

**Wenatchee City Code**

**Title 10  
ZONING**

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**Chapter 10.04: GENERAL PROVISIONS**

**Sections:**

- 10.04.005 Authority and Title**
- 10.04.030 Compliance**
- 10.04.040 Relationship to Other Regulations**
- 10.04.050 Administration and Enforcement**
- 10.04.060 Denial or Revoked Approvals and Permits**
- 10.04.070 Procedural Irregularities**
- 10.04.080 Severability**

**10.04.005 Authority and Title**

- A. This Title is adopted pursuant to the Revised Code of Washington (RCW) chapters 35.63 and 36.70A (Growth Management Act or GMA) that empower a City to enact a zoning code and provide for its administration, enforcement and amendment.
- B. 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, 1st 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 Wenatchee City Code (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:

- A. 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.
- B. 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.

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

#### **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**

- A. 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 the Wenatchee City Code (WCC) Title 13 Development Code Administration.
- B. Enforcement of the provisions herein, and any violations thereof, shall be as described in this Title, in WCC Chapter 2.11 Civil Infractions and/or Title 13 Development Code Administration.

#### **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 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:

- A. 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 WCC Title 16.04 SEPA Procedures.
- B. After preparing the Comprehensive Plan or changes thereto, the Planning Commission shall hold at least one (1) public hearing thereon. Notice of the time, place and purpose of such public hearing shall be given by at least one (1) publication in a newspaper of general circulation in the City of Wenatchee at least ten (10) days prior to the date of the hearing.
- C. 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.
- D. 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.

- E. The Comprehensive Plan shall not be amended more than once in any calendar year except in cases of emergency, as established by RCW 36.70A.
- F. 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.
- G. 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 Regulations**

**10.06.010 Official Zoning Map**

- A. 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.
- B. The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk.
- C. If, in accordance with the provisions of this Title and Chapter 35A.63, Revised Code of Washington, 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.
- D. 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:

- A. The incorporated territory of the City of Wenatchee is hereby divided into the following zoning districts:
  - 1. RS – Residential Single-family
  - 2. RL – Residential Low

3. RM – Residential Moderate
  4. RH – Residential High
  5. CBD – Central Business District
  6. CN – Neighborhood Commercial
  7. NWBD – North Wenatchee Business District
  8. SWBD – South Wenatchee Business District
  9. I – Industrial
  10. WMU – Waterfront Mixed Use
  11. OMU – Office Mixed Use
  12. RMU – Residential Mixed Use
- B. The incorporated territory of the City of Wenatchee includes the following overlay districts:
1. MRC – Mixed Residential Corridor
  2. HEO - CBD Historic/Entertainment Overlay
  3. CSO - CBD Columbia Street Overlay
  4. CNO – Neighborhood Commercial Overlay
  5. PO - WMU Pedestrian Overlay
  6. RRO - WMU Recreational/Residential Overlay
  7. IO - WMU Industrial Overlay
  8. GHD – Grandview Historic District

**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:

- A. 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.
- B. Where such boundaries are indicated as substantially following lot lines, the lot lines shall be construed to be such boundaries.
- C. In subdivided land where a zoning boundary divides an ownership, the location of the boundary shall be determined by the scale measurement.
- D. Boundaries indicated as parallel to or extensions of features indicated in subsections A through C above shall be so construed.

**Chapter 10.08: DEFINITIONS**

**Sections:**

<b>10.08.030</b>	<b>Rules for Interpretation</b>
<b>10.08.040</b>	<b>“A”</b>
<b>10.08.045</b>	<b>“B”</b>
<b>10.08.050</b>	<b>“C”</b>
<b>10.08.055</b>	<b>“D”</b>
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<b>10.08.070</b>	<b>“G”</b>
<b>10.08.075</b>	<b>“H”</b>
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<b>10.08.085</b>	<b>“J”</b>
<b>10.08.090</b>	<b>“K”</b>
<b>10.08.095</b>	<b>“L”</b>
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<b>10.08.105</b>	<b>“N”</b>
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<b>10.08.125</b>	<b>“R”</b>
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<b>10.08.135</b>	<b>“T”</b>
<b>10.08.145</b>	<b>“V”</b>
<b>10.08.150</b>	<b>“W”</b>
<b>10.08.160</b>	<b>“Y”</b>

**10.08.030 Rules for Interpretation**

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

- A. 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.
- B. Whenever the term “this Title” is used, it shall refer to the Wenatchee Zoning Code including all amendments.
- C. The words “used” or “occupied” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied.”
- D. The word “person” includes but is not limited to a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- E. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- F. The word “shall” is mandatory, the word “may” is permissive.

G. The word “lot” includes the words “plot” or “parcel.”

**10.08.040 “A”**

“Accessory structure” means a detached non-habitable 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 or an adjoining lot.

“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 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 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 business” means an adult arcade, adult bookstore, adult novelty store, adult video store, adult motion picture theater, and exotic dance studio, more specifically defined as follows:

- A. An establishment may have other principal business purposes that do not involve 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.”
- B. “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.

C. “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.

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

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

“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.

“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.

“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:

- A. More than 6 feet above grade for more than 50 percent of the total building perimeter;  
or
- B. More than 12 feet above finished grade level at any point.

“Battery charging station” means an electrical component assembly or cluster or 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 (5) 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”**

“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.

“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.

“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.

- A. "Family day care" means a child care and early learning service for not more than twelve children in a licensed day care provider's dwelling.
- B. "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 twenty-four 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.

“Cottage housing” means four or more small, detached individual dwelling units sharing commonly owned open space, courtyard and parking area(s).

**10.08.055 “D”**

“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” mean 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.

“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, multi-family” means three or more attached or detached residential dwelling units on one lot or parcel.

“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.

“Duplex” means a detached residential building designed for occupancy by two self-contained attached dwelling units living independently of each other.

#### **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 “industrial, light” uses.

“Essential public facility” include 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 homeowner’s 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”**

“Façade” means the exterior face of wall or a building. Any freestanding structure may have four (4) or more facades, designated by their orientation (e.g. , north façade); a building flanked by other buildings on either side generally has only a front and a rear façade. The front façade 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, woodstoves, domestic cookstoves, 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 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.

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

“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:

- A. Elevator shafts and stairways;
- B. Restrooms and locker rooms;
- C. Building mechanical spaces for heating, ventilation, electrical, elevators or other such mechanical equipment;
- D. Building spaces where the ceiling height is not greater than 5 feet;
- E. 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;
- F. 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.

“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:

- A. 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.
- B. 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.
- C. 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 246-144 WAC.
- D. 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 388-73 WAC and Chapter 74.15 RCW.
- E. 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 Chapter 237-56 and 137-57 WAC.

#### **10.08.075 “H”**

“Height” shall be measured from the adjacent grade within two (2) 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 measured from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof, excluding chimneys, antennas, church spires and other secondary roof structures. . No building shall have a non-averaged height measured from the finished grade to the highest point of the building as to exceed the underlying maximum height by an extent equal to or greater than fifteen (15) percent.

“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. This also includes maintenance and service facilities for motor vehicle passenger transportation, 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. 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, pipe, 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.

“Livestock” means animals kept for use, propagation or sale. Such animals include horses, ponies, mules, cows, goats, sheep, or other similar sized animal. 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 fifteen 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 located at the intersection of two or more public or private streets.

“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 outer edge of the eave.

“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 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 a “lot, corner”. Also referred to as a “double frontage lot” or a “reverse frontage lot.”

“Lot width” means the dimension measured at the building line or at the front lot line as it adjoins the street; the dimension across the rear of the required front yard setback on an irregularly shaped lot; the narrow dimension of the lot at the street or building line for a corner lot.

**10.08.100 “M”**

“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, play fields, 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 US 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, designated” means a dwelling unit which:

- A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- B. 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
- C. 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.

“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 residential, commercial, light industrial, office, institutional, and/or other land uses either within one development or within one zoning district.

“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 thirty-two 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.

“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.

“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.

“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 groups 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, (a) the sale of alcohol for consumption on the premises, (b) cover charges, or (c) 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 WCC, are reviewed and permitted as an adult oriented business under the provisions of 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”:

- A. “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 non-office conducted elsewhere.
- B. “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.
- C. “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 non-permitted 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 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.

“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, or pet grooming. This does not include medical offices, kennels or veterinary clinics.

“Place of assembly” means a building used in whole or in part for the gathering together of persons for such purposes as deliberation, entertainment, amusement, or awaiting transportation.

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

“Place of worship” means any building primarily used for congregations gathering for religious practices.

“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/T.V. 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 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 racquet ball courts, community club houses, 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 and 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-cart 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.

“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.

“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. 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. This definition includes a nursery school, 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, non-motorized” means an establishment providing maintenance and/or repair of non-motorized 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 distance” means the minimum distance required by this Title for buildings to be set back from property lines, rights-of-way or private drives.

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

“Shrubs” 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., 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, 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 10.50.020(G) WCC.

“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, 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 board, 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 non-illuminated 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 “roofline” as defined.

“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; 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”**

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

“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.

“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 twelve (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” means a required open space from the ground upward between a property line and a building line.

“Yard, front” means a yard extending the full width of the lot, and lying between the front line of the lot and the building setback line. On through lots, a front yard shall be maintained on both street frontages. On corner lots, front yards shall be maintained on both street frontages.

“Yard, rear” means a yard extending the full width of the lot and lying between the back line of the lot and the building setback line. Rear yards shall be at the opposite end of a lot from the front yard. On corner lots, only one rear yard is required and can be opposite either front yard.

“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 (7) days per year.

“Yard, side” means a yard extending between the front setback line and the rear property line and between the side property line and the building line.

## 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
- P<sub>1</sub> = Permitted use, not to occupy grade level commercial street frontage
- AU = Accessory use
- C = Conditional use
- ~ = 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
- 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)

## District Use Chart

**P = Permitted use**  
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Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/ SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
<b>Commercial, Retail</b>																		
Adult entertainment businesses	~	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Adult oriented retail	~	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Auto rental agencies	P	P	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Banks without drive-through	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	P	~
Banks with drive-through	P	P	P	~	P	P	~	~	~	~	~	~	P	P	~	~	~	~
Boat sales and rentals	~	P	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P <sub>1</sub>
Building materials, garden and farm supplies	P	P	P	P	~	~	~	~	~	~	~	~	~	P	~	P	~	~
Equipment rental services, commercial	~	P	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Exercise facilities	P	P	P	P	P	P	P	~	~	~	~	~	P	P	P	P	P	P
Farmers market	P	P	P	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Furniture, home furnishings, and appliances	P	P	P	P	P	~	~	~	~	~	~	~	P	P	~	P	P	P <sub>1</sub>
General retail	P	P	P	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P <sub>1</sub>
Liquor stores	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	~
	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mobile, manufactured, and modular housing sales	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Motor vehicle sales	P	P	~	P	~	~	~	~	~	~	~	~	~	AU	~	~	~	~
Motor vehicle supply stores	P	P	~	P	~	~	~	~	~	~	~	~	~	P	~	~	~	~
Neighborhood grocery	P	P	P	P	P	~	P	~	~	~	~	~	P	P	M	~	P	P <sub>1</sub>
Office supplies and equipment	P	P	P	P	P	P	~	~	~	~	~	~	P	P	~	~	P	~
Outdoor mobile vendors	AU	AU	AU	AU	AU	~	~	~	~	~	~	~	AU	AU	~	~	AU	AU
Printing, commercial	P	P	~	~	P	P	~	~	~	~	~	~	P	P	~	~	P <sub>1</sub>	~
Service stations (car wash, fuel, lube)	C	P	P	P	C	~	~	~	~	~	~	~	~	~	~	~	~	~
Supermarket	P	P	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~
<b>Commercial, Service</b>																		
Delivery services, local	P	P	~	P	C	P	~	~	~	~	~	~	~	P	~	P	~	~
Drinking establishments	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P <sub>1</sub>
Hotels/motels	P	P	~	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Kennels	~	C	~	P	~	C	~	~	~	~	~	~	~	~	~	~	~	~
Laundromats	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	~	P <sub>1</sub>
Lodging	P	P	P	~	P	~	~	~	~	~	~	~	P	P	~	~	P	P
Micro brewery, distillery, or winery	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
Radio/TV studios	P	P	~	P	P	P	~	~	~	~	~	~	P	P	~	~	P <sub>1</sub>	~
Restaurants, with drive-in or drive-through	P	P	P	~	C	~	~	~	~	~	~	~	~	~	~	~	~	~
Restaurants, without drive-in or drive-through	P	P	P	~	P	P	C	~	~	~	~	~	P	P	M	~	P	P <sub>1</sub>
Service and repair, motorized	~	P	~	P	~	P	~	~	~	~	~	~	~	P	~	P	~	~
Service and repair, nonmotorized	P	P	P	P	P	P	C	~	~	~	~	~	P	P	~	P	P <sub>1</sub>	P <sub>1</sub>
<b>Industrial</b>																		
Boating storage facilities	~	P	~	P	C	P	~	~	~	~	~	~	~	P	~	~	~	~
Industry, heavy	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	P	~	~
Industry, light	C	C	~	P	C	C	~	~	~	~	~	~	~	P	~	P	~	~
Junkyard/wrecking yard	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mini-storage	P <sub>1</sub>	P	P <sub>1</sub>	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	P	AU	AU	AU	~	~	~	~	~	AU	AU	~	P	AU	AU
Printing, industrial	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	~	~	~

