect from its members a chairperson and create and fill such other offices as it determines are necessary. The planning commission shall adopt its own bylaws and rules for the transaction of business. The department of community development shall support the planning commission by keeping minutes of meetings, resolutions, transactions, findings and determinations.

10.74.060 Meetings – Quorum – Voting.

The planning commission shall hold at least one regular monthly meeting as established by the bylaws of the commission. Should a regular meeting day fall on an official holiday, the meeting shall be held on the following business day. Special meetings of the planning commission may be called at any time by the chairperson, director of the department of community development or by any three members of the planning commission upon notification to all members not less than 24 hours in advance and in compliance with all applicable state laws relating to open public meetings.

A quorum of the planning commission shall consist of not less than four members. All matters before the planning commission shall be decided by an affirmative vote of majority of the quorum present.

Chapter 10.80

FEES, CHARGES AND EXPENSES

Sections:

10.80.010 Schedule.

10.80.010 Schedule.

(1) Application fees, intended to defray the cost incurred in the processing of applications pertaining to this title, shall be submitted as part of the required application materials, in an amount as required by Chapter 1.99 WCC, Fee Schedules.

(2) All fees shall be collected at the time an application is tendered. Said application shall not be considered as complete and eligible for scheduling for public hearing until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn, in writing, by the proponent or appellant prior to the act of providing public notice.

(3) Transcriptions. The costs associated with the production of verbatim transcripts ordered certified by the court on appeal shall be borne by the party initiating the challenge at the rate prescribed by the administrator of this title. Such costs shall not exceed the amount necessary to reimburse the city for its expenses actually incurred.