## District Use Chart

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**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	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Recycling facilities	AU	AU	AU	P	AU	AU	AU	~	~	~	~	~	AU	AU	~	~	AU	AU
Solid waste transfer station	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Warehousing and storage	AU	AU	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Welding and fabrication	~	C	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
Wholesale products incidental to retail business	P	P	~	P	P	~	~	~	~	~	~	~	P	P	~	P	P <sub>1</sub>	~
Wholesale sales	~	~	~	P	~	C	~	~	~	~	~	~	~	P	~	P	~	~
<b>Medical</b>																		
Clinic	P	P	P	~	P	C	C	~	~	~	~	~	P	P	C	~	P <sub>1</sub>	~
Hospital planned development	~	P	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Medical office	P	P	P	~	P	P	P	~	~	~	~	~	P	P	M	~	P <sub>1</sub>	~
Supervised living facilities	~	~	~	~	C	C	C	~	C	C	C	C	~	~	C	~	C <sub>1</sub>	C
Veterinary offices/clinics	P	P	P	~	P	C	C	~	~	~	~	~	~	P	~	~	P <sub>1</sub>	~
<b>Office</b>																		
Business offices	P	P	P	AU	P	P	P	~	~	~	~	~	P	P	M	~	P	P <sub>1</sub>
Personal services	P	P	P	~	P	P	P	~	~	~	~	~	P	P	M	~	P	P
<b>Public Assembly</b>																		
Auditoriums and places of assembly	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	AU	C	C	C	~	C	C	C	C	C	C	C	AU	C <sub>1</sub>	C <sub>1</sub>
Funeral parlors and mortuaries	C	C	~	C	~	C	C	~	~	~	~	~	C	~	~	~	~	~
Humanitarian service and shelter facilities	C	C	C	C	C	C	C	~	~	~	~	C	C	C	C	~	C <sub>1</sub>	C
Libraries	C	C	C	~	C	C	C	~	C	C	C	C	C	C	C	~	C	C
Museums	C	C	C	~	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
Night club	C	C	~	~	C	~	~	~	~	~	~	~	C	C	~	~	C	C <sub>1</sub>
Places of worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Schools	~	~	~	~	C	C	C	~	C	C	C	C	~	~	C	~	C	C
Theaters (drive-in)	~	C	~	C	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Theaters (no drive-ins)	C	C	C	~	C	~	~	~	~	~	~	~	C	C	~	~	C	C
Institution of higher education	C	C	~	C	~	C	C	~	C	C	C	C	C <sub>1</sub>	C	C	~	~	~
<b>Recreation</b>																		
Boat clubs	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
Marinas/boat launching facilities	~	~	~	P	P	~	~	~	~	~	~	~	~	~	~	~	P	P
Recreation, indoor commercial	P	P	P	~	P	~	C	~	~	~	~	~	P	P	~	~	P	P
Recreation, outdoor commercial	~	C	~	P	C	~	~	~	~	~	~	~	~	~	~	~	~	C
Recreation, neighborhood	~	~	P	~	~	C	C	C	C	C	C	C	~	~	M	~	~	~
Recreational vehicle parks	~	~	~	~	C	~	~	~	~	~	~	~	~	~	~	~	C	C
<b>Residential</b>																		
Single-family dwelling	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Duplex	~	~	~	~	~	P	P	~	~	~	P	P	~	~	P	~	~	~
One- to two-unit dwellings	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	~	~	P	P	~	~	~	~	P	P <sub>1</sub>	P <sub>1</sub>	P	~	P <sub>1</sub>	P <sub>1</sub>
Multifamily dwellings	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	~	P	P	P	~	~	~	~	P	P <sub>1</sub>	P <sub>1</sub>	P	~	P	P
Accessory building, residential	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P
Accessory dwelling unit (ADU)	~	~	~	~	~	P	P	P	P	P	P	~	~	~	P	~	~	~
Adult family home	AU	AU	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast	P	~	~	~	P	P	P	C	P	P	P	P	P	~	P	~	P	P
Transient rental <sup>5</sup>	P	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P	P
Family day care (12 or fewer children)	AU	AU	AU	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	P
Cottage housing	~	~	~	~	~	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)	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	~	C	C	C	C	C	C	C	C	P	P <sub>1</sub>	P <sub>1</sub>	C	C	C

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Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/ SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Home occupation	~	~	~	~	~	P	P	C	C	C	P	P	~	~	P	~	~	P
Home occupation, mailing address only	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Farm animals, large and small	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured home <sup>1</sup>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured/mobile home park (as a residential planned development)	~	~	~	~	P	P	P	~	P	P	P	P	~	~	P	~	~	~
Mobile home <sup>2</sup>	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Student housing	~	~	~	~	~	~	~	~	~	~	C	P	~	~	P	~	~	~
<b>Other Uses</b>																		
Accessory building, agricultural	~	~	~	~	~	P	~	P	P	P	P	P	~	~	P	~	~	~
Agriculture	~	~	~	~	~	P	~	P	P	P	P	P	~	~	P	~	~	~
Balcony	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
Bus amenities	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
Electric vehicle charging station, Levels 1 and 2	P	P	P	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	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
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
Marijuana producer <sup>4</sup>	~	~	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Parking facility	P	P	C	P	C	C	C	~	~	~	~	C	P	P	~	P	C <sub>1</sub>	C <sub>1</sub>
Parking facility, temporary	~	C	C	P	C	C	C	C	C	C	C	C	~	C	C	P	C	C
Satellite dishes, commercial	P <sub>1</sub>	P <sub>1</sub>	~	P	C	C	C	C	C	C	C	C	P <sub>1</sub>	P	~	P	C <sub>1</sub>	C <sub>1</sub>
Sign with "effects"	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
Off-site sign	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Storage container <sup>3</sup>	~	AU	~	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Swimming pool	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
Wireless communication tower	~	C	~	C	~	C	~	~	~	~	~	~	~	~	~	C	~	~
Yard sale	~	~	~	~	~	~	~	P	P	P	P	P	~	~	~	~	~	~

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

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

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

<sup>4</sup> --

<sup>5</sup> 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.

## Chapter 10.11 RESIDENTIAL FOOTHILLS LOW (RF)

### 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 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 following:

- A. Development standards applicable in the RF zoning district are detailed in WCC 10.46.020.
- B. Uses permitted in the RF zoning district shall meet applicable general regulations as detailed in Chapter [10.48](#) WCC.
- C. Off-street parking shall be provided pursuant to Chapter [10.60](#) WCC.
- D. All property within an identified geohazard area shall require a geotechnical report.
- E. Driveways shall be improved with a durable dustless surface of asphalt, concrete, or equivalent and shall not exceed 12% slope.
- F. All stormwater shall be retained on site unless a public stormwater collection system is available for discharge.
- G. Turnarounds shall be required in accordance with locally adopted Fire Code.
- H. Development shall preserve natural drainage ways.
- I. The following standards shall apply to any property adjacent to undeveloped land:
  1. All roofs shall use Class A roofing material as defined in the locally adopted International Building Code. Existing roofs shall meet Class A standards when 50% or more is to be repaired/replaced.
  2. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents shall be covered with

noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch, or shall be designed and approved to prevent flame or ember penetration into the structure.

3. Structures should have all under floor areas enclosed to the ground with exterior walls; if any floor area is unenclosed the underfloor/underside shall consist of a 1-hour fire resistant construction rating.
4. Siding shall consist of ignition-resistant construction materials. Siding on existing structures must be replaced with ignition-resistant materials when 50% or more is to be repaired/replaced.
5. Defensible space with a minimum distance of 30-feet shall be maintained around any structure. Defensible space consists of an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area

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

**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 a single-family living environment devoted to single-family detached homes and accessory uses, and under certain conditions, necessary supporting facilities and utilities which are required to service residential uses in residential areas.

**10.12.010 Land Uses**

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards applicable in the RS zoning district are detailed in Section 10.46.020.
- B. Uses permitted in the RS zoning district shall meet applicable General Regulations as detailed in Chapter 10.48.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.

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

**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 single-family dwellings and other residential units under certain conditions. 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 the District Use Chart, Chapter 10.10 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 following:

- A. Development Standards applicable in the RL zoning district are detailed in Section 10.46.020.
- B. Uses permitted in the RL zoning district shall meet applicable General Regulations as detailed in Chapter 10.48.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.

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

**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, which are or will become single-, and two- unit living areas. 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 the District Use Chart, Chapter 10.10, 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 following:

- A. General Development Standards in the RM zoning district are detailed in Section 10.46.020.
- B. Uses permitted in the RM zoning district shall meet general and residential regulations as detailed in Chapter 10.48.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.
- D. In accordance with duplex standards detailed in Section 10.48.070, the minimum lot size is 10,000 square feet for one duplex.

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

**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 from single-family to multi-family configurations. Allowable uses are limited to residential activities and other uses that can be integrated into this designation without being unduly detrimental to its residential character.

**10.18.010 Land Uses**

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards in the RH zoning district are detailed in Section 10.46.020.
- B. Uses permitted in the RH zoning district shall meet applicable General Regulations as detailed in Chapter 10.48.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.
- D. Landscaping shall be provided pursuant to Chapter 10.62.

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

**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 multi-family 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 the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards in the RMU zoning district are detailed in Section 10.46.030.
- B. Uses permitted in the RMU zoning district shall meet applicable General Regulations as detailed in Chapter 10.48.
- C. Landscaping shall be provided pursuant to Chapter 10.62.
- D. Off-street parking shall be provided in the amount prescribed in Chapter 10.60, except as modified below:
  - 1. Parking that is accessed by a side street or an alley may be provided at 80 percent of the requirement.
  - 2. For parking areas of less than six cars, a site-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.
  - 3. All required parking shall be improved with a durable, dustless surface of asphalt, concrete, or grass-crete and adequately drained.
- E. All uses shall meet the landscape requirements in Chapter 10.62 with the exception of the Orondo street frontage which shall meet the following in lieu of the street frontage standards:
  - 1. 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. Groundcover shall be planted materials, which may include lawn but does not include bark or rock.
- F. 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.
  - G. 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.
  - H. Multi-family development standards, as detailed in the General Regulations Section 10.48.080, apply to all buildings except for single-family and duplex residences, and redevelopment that does not increase the gross floor area equal to, or more than, 20 percent.

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

**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 is 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 the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards in the CN zoning district are detailed in Section 10.46.040.
- B. Uses permitted in the CN zoning district shall meet all applicable General Regulations as detailed in Chapter 10.48.
- C. Signs are permitted pursuant to Chapter 10.50.
- D. Off-Street Parking shall be provided pursuant to Chapter 10.60.
- E. Landscaping shall be provided pursuant to Chapter 10.62.
- F. No individual business shall have a gross floor area (GFA) greater than 10,000 square feet.
- G. No building shall have a footprint greater than 30,000 square feet in area.
- H. 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.
- I. Commercial developments shall meet Architectural Scale and Blank Wall Limitations commercial standards detailed in the WMU Section 10.32.050, with the exception of the Building Size provision.

- J. 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.
- K. Storage Standards:
  - 1. 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.
  - 2. 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.
- L. Sunnyslope Standards:

Properties located within the Sunnyslope neighborhood shall be exempt from items F and H above.

**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:

- A. To build on Wenatchee’s historic identity and strengthen the vitality of downtown
- B. To create a cohesive identity for the CBD
- C. To enhance linkages to the waterfront, general commercial areas and neighborhoods
- D. 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 the District Use Chart, Chapter 10.10, provided all applicable provisions of the WCC are met.

**10.24.050 Development Standards**

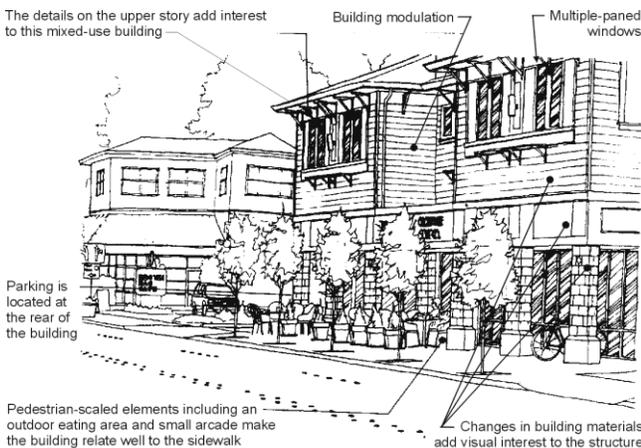
Development in this district shall meet all of the applicable provisions of this Title and all other rules, regulations and provisions of the WCC, and shall comply with the following:

- A. Development Standards for the CBD zoning district are detailed in Section 10.46.040
- B. Off-street parking: Off-street parking shall be provided pursuant to Chapter 10.60, except as modified below.
  - 1. 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.
  - 2. With the provision of bicycle facilities the overall parking requirement, excluding required parking for any residential dwelling unit(s), may be reduced by 25%. 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.
  - 3. 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.

- C. **Housing Incentive:** Any development that provides at least four (4) dwelling units for families at or below 80% of the median income for Chelan County, can add one story to their project. Dwelling units shall be provided for a minimum of ten (10) years for owner-occupied units, or twenty (20) years for rental units.
- D. **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.
- E. All applicable provisions of Chapter 10.48 General Regulations shall apply to development in this district.
- F. **Landscaping:** All development shall meet the Wenatchee Landscape and Screening Standards as described in Chapter 10.62.
- G. **Architectural Scale:** The intent is to incorporate architectural design features to enhance downtown's historic identity and to increase visual interest.

- I. **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:



- a. Repeating distinctive window patterns at intervals less than 40 feet.
- b. Vertical building modulation at intervals no greater than 50 feet. Minimum depth of modulation (setback or extension forward) is 5 feet, and the minimum width for each modulation is 10 feet (except balconies).
- c. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper story setback is 5 feet.

- d. 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 roofline.
  - e. Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).
  - f. 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 façade detailing may not need much modulation to provide visual interest.
- I. **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% of any wall surface.

- I. **Encouraged Materials:**
  - a. Masonry, Marble, Granite, Tile and Stone.

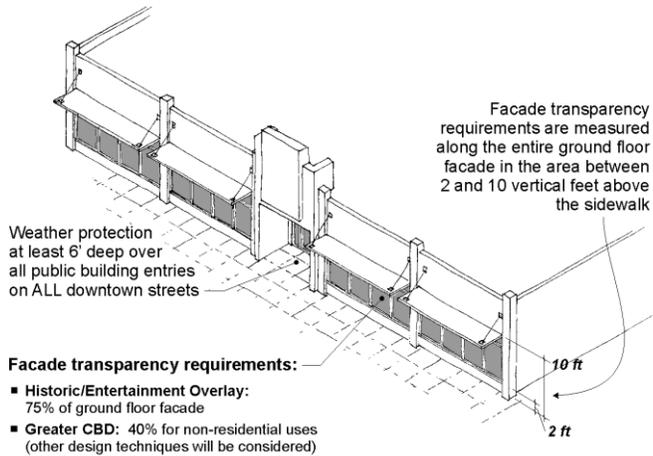
- b. Concrete block. When used for the façade of any building, concrete blocks shall be split, ground-faced, or demonstrate other treatment approved by the Director. To add visual interest, the use of a specialized textures and/or colors used effectively with other building materials and details are encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.
  - c. Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco):
    - i. 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.
    - ii. EIFS is prohibited within 2 vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.
2. Limited Materials:  
The materials listed under this sub-section shall not cumulatively make up more than 30 percent of any exterior wall surface visible from public ROWs, not including alleys.
- a. Mirrored glass (45% or less light transmittance)
  - b. Textured or scored plywood (including T-111 or similar plywood).
  - c. Stucco board
  - d. Metal siding
  - e. Vinyl siding
  - f. Hardi board
3. Chain-link fences are prohibited.
4. 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:
- a. The building meets the Architectural Scale and Blank Wall Limitation standards;
  - b. The building meets the goals and policies of the Comprehensive Plan and CBD Sub-Area Plan;
  - c. The applicant demonstrates:
    - i. innovative design and/or new technology superior in quality, which still meets the intent of the Exterior Building Materials standards; or
    - ii. it’s necessary to better address unique aspects of the project or shows a comprehensive approach to the overall project.
- J. 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.
- I. Development Standards: Blank walls, including retaining walls, are not allowed adjacent to or within fifty (50) feet of a public street right-of-way or a public park. At least forty percent (40%) of the wall area between two (2) feet and ten (10) feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:

- a. Transparent windows: Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:

- i. 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.

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

- b. 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.



- c. Vertical trellis: A permanent vertical trellis in front of the wall with climbing plants or plant materials.
    - d. Pedestrian plazas: Pedestrian plazas may meet this requirement if the design complies with pedestrian-oriented space standards as detailed in section 10.40.030 B.

K. Parking Lot Location and Site Access: Surface parking areas shall not be located between the primary building and the public ROW (excluding alleys).

1. 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.
2. Existing curb cuts shall be used unless proposed cuts are approved by the City Engineer, based on an assessment of safety and traffic considerations.
3. Access to State Route 285 (Mission and Chelan Avenue) is subject to WCC Chapter 7.36: Vehicular Access to State Highway System.

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

1. 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.
2. 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:
  - a. Five foot setbacks incorporating a landscaping planter
  - b. Where the garage wall is built to the sidewalk edge, the façade 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 retail and other services and related support facilities, including residential dwelling units not occupying grade level street frontage. 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 the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards in the NWBD are detailed in section 10.46.040.
- B. All applicable provisions of Chapter 10.48 General Regulations shall apply to development in this district.
- C. Off-street parking shall be provided pursuant to Chapter 10.60 WCC. Deviations to Section 10.60.030 WCC 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 street front landscaping required by 10.62.070(2) of 100%, to an average width of 12 feet, and include one additional pedestrian amenity consistent with pedestrian amenity alternatives identified by Section 10.26.050(5) WCC.
- D. Landscaping shall be provided pursuant to Chapter 10.62.
- E. 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):
  1. 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,
  2. 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.
  3. Open courtyards, a minimum of 100 square feet, with no dimension less than ten feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.
  4. Aesthetically appealing water feature, such as fountains, streams, or shallow pools.
  5. Public art, such as "Art on the Avenue", or similar professionally created sculpture.
  6. Informational Kiosk, providing weatherproof space for displaying information related to public events.
  7. Monument Sign, meeting the criteria for signs as listed in Signs Chapter 10.50, as the primary signage.

8. Other Pedestrian Amenities: any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.
- F. Access Controls:
1. Access to State Route 285 (Wenatchee, Mission and Chelan Avenue) is subject to WCC Chapter 7.36: Vehicular Access to State Highway System.
  2. 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.
  3. Existing curb cuts shall be reviewed for safety and for minimum spacing requirements from intersections and neighboring curb cuts.
  4. Existing curb cuts shall be used unless proposed cuts are approved by the City Engineer, based on an assessment of safety and traffic considerations.
- G. 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.
- H. 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.
- I. 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% of any wall surface.
1. Encouraged Materials:
    - a. Masonry, Marble, Granite, Tile and Stone.
    - b. Concrete block. When used for the façade 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 a specialized textures and/or colors used effectively with other building materials and details are encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.
    - c. Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco):
      - i. 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.
      - ii. EIFS is prohibited within 2 vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.
  2. Limited materials:
 

The materials listed under this sub-section shall each be limited to 50 percent of each exterior wall surface visible from public ROWs, not including alleys.

    - a. Mirrored glass (45% or less light transmittance)
    - b. Textured or scored plywood (including T-111 or similar plywood).
    - c. Stucco board.
    - d. Metal siding
    - e. Vinyl siding

- f. Hardi board
- 3. 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:
  - a. The Building design meets applicable goals and policies of the Comprehensive Plan.
  - b. The applicant demonstrates:
    - i. innovative design and/or new technology superior in quality, which still meets the intent of the Exterior Building Materials standards; or
    - ii. It’s necessary to better address unique aspects of the project or that it’s a comprehensive approach to the overall project.
- J. Signs are permitted in accordance with the Signs Chapter, 10.50.

**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 ground floor retail services, entertainment and related services with residential dwelling units not occupying grade level street frontage. Some light manufacturing may be appropriate when consistent with design and residential requirements.

**10.28.010 Land Uses**

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in the District Use Chart, Chapter 10.10, 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, including the following:

- A. Development Standards in the SWBD are detailed in section 10.46.040.
- B. All applicable provisions of Chapter 10.48 General Regulations shall apply to development in this district.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.
- D. Landscaping shall be provided pursuant to Chapter 10.62.
- E. 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):
  - 1. 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,
  - 2. 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.
  - 3. Open courtyards, a minimum of 100 square feet, with no dimension less than ten feet, and developed with a durable, dustless surface such as concrete, stamped concrete, brick, stone, or other similar material.
  - 4. Aesthetically appealing water feature, such as fountains, streams, or shallow pools.
  - 5. Public art, such as “Art on the Avenue”, or similar professionally created sculpture.
  - 6. Informational Kiosk, providing weatherproof space for displaying information related to public events.
  - 7. Monument Sign, meeting the criteria for Signs as listed in Signs Chapter 10.50, as the primary signage.
  - 8. Other Pedestrian Amenities: any unlisted pedestrian amenity able to demonstrate equal to or greater public benefit than the items listed above shall be considered.

- F. Access Controls:
  - 1. Access to State Route 285 (Wenatchee, Mission and Chelan Avenue) is subject to WCC Chapter 7.36: Vehicular Access to State Highway System.
  - 2. 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.
  - 3. Existing curb cuts shall be reviewed for safety and for minimum spacing requirements from intersections and neighboring curb cuts.
  - 4. Existing curb cuts shall be used unless proposed cuts are approved by the City Engineer, based on an assessment of safety and traffic considerations.
- G. 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.
- H. 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.
- I. 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% of any wall surface.
  - 4. Encouraged Materials:
    - a. Masonry, Marble, Granite, Tile and Stone.
    - b. Concrete block. When used for the façade 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 a specialized textures and/or colors used effectively with other building materials and details are encouraged. A designed mix of masonry (for example, concrete block with courses of brick interspersed) is acceptable.
    - c. Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco):
      - iii. 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.
      - iv. EIFS is prohibited within 2 vertical feet of the sidewalk or ground level. Masonry or other similar durable/permanent materials shall be used.
  - 5. Limited materials:

The materials listed under this sub-section shall each be limited to 50 percent of each exterior wall surface visible from public ROWs, not including alleys.

    - g. Mirrored glass (45% or less light transmittance)
    - h. Textured or scored plywood (including T-111 or similar plywood).
    - i. Stucco board.
    - j. Metal siding
    - k. Vinyl siding
    - l. Hardi board

6. 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:
  - a. The Building design meets applicable goals and policies of the Comprehensive Plan.
  - b. The applicant demonstrates:
    - iii. innovative design and/or new technology superior in quality, which still meets the intent of the Exterior Building Materials standards; or
    - iv. It’s necessary to better address unique aspects of the project or that it’s a comprehensive approach to the overall project.
- J. Signs are permitted in accordance with the Signs Chapter, 10.50.

**Chapter 10.30: INDUSTRIAL DISTRICT (I)**

**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 the District Use Chart, Chapter 10.10 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:

- A. Development Standards in the “I” district are detailed in Section 10.46.040.
- B. All applicable provisions of Chapter 10.48 General Regulations shall apply to development in this district.
- C. Off-Street Parking shall be provided pursuant to Chapter 10.60.
- D. Landscaping shall be provided pursuant to Chapter 10.62.
- E. Signs are permitted in accordance with the Signs Chapter, 10.50.
- F. Temporary Parking facilities shall meet applicable standards pursuant to Section 10.65.315 WCC.

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

**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 Sub-Area Plan and support a range of activities along the waterfront that will:

- A. Improve local access to and visibility of the waterfront;
- B. Add significant recreational, commercial and residential activity to complement the waterfront parks system and downtown businesses; and
- C. 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 the District Use Chart, Chapter 10.10, provided all applicable provisions of the WCC are met.

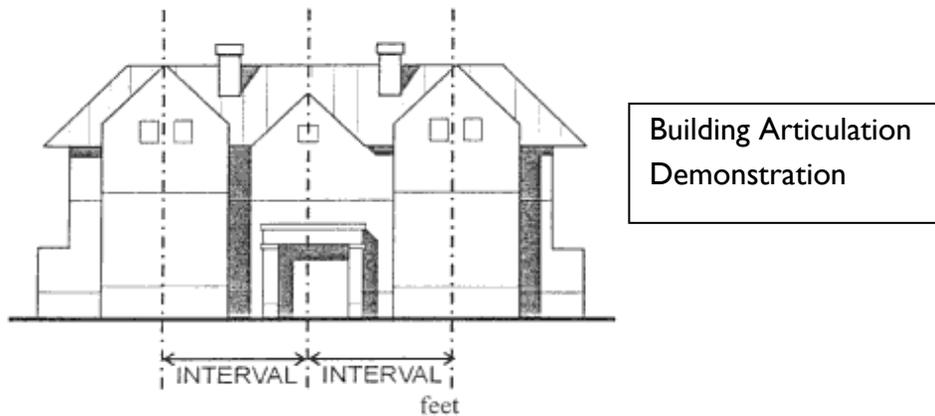
**10.32.050 Development Standards**

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 following:

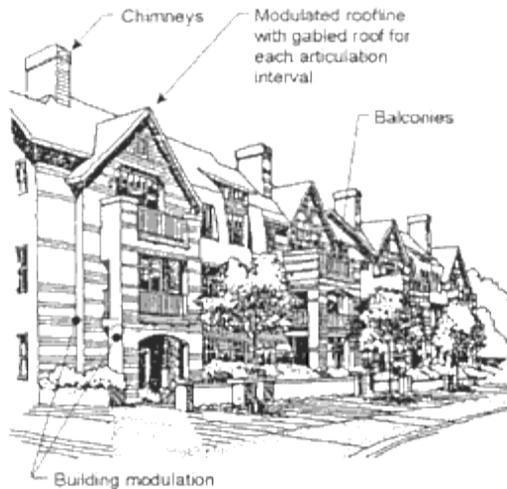
- A. Housing incentive: Any development that provides at least two dwelling units for families at or below 80 percent of the median income for Chelan County, may add one story to their project. Dwelling units shall be provided for a minimum of 10 years for owner-occupied units, or 20 years for rental units. This incentive must adhere to the 90 foot height restriction.
- B. Development Standards in the WMU zoning district are detailed in Sections 10.46.030 and 10.46.050.
- C. Uses permitted in the WMU zoning district shall meet applicable General Regulations as detailed in Chapter 10.48.
- D. Off-Street Parking shall be provided consistent with Chapter 10.60.
- E. Landscaping shall be provided pursuant to Chapter 10.62.
- F. Signs are permitted in accordance with the Signs Chapter, 10.50.
- G. 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 5 feet. Th 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.

H. **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.

1. **Building Size:** The gross size of any new building footprint shall not be larger than 45,000 square feet except for auditoriums and places of assembly.
2. **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 river front park.
3. **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:
  - a. Residential structures: 30 feet.
  - b. Commercial/mixed use structures: 50 feet.



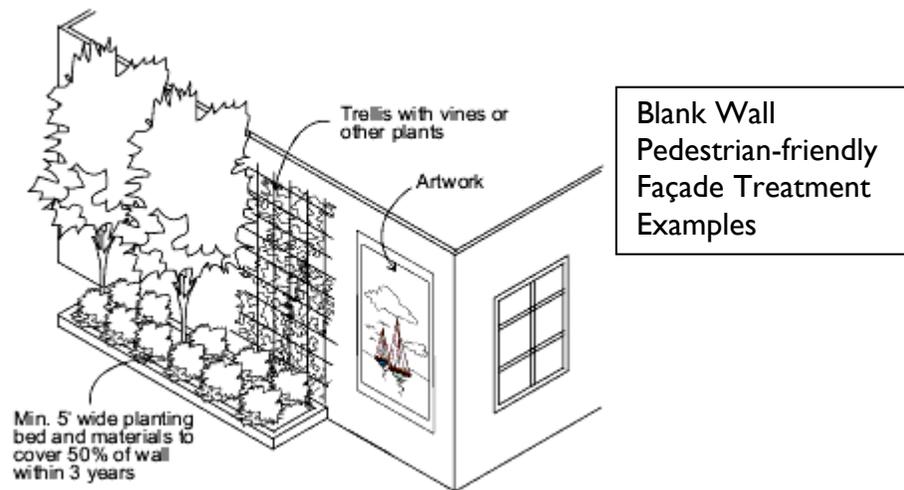
4. **Horizontal Building Modulation:**
  - a. The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be as follows:
    - i. Residential structures: 30 feet.
    - ii. Commercial/mixed use structures: 50 feet.



Architectural Scale  
Design Examples

- b. The minimum width of modulation shall be eight feet.
- c. The minimum depth of modulation shall be as follows:
  - i. Residential structures: six feet.
  - ii. Commercial/mixed use structures: 10 feet.
- d. 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:
  - i. Residential structures: at least 60 square feet.
  - ii. Commercial/mixed use structures: at least 50 square feet.
- 4. Building Design – Roof Forms: Modulate the roofline of all facades visible from a public right-of-way, parking area or park according to one or more of the following:
  - a. 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 roofline 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.
  - b. Roofline modulation of flat roofs with horizontal eave, fascia, or parapet. The width of continuous flat roofline shall extend no more than 50 feet without modulation. Modulation shall consist of either:
    - i. A change in elevation of the visible roofline 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 roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
    - iii. A combination of items 1 and 2 of this section.
  - c. Coordinate modulation of rooflines on multi-tenant buildings to emphasize key building entries and/or change in building tenants or uses.
  - d. Use roof modulation in multi-family buildings that employ:
    - i. Gable, gambrel or hipped roof;
    - ii. Broken or articulated roofline;
    - iii. Prominent cornice or fascia that emphasizes the top of the building;

- iv. Other roof element that emphasizes a building's concept and helps it to fit in with neighboring structures with prominent roofs.
  - e. 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.
- I. 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.
- I. 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:



- a. Transparent Windows: Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply:
  - i. 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.
  - ii. Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.
- b. 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.
- c. Vertical Trellis: A permanent vertical trellis in front of the wall with climbing plants or plant materials.
- d. Pedestrian Plazas: Pedestrian plazas may meet this requirement if the design complies with WCC 10.46.060(2), Maximum Setbacks.
- e. Display Windows: Display windows may be used to meet this requirement.

2. Retaining Walls: Retaining walls along public streets shall be considered blank walls and are subject to the regulations in this section.
3. Exceptions: Where this section is in conflict with the City's fire code, the fire code shall govern.

J. Storage Standards:

1. 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.
2. 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)**

**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

- A. Encourage positive development that provides a mix of services, residential use and light industry; and
- B. 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 the District Use Chart, Chapter 10.10, 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 following:

- A. Development Standards in the OMU zoning district are detailed in section 10.46.030
- B. Uses permitted in the OMU zoning district shall meet all applicable General Regulations as detailed in Chapter 10.48.
- C. Off-street parking shall be provided in the amount prescribed in Chapter 10.60
- D. Landscaping shall be provided pursuant to Chapter 10.62.
- E. Signs are permitted in accordance with the Signs Chapter, 10.50.
- F. 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.
- G. 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.
- H. Architectural Scale:
  - 1. Non-residential buildings shall meet item D of section 10.48.080.
  - 2. All multi-family developments shall meet the multi-family development standards listed in Section 10.48.080.

**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)**

**10.40.005 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:

- A. Development Standards in each overlay are detailed in Chapter 10.46.
- B. In some cases, uses vary from the underlying zoning district and the overlay in which projects are located, see the District Use Chart in Chapter 10.10. In the case of discrepancies, standards of the overlay shall govern.
- C. Uses permitted in each overlay shall meet all applicable General Regulations as detailed in Chapter 10.48 or as modified below.
- D. Signs are permitted in accordance with the Signs Chapter, 10.50, except as specifically modified within this chapter.
- E. Off-street Parking shall be provided in the amount prescribed in Chapter 10.60 or as modified below.
- F. Landscaping shall be provided pursuant to Chapter 10.62.

**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.

- A. **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.
1. 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.
  2. Section 10.24.050 Blank Wall Limitations, are amended to require the building façade to have at least 75% transparent window coverage between the height of 2' and 10' above the sidewalk.
  3. Enclosed commercial space must have a minimum depth of 12 feet measured perpendicular to the front façade.
- B. **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:
1. Visual and pedestrian access (including barrier free access) to the abutting structures from the public right-of-way or a non-vehicular courtyard.
  2. Paved walking surfaces of either concrete or approved unit paving.
  3. Lighting below 15 feet in height and providing at least two foot-candles (average) on the ground.
  4. At least three (3) feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
  5. The pedestrian-oriented space is encouraged to have:
    - a. Landscaping that does not act as a visual barrier.
    - b. Site furniture, artwork, or amenities such as fountains, kiosks, etc.
  6. A pedestrian-oriented space shall not have:
    - a. Asphalt or gravel pavement.
    - b. Adjacent chain-link fences
    - c. Adjacent blank walls without blank wall treatment.
    - d. Adjacent visual barriers which could represent a safety/security hazard.
- C. **Building Details:**
1. **Entrances:** The main public entrances of all buildings must provide weather protection at least 6 feet in depth. Exception: The primary entrance for residential units must provide weather protection at least 3 feet in depth.
  2. **Ground floor facades** must include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify:
    - a. Unique or handcrafted pedestrian-oriented signage.
    - b. Artwork incorporated on the façade.
    - c. Distinctive treatment of windows and/or door(s) (e.g., specially designed doors, multi-paned or stained glass windows, etc.).
    - d. Permanent weather protection element such as a glass and/or steel canopy.
    - e. Distinctive exterior light fixtures.

- f. Unique or handcrafted planter boxes or other architectural features that incorporate landscaping.
  - g. Distinctive façade kickplate treatment including the use of stone, marble, tile or other material that provides special visual interest.
  - h. Decorative building material (e.g., tile inlay or band, distinctive masonry pattern, cast stone lintel or pilaster, etc.).
  - i. Other details as approved by the Director that add visual interest to the storefronts.
- D. Hanging Baskets:
- 1. Flower baskets shall be installed and connected to irrigation consistent with similar baskets on street light poles in the HEO.
- E. Wireless Communication Antennas: Any wireless communication antennas shall be integrated into building design such as architectural details, normal appendages (eg. flag poles), similar color/materials and not visible from public places.
- F. Parking, when required shall meet applicable standards of the Off-Street Parking Requirements Chapter 10.60. The Historic / Entertainment Overlay will provide:
- 1. One off-street parking space for each guest room, suite, or dwelling unit for hotels, motels, and other residential units.
  - 2. Each structure must have an off-street loading space for trucks and delivery vehicles provided at the alley level.
  - 3. 100 percent of the required parking may be provided through Shared Parking Agreements as provided for in section 10.60.040.
  - 4. Parking, if provided or required, shall be to the rear of the building or underground. Access shall be from alleys if available.
- G. Prohibited Signs, in addition to those prohibited elsewhere in this Title:
- 1. Backlit signs with letters or graphics on a plastic sheet (can sign). Individually lit letters are allowed.
  - 2. Backlit awnings.

**10.40.020 Columbia Street Overlay (CSO)**

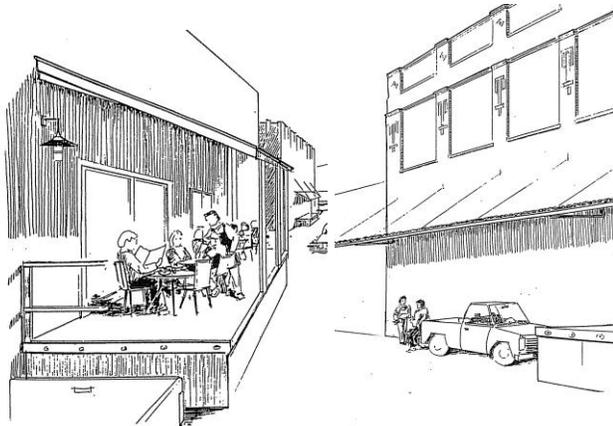


This designation applies to the Columbia Street Overlay where the community envisions the preservation of the industrial flavor of the district, while allowing new uses including loft live/work space, studios for dance or gymnastics and offices. For this district, the development character is focused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

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

- A. Development in the CSO is exempt from the CBD Development Standards under section 10.24.050 items (G.) Landscaping, (H.) Architectural Scale, (I. (2.)) Limited Materials, (J. (1.)), Blank Wall Limitations, and (K. (2.)) Existing curb cuts.

- B. Maximum Setback: Zero
- C. Wall Signs: Historic painted wall signs are encouraged – bold and block letter in style. Existing signage should be preserved.
- D. Pedestrian areas should be defined through the use of bollards spaced at least every 10 feet.
- E. Building Details:
  - 1. Awnings and canopies: Flat canopy or shed awning forms are encouraged. Incorporate lighting underneath canopies/awnings.
  - 2. Loading Docks: A common feature in the warehouse district, loading docks should be preserved and made available for adaptive reuse.
  - 3. Building entrances: Distinctive covered and lighted entrances are encouraged.
  - 4. 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



- F. Wireless Communication Antennas: Any wireless communication antennas shall be integrated into building design and not visible from public places.

**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:

- A. Building Orientation: Buildings shall front on Riverside Drive (proposed future street), Orondo Street and/or the Waterfront Plaza/Park and shall be constructed with pedestrian-oriented facades as outlined below:
  - 1. The primary building entry shall be from Riverside Drive, Orondo Street, and/or the Waterfront Plaza/Park.

2. Blank Wall Limitations, shall be consistent with 10.32.050 E. 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.
- B. Maximum Setbacks: Buildings shall be set back a maximum of five feet from the property line abutting Riverside Drive (future corridor), Orondo Street, and/or 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:
1. Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard.
  2. Paved walking surfaces of either concrete or approved unit paving.
  3. Lighting below 15 feet in height and providing at least two foot-candles (average) on the ground.
  4. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
  5. The pedestrian-oriented space is encouraged to have:
    - a. Landscaping that does not act as a visual barrier.
    - b. Site furniture, artwork, or amenities such as fountains, kiosks, etc.
  6. A pedestrian-oriented space shall not have:
    - a. Asphalt or gravel pavement.
    - b. Adjacent chain-link fences
    - c. Adjacent blank walls without blank wall treatment.
    - d. Adjacent visual barriers which could represent a safety/security hazard.
- C. 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.
- D. Drive-in Prohibited: Drive-in services, including but not limited to food, drink, film, and banking, are not permitted in the pedestrian overlay zone.
- E. 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. Ground floor street frontage along Piere Street may be exempt.
- F. Wireless Communication Antennas: Any wireless communication antennas shall be integrated into building design and not visible from public places.
- G. 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.

#### **10.40.040 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. Permitted building heights extend up to four stories. 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:

- A. 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.
- B. 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.
- C. 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)**

- A. WMU district (Chapter 10.32) applies to any change from an industrial use as permitted in the District Use Chart, Chapter 10.10.
- B. Existing industrial uses are allowed to continue and expand in accordance with the standards of the Industrial district (Chapter 10.30).
- C. WMU district (Chapter 10.32) 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 is to preserve and protect the original character and integrity of its historic buildings, sites, landscapes and the distinct sense of neighborhood. The following standards were developed to ensure new development and renovations are compatible with the historic character of the district. The design standards emphasize protecting the character-defining elements of properties and structures directly visible from and facing the street, not including alleys.

- A. Contributing and Non-contributing Properties: As part of the inventory of properties in the neighborhood, properties were designated as “contributing” or “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. The inventory identified over 86 percent of the properties in the Grandview historic district as contributing. It is vital that the percentage of contributing properties in the historic district be at least 75 percent; otherwise, the integrity of the district is lost. Some of the guidelines and standards within this overlay zone are written specifically for ensuring that contributing properties maintain contributing status. Conversely, guidelines and standards are written in this overlay zone to ensure that a

change to noncontributing property or new construction does not harm the district or adjoining contributing property.

- B. Removal from the Grandview Historic Overlay: Although the Grandview Historic District and design standards were overwhelmingly approved by the property owners, it is also recognized that some property owners have expressed an interest in being removed from the district. The following criteria and process shall guide any proposed boundary changes that may come from property owners wishing to have their properties removed from the district.
1. Property proposed for 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.
  2. Property proposed for removal must be on the edge of the district, providing logical boundaries that are parallel and/or perpendicular to common streets.
  3. Property proposed for removal must provide a plan to show how exemption of property from the Grandview historic district will not harm the district.
    - a. The plan must be presented to the historic preservation board for recommendation.
    - b. 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 building and landscape codes;
      - iii. Must be compatible in scale to properties adjacent, etc.
  4. If removal is approved, a development agreement addressing the issues identified in the property's plan must be signed and recorded with the Auditor's Office. Recording charges shall be paid for by the property owner.
- C. Actions Not Subject to Historic Preservation Review: The following actions shall not be subject to any historic preservation review, unless a property is also individually listed on the City historic register or is currently under a special valuation agreement pursuant to WCC 2.36 (V.). An action listed below does not guarantee that another City permit or approval is not required. Additionally, if a property owner is interested in applying for special valuation for proposed work pursuant to WCC 2.36 (V.), it is recommended that they contact historic preservation staff before beginning any work.
1. 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.
  2. Interior reconstruction, alteration, restoration, remodeling or repair.
  3. 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:
    - a. Exterior painting or staining.
    - b. Foundations.
    - c. Siding, trim, or masonry (tuck pointing), less than 50% of the total surface area of all sides of a structure.

- d. Roofing, less than 50% of the total roof surface area.
  - e. Windows.
  - 4. Detached accessory structures not requiring a City building permit and located to the rear of the primary structure.
  - 5. Replacement of exterior doors, including garage doors, not facing a public street (alleys are not considered public streets).
  - 6. Landscaping improvements, including hose reels and sprinklers.
  - 7. Window air units and satellite dishes.
  - 8. Mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the rear of the primary structure.
  - 9. Retaining walls not requiring a City building permit.
  - 10. Signs exempt from Chapter 10.50 Signs pursuant to WCC 10.50.020.
  - 11. Gutters and downspouts.
- D. Actions Subject to Historic Preservation Staff Review: The following actions shall be subject to the review of the historic preservation staff as a Type I application in accordance with WCC Title 13, unless a property is also individually listed on the City historic register or is currently under a special valuation agreement pursuant to WCC 2.36 (V.). An action listed below does not guarantee that another City permit or approval is not required. Additionally, if a property owner is interested in applying for special valuation for proposed work pursuant to WCC 2.36 (V.), it is recommended that they contact historic preservation staff before beginning any work. All decisions of the historic preservation staff are subject to appeal in accordance with Chapter 13.11 Appeals.
- 1. Fences requiring a City building permit.
  - 2. Roofing replacement that exceeds 50% of the total roof surface area, or that requires a City building permit.
  - 3. Siding replacement that exceeds 50% of the total surface area of all sides of a structure, or that requires a City building permit.
  - 4. Mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the side or front of the primary structure and not visible or screened from view from the street.
  - 5. Replacement of exterior doors, including garage doors, facing a public street (alleys are not considered public streets), retaining the size, placement, style, features and using consistent materials of the original door.
  - 6. Replacement of existing windows, retaining the size, scope, placement, style, features and materials of the original window.
  - 7. New driveways or parking pads.
  - 8. Building additions or exterior structure alterations located to the rear of the primary structure.
  - 9. Detached accessory structures requiring a City building permit and located to the rear of the primary structure.
  - 10. Signs not exempt from WCC Chapter 10.50 Signs
- E. Actions Subject to Historic Preservation Board Review: The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170, unless a property is also individually listed on the City historic register or is

currently under a special valuation agreement pursuant to WCC 2.36 (V.). An action listed below does not guarantee that another City permit or approval is not required. Additionally, if a property owner is interested in applying for special valuation for proposed work pursuant to WCC 2.36 (V.), it is recommended that they contact historic preservation staff before beginning any work. All decisions of the historic preservation board are subject to appeal in accordance with item L of this section.

1. New construction.
  2. Detached accessory structures located to the side of the primary structure.
  3. Building additions located to the side or front of the primary structure.
  4. Demolition of any building contributing to the historic district.
  5. Replacement of exterior doors, including garage doors, facing a public street (alleys are not considered public streets), not meeting the criteria listed above in (C) or (D).
  6. Replacement of windows, not meeting the criteria listed above in (C) or (D).
  7. Building permits that include conversion of existing single-family residence to other uses.
  8. Building permits that include exterior modifications not listed above in (C) or (D).
  9. Exceptions to guidelines and standards, pursuant to item (K) of this section.
- F. Application of guidelines and standards: The applicability of individual guidelines and standards in this district can be divided into three types of development: (1) new construction; (2) alterations or additions to contributing historic structures; and (3) alterations to noncontributing structures. While many of the design guidelines and standards may be applicable to all three types of development, some may only apply to alterations or additions to historic structures. The historic preservation board shall take into consideration the type of property and the overall impact on the district in review of development applications and application of these guidelines and standards. The matrix of guidelines and standards identifies whether the standard is applicable to the three types of development and shall be applied accordingly.
- G. Secretary of the Interior's guidelines: Development within the district shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.
  4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
  5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with a massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment shall be unimpaired.

H. Site design: Existing patterns include:

1. In the Grandview historic district, the buildings historically orient to the street rather than to the rear yard or interior side yard. Primary entrances, large windows and porches face the street. When many of the residential areas in the Wenatchee community were originally developed, the lots had prescribed setback requirements. Today, the uniform front yard setback of 25 feet creates the appearance of larger front yards. This setback contributes to the historic character of the Grandview historic district.
2. Many homes in the Grandview historic district have their lots terraced above the street level. This height above the street and sidewalk creates a sense of privacy to the homeowner while increasing safety in the neighborhood by providing good views towards the street.
3. Fences, walls, and hedges can influence neighborhood activity and safety. Fences and walls should respect the style of their adjacent buildings and the treatment of the elevation changes in the neighborhood. Low, transparent fences and shrubs along side and rear property lines provide separation while enabling neighbors to interact and keep an eye on each other's houses. Reduce the use of front yard fences. Keep fences that are built low and transparent. Soften fences with climbing or screening plants. Keep fences as far back from the sidewalk as practical.
4. Outdoor lighting is important to neighborhood safety. Night lighting is a deterrent to criminal activities. Encourage property owners to turn on lights at night along alleys and at their front and back doors. Discourage light, however, that causes glare onto adjacent properties.
5. As automobiles became increasingly available, existing and newly platted residential sites needed to accommodate the added number of cars. Some areas were developed before cars became common. Many of the residential sites do not have an on-site parking space and some lots have been adapted to accommodate the car. In

areas built later, garages were generally detached from the house and placed at the rear of the lot, with access from driveways or connections to an alley. Access to off-street parking is preferable via a service alley in areas with alleys. Reduce the amount of pavement needed for off-street parking by using durable, dust free alternatives to the concrete pad, such as paved tire treads, grass-crete, and brick. Off-street parking should be visually integrated into the site design of each lot through landscaping and screening.

- I. Development within the Grandview historic district shall adhere to the following guidelines and standards for site design:

**Site Design**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
1. Maintain the building orientation and setbacks that contribute to the historic character of the district.			
a. The front yard setback of a new building or addition shall meet one of the following three standards: (i) average of adjacent structures; (ii) the average of 25 feet and an adjacent structure; or (iii) 25 feet minimum setback.	X	X	X
b. Side yard setbacks shall be no less than five feet.	X	X	X
2. Retain the existing grade on a lot.			
a. Where retaining walls are constructed, they shall be made of brick, concrete block and basalt built adjacent to the back of sidewalk.	X	X	X
3. Place new buildings and make site modifications in a manner that reinforces the pattern evident in surrounding buildings.			
a. New structures or additions shall be built at original grade without significant cutting or filling.	X	X	X
4. Encourage site design that enhances the sense of community and promotes safe neighborhoods.			

**Site Design**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
a. A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50% of the views into the yard. Chain link, wire and vinyl fences are not allowed.	X	X	X
b. A side yard fence shall not exceed 40 inches in height from the front property line to the facade of the primary structure and shall be of a material consistent with the front yard fence.	X	X	X
c. Side yard fences, located behind the building facade, may be a maximum of six feet in height and shall be of a material consistent with the front yard fence.	X	X	X
d. Fences along the rear property line may be a maximum height of six feet and may use chain link.	X	X	X
e. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.	X	X	X
5. On-site parking should follow the pattern that has been established by surrounding houses.			
a. A parking pad, carport or garage shall be located to the side or rear of a lot and be detached from the main structure.	X	X	X
b. A driveway shall lead straight from the street to the parking area and be no wider than 12 feet.	X	X	X
c. Curb cuts shall not be allowed where the property has access through an alley.	X	X	X
d. Require, where feasible, shared drives and curb cuts when access to alleys is not available.	X	X	X

- J. The front facade of a building contributes most to the historic character of the district. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.
  - I. Additions and structural alterations should be limited to the rear and side yards where they are minimally visible from the street. Additions should be designed to

- have the least impact upon character-defining features. The relationship of height to width of new additions and their sub-elements, such as windows and doors, and of alterations, should be compatible with the character of the surrounding area. The relationship of wall to window should also be compatible with related elements of the building and with the historic character of the surrounding area.
2. Primary entrances to buildings should be oriented to the street rather than to the rear yard or interior side yard. Blank facades without windows should not be used. Original entrances to buildings, front porches, and projecting features, such as balconies, bays, and dormer windows should be retained or restored. New accessory structures that can be seen, entirely or partially, from the public street should also use the style, colors, and materials of the existing house.
  3. Many of the houses in the Grandview historic district and in many neighborhoods throughout Wenatchee have porches. The prominent architectural styles, such as bungalow and Queen Anne, included front porches in their design. Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood because people are able to watch the street and each other's houses. New construction and exterior remodeling should incorporate front porches that are large enough for people to sit and observe the public life of their street and neighborhood.
  4. The architectural styles of the houses in the Grandview historic district generally have steeply pitched roofs. It is important that newly constructed houses continue this pattern and use roof pitches that are similar to those on adjacent lots on the same street frontage.
  5. Because of the architectural styles that were popular during the development of the historic district, many of the houses have dormers in their roofs. The use of dormers is an element of many of the historic houses found in Wenatchee that is worth repeating and preserving in new construction. Dormers let light into the dwelling and provide additional living space.
  6. The materials and construction details used in new construction and remodeling projects should be sensitive to the surrounding historic character of the district. Remodeling projects should respect the building's original architectural materials and details. New construction should repeat some of the materials and construction details seen in the historic buildings in the district.
  7. Accessory buildings or those buildings secondary to the primary structure or residential living spaces are often overlooked. Many accessory buildings in the historic district were designed as a part of the primary structure, often constructed in duplicate. Many of the garages face alleys that are, in themselves, of strong architectural design.
  8. Respecting historic accessory buildings and their use is an important aspect of the district and maintaining them should be a priority.
    - a. Exterior Siding. Siding materials used on new buildings and additions should be consistent with predominant materials used on buildings of similar architectural style in the neighborhood.
    - b. Horizontal board siding, stucco and brick are the most common building materials in the Grandview historic district. Restoration of original colors, or

colors appropriate to the style and era of the building, is encouraged. Original siding should be maintained. Materials used on additions should match or be compatible with the predominant materials used on the original structure. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).

- c. Windows and Doors. Many of the most defining features of an historic structure are tied to the windows and entries of the front facade. Windows and doors are important elements in the composition of a house and are typically highlighted or accented. Windows are the “eyes” of a house. Certain, and often specific, styles of both windows and doors reflect the architectural style of the house.
- d. Foundation. Masonry and brick details are common in the district. They can be seen in foundations, porches, around windows and doors and chimneys of masonry material, such as ornamental concrete blocks, poured concrete with a stucco wash or stone.
- e. Guidelines and Standards. Development within the Grandview historic district shall adhere to the following guidelines and standards for houses and accessory buildings.

**Houses and Accessory Buildings**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
I. Maintain the architectural integrity of the primary building visible from the street.			
a. Design a new addition such that the new work shall be differentiated from the old and the character of the original historic property can be clearly seen.		X	X
b. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.		X	X
c. Do not obscure, damage, destroy or remove original exterior architectural details and materials of the primary structure unless they are being repaired or replaced with exact replicas. This includes removal of any second story of an historic structure.		X	X
d. A new addition and any new construction shall be compatible in terms of scale, materials and character with the main or neighboring building.	X	X	X
e. Height of any primary building shall not exceed 30 feet as defined in this Title.	X	X	X

**Houses and Accessory Buildings**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
f. The roof form of a new addition shall be in character with that of the primary building.		X	X
g. When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.		X	X
h. A rooftop addition (defined as any feature altering the original roof shape or design) shall be set back from the front of the building. This will help preserve the building's proportions as seen from the street.		X	X
i. Original second stories shall not be removed to add a new addition to the building or to lower the roof.		X	X
j. When adding a dormer to an existing roof, it shall be in character with the primary structure's design.		X	X
k. Mechanical and electrical equipment, such as solar panels, satellite dishes, air conditioners, attic fans, and window air units should not be placed on primary, character-defining facades or in front yards.	X	X	X
2. Encourage the continued use of porches.			
a. Orient the front of a house to the street with a porch and clearly identify the front door.	X	X	X
b. The construction of a porch is required in any residential development. A porch shall be similar in character, design, scale and materials to those seen traditionally in the neighborhood.	X	X	
c. Existing porches shall not be enclosed.		X	X
3. Make roof pitch and lines similar to others in the neighborhood.			
a. Use traditional roof forms and scale as seen on historic buildings in the district for both primary and accessory structures.	X	X	X

**Houses and Accessory Buildings**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
b. The number and size of dormers shall be limited on a roof so that the primary roof form remains prominent.	X	X	X
c. Roof materials shall be composite shingles or other materials that convey a scale and texture like or similar to that which is traditionally used.	X	X	X
d. Skylights, solar units, mechanical and service equipment, and new roof features shall not be placed on the building so they are visible from the street.	X	X	X
e. Repairs and alterations of the roof shall retain the original roof shape and pitch; original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters, and other ornamental details; and original sizes and patterns of roofing materials.			X
4. Use materials and construction details that are compatible with surrounding historically significant buildings.			
a. Exterior wall materials shall be consistent with those found in the district, such as horizontal board siding, stucco and brick. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).	X	X	X
b. Exterior wood siding shall appear similar to those used historically. The lap dimensions of siding shall be similar to that found traditionally (i.e., four to five inches of lap exposure).	X	X	X
c. Newer siding materials may be considered if they appear similar in character and detailing to traditional building materials (i.e., lap dimensions) and do not cause a property to move from contributing to noncontributing status.	X	X	X

**Houses and Accessory Buildings**

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
d. New or replacement windows shall reflect the window patterns seen in the neighborhood. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.	X	X	X
e. When replacing or renovating windows, windows shall be consistent with the size, scope, placement, style and features of the original windows.		X	X
f. Foundations shall be one to three feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with stucco wash, river rock, rubble rock, brick or stone, and shall be compatible with the original foundation or similar to that seen in the neighborhood.	X	X	X
5. Accessory buildings shall be subordinate to the primary structure on the site.			
a. Locate an accessory building behind the primary structure.	X	X	X
b. Construct an outbuilding that is subordinate in size and character to the primary structure.	X	X	X
c. Accessory structures shall be no larger than one story and have a maximum wall height of 10 feet which allows for different roof styles found in the neighborhood.	X	X	X

- K. Exceptions to guidelines and standards: 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 an exception to any of the standards within the Grandview historic district overlay.
- I. An application for an exception shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:
    - a. The standard(s) that are proposed for deviation.
    - b. Written documentation demonstrating why the proposed exception will not negatively impact the Grandview historic district or surrounding property.

- c. Drawings and/or illustrations of the proposed project.
  2. The historic preservation board shall review any exception and approve exceptions only when the following findings are made:
    - a. The proposed project will not negatively impact the district or surrounding property.
    - b. The proposed construction meets the intent of the district and the guidelines.
    - c. Granting of the exception does not change the status of the property from contributing to noncontributing.
- L. Any decision of the historic preservation board in applying the guidelines and standards pursuant to this chapter shall be subject to appeal pursuant to Chapter 13.11 Appeals.

**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 multi-modal facilities. The Mixed Residential Corridor (MRC) is designated along arterial streets with high traffic volumes, multi-family units, public buildings and/or other non-residential land uses. It is suitable for a range of residential, mixed-use and non-residential 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 the District Use Chart, Chapter 10.10.

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:

- A. Streetscape:
  1. Primary building entrances shall be oriented towards the street and have direct pedestrian access from the public sidewalk.
  2. All entrances shall have and maintain lighting, excluding those for single-family residential
  3. When new or reconstructed sidewalks are required with development they shall be at least eight (8') in width.
  4. All lighting shall be pedestrian oriented.
- B. Maximum height limits may be increased by one additional story, no more than 14 feet high, when parking is included as a story or is below grade provided that, at a minimum, the additional story is "stepped back" at least six feet from the preceding floor to allow for larger buildings to appear in scale with surrounding smaller buildings and dwellings.
- C. All development shall comply with applicable standards in the Development Standards Chapter, General Regulations Chapter, Signs Chapter, Off-Street Parking Requirements, and the Landscaping and Screening Chapter.
- D. Corridor Mixed Use Projects are subject to the following provisions:

1. Not permitted within existing single-family dwellings.
2. Non-residential uses permitted: as denoted in the District Use Chart, Chapter 10.10.
3. No non-residential space shall be greater than 2,500 square feet.
4. Commercial/retail uses shall consist of no more than 50% 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.
5. Ground floor façades facing the public right-of-way (except alleys) shall be at least 30% transparent (display windows) from two feet to eight (8) feet above grade. They should also include two or more of the following building elements or details to add pedestrian interest:
  - a. Pedestrian-scaled lighting,
  - b. Pedestrian weather protection,
  - c. Artwork,
  - d. Benches, or
  - e. Other pedestrian-oriented amenities that meet the intent as approved.
6. Entryways shall provide weather protection.
7. 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.
8. 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.

- A. Properties located within a CN overlay may develop in accordance with their underlying residential zoning district uses and standards.
- B. 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 Title 13 WCC, and shall be reviewed for:
  1. Compatibility with surrounding properties.
  2. Consistency with the intent and standards of the Neighborhood Commercial Chapter 10.22.
  3. Consistency with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
- C. 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.

**Chapter 10.42: PLANNED DEVELOPMENTS****Sections**

<b>10.42.010</b>	<b>Purpose and Description</b>
<b>10.42.020</b>	<b>Compliance with Purpose of this Chapter</b>
<b>10.42.030</b>	<b>Where Permitted – Permitted Uses</b>
<b>10.42.040</b>	<b>Association Documents</b>
<b>10.42.050</b>	<b>Minor Adjustments and Amendments</b>
<b>10.42.060</b>	<b>Criteria and Requirements</b>
<b>10.42.070</b>	<b>RPD Bonus Density Eligibility Criteria</b>
<b>10.42.080</b>	<b>HPD Standards</b>

**10.42.010 Purpose and Description**

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 potentials 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.

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 recreated pursuant to the approved plan that depicts the PD.

A PD shall be reviewed according to the provisions for a “Type III application” process as described in Title 13 Development Code Administration, except as otherwise provided for in this chapter.

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/manufacture home parks are considered a 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 healthcare 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.

- A. A **RPD** may be permitted within the following zoning districts located within the Wenatchee Urban Growth Area, provided it is consistent with the Comprehensive Plan: OMU, RMU, RS, RL, RM, RH and MRC overlay.
- B. A **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, by-laws, 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**

- A. Minor adjustments to an approved PD shall be reviewed according to the provisions for a Type II permit as provided for in Wenatchee 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.
- B. 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 to 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 Subdivisions Title 11. 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 Subdivision Title 11, 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. Zoning Requirements. A planned development shall be exempt from the minimum requirements of this title except as provided for below:
  - a. Project Densities. Densities that are shown below serve as the base density for calculating potential bonus density. Unless a RPD meets the criteria listed for a density bonus, all PDs shall adhere to the underlying densities as listed below:
    - i. RS: four units per acre; RL: six units per acre; RM: twelve units per acre; RH, OMU, RMU: 25 units per acre; MRC overlay: refer to underlying zoning district.
  - b. Minimum Lot Size. The minimum lot size within a PD may be modified from the standards of the underlying zoning district. Lots located within the interior of the PD may be reduced by no more than 35 percent of the normal minimum lot size requirement of the zoning district. Lots located on the exterior perimeter boundary or along an exterior street of the PD may be reduced by no more than 10 percent of the normal minimum lot size requirement of the zoning district.

(c) Setbacks. Setbacks from the exterior boundaries of the planned development shall be comparable to or compatible with those of existing development of adjacent properties, or if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the projections of the comprehensive plan. Minimum setback requirements for the underlying zone shall be used as a guide.

(d) Height. Additional height may be added at a standard not to exceed 14 feet per story; provided mitigation measures are proposed that would protect the interests of uses on adjoining properties and/or future potential uses.

(e) Uses Permitted. The principal uses of the development shall be limited to those general uses allowed in the underlying zoning district, for instance in residential zones residential and accessory uses are permitted. Uses that are accessory to those other land uses permitted within the development may be permitted if such uses can be employed without being detrimental to other land uses within the development, neighboring the development, or to the vicinity as a whole.

(f) Off-Street Parking and Loading Requirements. Off-street parking and loading facilities shall be provided in a manner and quantity as specified by the underlying zoning district, or as otherwise specified through the application review process.

(g) Development shall meet or exceed the standards of Chapter 10.48 WCC, General Regulations, as applicable to the proposal,

(h) The standards of Chapter [10.62](#) WCC, Landscaping and Screening, shall be used as a guide for minimum street frontage, perimeter and interior landscape improvements within a planned development.

(i) Articulation, modulation, and blank wall standards of the underlying zone shall be adhered to.

I. (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; and
- 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;
- 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 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.;

- A. 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.
- B. 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.
- C.

- C. **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 this subsection as 2. through 15. below. 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.
- I. **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 thirty 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:
- a. 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;
  - b. 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
  - c. 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.
  - d. As an alternative to items a. and b. above, the developer may contract with a qualified public or non-profit 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.

- a. Rental Units: up to 100% with corresponding percent of units designated as affordable (eg. 100% affordable units equals 100% density bonus; 25% affordable units equals 25% bonus density).
  - b. Ownership Units: up to 100% with 60% of the original dwelling units designated as affordable; 50% bonus density with 30% of the original dwelling units designated as affordable; 25% bonus density with 15% of the original dwelling units designated as affordable; 5% bonus density with 5% of units affordable.
2. 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; 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%.
  3. 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 ½ 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%.
  4. Preservation of Natural Features: Significant existing natural features are maintained on the site, including without limitation, topography, designated critical areas, view points or other important natural features found on-site. Maximum bonus: 10%.
  5. 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 forty feet on center. Suitable groundcover including grasses and/or low growing shrubs shall also be provided to result in at least 75% coverage of planting areas within four years. Maximum bonus: 10%
  6. 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%
  7. 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, drainage ways, shoreline areas and other trail systems designated in the Comprehensive Plan. Trail system components shall be a minimum of eight feet wide and improved with an all-weather surface suitable for the type of trail proposed.

- Trails that contribute to the Foothills Trails Plan shall be designed in accordance with the Trails Plan. Maximum bonus: 10%
8. 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: 5%.
  9. Where a proposed PD consists of more than 10 multi-family 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: 5%
  10. Natural drainage ways are incorporated into the overall PD design and left undisturbed or enhanced with native ornamental landscaping when applicable. Maximum bonus: 5%
  11. On-site stormwater 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: 5%.
  12. The PD project selects to contain a facility for a child day care center, pursuant to applicable provisions of the Wenatchee Zoning Code. The daycare facility shall be of sufficient size to serve the projected demand for such services generated by the project. Maximum bonus: 5%.
  13. 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: 5%
  14. The PD selects to incorporate duplex, multi-family or zero-lot-line dwelling units on a minimum of twenty-five percent of the site. Maximum bonus: 5%
  15. 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%

**10.42.080 HPD Standards**

These Hospital Planned Development standards are in addition to, or in place of the Criteria and Requirements listed in that section:

- A. Hospital and Medical-related services, developed as part of a Planned Development, may include: hospital, ambulatory healthcare center; professional services, medical clinics and other healthcare-related services; medical-related administrative offices; research, development and testing services; childcare 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.
- B. Transportation and utilities may include: Accessory parking; commercial parking; wireless facilities; utility facilities; local utility systems; warehousing (with loading areas); transit facilities.

- C. Retail services may include: eating establishments; healthcare-related retail; overnight accommodations; and, miscellaneous retail trade- drug and pharmacy store, gift stores, book stores, newsstands, florists, jewelry, clothing, photo supplies, video sales/rental, and other retail ancillary to a hospital.
- D. 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 (3) 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.
- E. Maximum lot coverage: 50 percent for all structures.
- F. 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 structure; and provided further, that heights are limited as set forth in subsection (D) of this section.
  - 1. DA-1, hospital development center: 150 feet;
  - 2. DA-2, administrative/ancillary support with parking structure: 80 feet;
  - 3. DA-3, medical office building with parking structure: 80 feet;
  - 4. DA-4, mechanical plant: 50 feet;
  - 5. DA-5, overnight accommodations: 40 feet.
- G. Signs shall meet the following standards, in addition to meeting applicable provisions of the Signs Chapter, 10.50:
  - 1. One monument sign, per street frontage, for each building.
  - 2. 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.
  - 3. Maximum Height. Monument signs shall not exceed eight feet.
  - 4. 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.
  - 5. Projecting Signs.
  - 6. 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.
  - 7. 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.
  - 8. Reader Boards. Reader boards shall be installed on a permanent sign structure as a monument sign.
  - 9. 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 STANDARDS CHARTS**

**Sections:**

- 10.46.010 Purpose**
- 10.46.020 Residential Development Chart**
- 10.46.030 Mixed Use Development Chart**
- 10.46.040 Non-Residential Development Chart**
- 10.46.050 Overlay Development Chart**

**10.46.010 Purpose**

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

**10.46.020 Residential Development Chart**

A. General Dimensional Standards:

<b>Standard</b>	<b>RF</b>	<b>RS</b>	<b>RL</b>	<b>RM</b>	<b>RH</b>
<b>Minimum Lot Dimensions Lot Area</b>	20,000 square feet <sup>①</sup>	10,000 square feet <sup>①</sup>	7,000 square feet <sup>①</sup>	6,000 square feet <sup>① ②</sup>	4,000 square feet
<b>Lot Width</b>	100 feet at the front lot and building line	20 feet at the front lot line and 80 feet at the building line	20 feet at the front lot line and 70 feet at the building line	20 feet at the front lot line and 60 feet at the building line	20 feet at the front lot line and 45 feet at the building line
<b>Lot Depth</b>	150 feet	100 feet	90 feet	80 feet	70 feet

Standard	RF	RS	RL	RM	RH
<b>Setbacks Front</b>	25 feet from front property line plus any additional public right-of-way; 300 feet maximum distance from building to front property line.	25 feet from the front property line plus any required additional public right-of-way <sup>③</sup>	25 feet from the front property line plus any required additional public right-of-way <sup>③</sup>	25 feet from the front property line plus any required additional public right-of-way <sup>③</sup>	10 feet from the front property line plus any required additional public right-of-way <sup>③</sup>
<b>Rear</b>	45 feet from the rear property line	20 feet from the rear property line	20 feet from the rear property line	15 feet from the rear property line	10 feet from the rear property line
<b>Side</b>	10 front the side property line	5 feet from the side property line	5 feet from the side property line	5 feet from the side property line	6 feet from the side property line <sup>④</sup>
<b>Internal</b>	N/A	N/A	N/A	N/a	12 feet between detached dwelling units
<b>Maximum Building Height</b>	30 feet	30 feet	30 feet	30 feet	4 stories above grade and 60 feet
<b>Maximum Lot Coverage</b>	20 percent	35 percent	35 percent	45 percent	55 percent
<b>Maximum Primary Units</b>	1 dwelling unit	1 dwelling unit per lot	1 dwelling unit per lot	2 dwelling units per lot	25 dwelling units per acre
① Minimum lot size shall be increased 1,500 square feet for accessory dwelling units.					
② Minimum lot size for a duplex in the RM is 10,000 sq. ft.					
③ Minimum distance from the centerline of the road equal to ½ of the required public-right-of-way based on the public road classification, and for private roads, ½ of the required easement.					
④ Plus one-half (1/2) foot for each foot by which the building height exceeds 30 feet if the lot adjoins a RS, RL, or RM district.					

**B. Exceptions to Residential Dimensional Standards:**

- I. Exceptions to Front Yard Setbacks: Front yard setbacks may be reduced or expanded in accordance with section 10.48.180 and with the following conditions:

- a. A lot in a residential district joined on one or both sides by lots on which structures are setback less than the district minimum, may observe a required front yard setback equal to the average of the adjacent structures or the average of the district minimum and an adjoining structure.
  - b. In all residential districts on corner lots, setbacks may be reduced to a minimum of ten (10) feet on the one side without a front entrance. In this case, provisions (c.), (e.) and (f.) of this sub-section are not applicable;
  - c. When the garage is oriented to the side or located at or behind the required 10 foot yard setback, the front of the residence may extend five feet into the front yard setback;
  - d. In the case of a private lane, the minimum front yard setback shall be twenty feet;
  - e. Roofed porches may project a maximum of four feet into the required front yard area, 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; or
  - f. Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required front yard areas;
  - g. Bus amenities may be located within the front yard setback in accordance with section 10.48.120 and as agreed by the developer, transit authority, and the City.
  - h. Provisions (c.) through (g.) are not applicable in the RH zoning district.
2. Reduced Rear Yard Setbacks:
- a. Roofed porches may project a maximum of four feet into the required rear yard area, 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 yard setback.
  - c. Eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required rear yard areas.
  - d. Accessory structures, no greater than twenty (20) feet in height, may observe a three-foot setback in the rear yard areas; provided that no projections (eaves, etc.) are within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the rear property line.
  - e. Accessory structures may observe a zero setback where the rear property line is adjacent to an alley provided the structure covers less than fifty (50) percent of the rear property line and is no greater than twenty (20) feet in height.
3. Reduced Side Yard Setbacks:
- a. Eaves, cornices, awnings or other architectural projections may project two feet into required side yard areas.
  - b. Accessory structures may observe a three-foot setback in the side yard areas; 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.
4. Exceptions to Height Limits; The height limitations do not apply to the following: spires, belfries, cupolas, amateur radios and receive-only antennas, water tanks, ventilators, chimneys, flagpoles, smokestacks, utility poles, radio and television

- towers located in the industrial zone, or other appurtenances usually required to be placed above roof level and not used or intended to be used for human occupancy.
5. Exception to Density Standards: Additional dwelling units may be placed where allowed by code.

**10.46.030 Mixed Use Development Chart**

A. General Dimensional Standards

Standard	OMU	WMU	RMU
<b>Lot Dimensions Lot Area</b>	5,000 square feet	None	5,000 square feet
<b>Lot Width</b>	20 feet at front lot line and 50 feet at building line	None	20 feet at front lot line and 50 feet at building line
<b>Lot Depth</b>	80 feet	None	80 feet
<b>Setbacks Front</b>	10 feet from front property line plus any required additional public right-of-way <sup>①</sup>	None except for any required additional public right-of-way <sup>①</sup>	10 feet from the front property line, except for frontage on Orondo Ave. which shall apply 25 feet, plus any required additional public right-of-way <sup>①</sup>
<b>Rear</b>	20 feet	None	20 feet
<b>Side</b>	5 feet <sup>②</sup>	None	5 feet
<b>Maximum Building Height</b>	4 stories above grade and 60 feet	6 stories above grade and 90 feet	4 stories above grade and 60 feet
<b>Maximum Lot Coverage</b>	50 percent <sup>③</sup>	100 percent	35 percent; up to 50 percent for conditional uses
<sup>①</sup> Minimum distance from the centerline of the ROW equal to 1/2 of the required public-right-of-way based on the public road classification, and for private roads, 1/2 of the required easement.			
<sup>②</sup> If yard is adjacent to a residential zone the set back shall be 5 feet plus one half (1/2) foot for each foot by which the building height exceeds twenty (20) feet.			
<sup>③</sup> 50 percent for all buildings of a two-story development, less five percent for each additional story up to four stories.			

B. Exceptions to Mixed Use Dimensional Standards:

1. RMU & OMU: Any garage, carport, or other parking structure whose entrance faces a street shall be set back at least 20 feet from the front property line.
2. RMU & OMU Exceptions to Front Yard Setbacks: Front yard setbacks may be reduced or expanded in accordance with section 10.48.180 and with the following conditions:
  - a. In the case of a private lane, the minimum front yard setback shall be ten feet.
  - b. Along Orondo Avenue, roofed porches may project a maximum of four feet into the required front yard area, 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; or
  - c. Along Orondo Avenue, eaves, cornices, awnings or other architectural projections may project a maximum of four feet into required front yard areas;
  - d. Bus amenities may be located within the front yard setback in accordance with section 10.48.120 and as agreed by the developer, transit authority, and the City.
3. RMU & OMU Reduced Rear Yard Setbacks:
    - a. Roofed porches may project a maximum of four feet into the required rear yard area, 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 yard setback.
    - c. Residential accessory structures, no greater than twenty (20) feet in height, may observe a three-foot setback in the rear yard areas; provided that no projections (eaves, etc.) are within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the rear property line.
    - d. Residential accessory structures may observe a zero setback where the rear property line is adjacent to an alley provided the structure covers less than fifty (50) percent of the rear property line and is no greater than twenty (20) feet in height.
  4. RMU & OMU Reduced Side Yard Setbacks:
    - a. Eaves, cornices, awnings or other architectural projections may project two feet into required side yard areas.
    - b. Residential accessory structures may observe a three-foot setback in the side yard areas; 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.
  5. WMU: Building heights Between First Street and Kittitas Street: four stories above grade and 60 feet
  6. WMU: Building height may be further limited within 200 feet of the ordinary high water mark of the Columbia River or associated wetlands in accordance with the City's adopted shoreline master program.

**10.46.040 Non-residential Development Chart**

A. General Dimensional Standards

Standard	CN	CBD	NWBD & SWBD	I
Minimum Lot Dimensions Lot Area	10,000 square feet	None	None	5,000 square feet

Standard	CN	CBD	NWBD & SWBD	I
<b>Lot Width</b>	20 feet at front lot line and 100 feet at building line	None	None	40 feet at building line
<b>Lot Depth</b>	100 feet	60 feet	80 feet	80 feet
<b>Setbacks Front</b>	Maximum 5 feet from the front property line unless that space between the building and the street is an area which provides pedestrian-oriented amenities & access.	To provide space for a minimum 10' wide sidewalk, where sidewalk is less than 10' <sup>① ④</sup> Second floor spaces may extend into the right-of-way over the sidewalk to provide for weather coverage.	0 feet from the front property line or 35 feet from the street centerline, whichever is greater <sup>①</sup>	0 feet from the front property line or 35 feet from the street centerline, whichever is greater
<b>Rear</b>	20 feet	0 feet	0 feet <sup>②</sup>	0 feet
<b>Side</b>	15 feet	0 feet	0 feet <sup>②</sup>	0 feet
<b>Maximum Building Height</b>	2 stories above grade and 30 feet <sup>③</sup>	85 feet	6 stories above grade and 90 feet	6 stories above grade and 90 feet
<b>Maximum Lot Coverage</b>	50 percent	100 percent	65 percent	70 percent

<sup>①</sup> Lots that have frontage on Wenatchee Avenue shall adhere to a setback of 45 feet from the centerline.

<sup>②</sup> Lots with rear or side yard adjacent to a residential district shall apply the rear or side yard setback of that underlying residential district. If the height of the proposed structure permitted in the NWBD/SWBD exceeds the maximum height of the adjoining residential district, the setback shall be increased by 1/2' for each foot the proposed structure exceeds the maximum height of the residential district.

<sup>③</sup> If lot is adjacent to a residential zone the setback shall be 15 feet.

<sup>④</sup> lots that have frontage in the HEO shall provide space for a minimum 12' wide sidewalk.

**B. Exceptions to Non-Residential Dimensional Standards:**

- I. **Exceptions to Height Limits:** The height limitations do not apply to the following: spires, belfries, cupolas, amateur radios and receive-only antennas, water tanks, ventilators, chimneys, flagpoles, smokestacks, utility poles, radio and television towers located in the industrial zone, or other appurtenances usually required to be placed above roof level and not used or intended to be used for human occupancy.

**10.46.050 Overlay Development Chart**

If additional development standards apply, they are listed in Chapter 10.40.

<b>Standard</b>	<b>MRC</b>	<b>WMU-RRO</b>
<b>Minimum Lot Dimensions</b>	Same as underlying zoning district	Same as underlying zoning district
<b>Lot Area</b>		
<b>Lot Width</b>	None	None
<b>Lot Depth</b>	None	None
<b>Setbacks Front</b>	15 feet from the front property line plus any required additional public right-of-way <sup>①</sup>	Same as underlying zoning district
<b>Rear</b>	10 feet from the rear property line	Same as underlying zoning district
<b>Side</b>	5 feet from the side property line	Same as underlying zoning district
<b>Maximum Building Height</b>	Same as underlying zoning district <sup>②</sup>	4 stories above grade and 60 feet
<b>Maximum Lot Coverage</b>	55 percent	Same as underlying zoning district
<sup>①</sup> Minimum distance from the centerline of the road equal to ½ of the required public-right-of-way based on the public road classification, and for private roads, ½ of the required easement.		
<sup>②</sup> One story, a maximum of 14 feet high, may be added to the underlying maximum building height if one whole story is used for structured parking.		

**Chapter 10.48: GENERAL REGULATIONS**

**Sections:**

- 10.48.010 Purpose**
- 10.48.020 Access**
- 10.48.030 Accessory Structures**
- 10.48.040 Accessory Dwelling Units**
- 10.48.050 Residential Structures**
- 10.48.060 Cottage Housing**
- 10.48.070 Duplexes**
- 10.48.080 Multi-family Development**
- 10.48.090 Pedestrian Connections**
- 10.48.100 Bed and Breakfast**
- 10.48.110 Livestock and Poultry**
- 10.48.120 Bus Amenities**
- 10.48.130 Family Day Care**
- 10.48.140 Mailing Address only Home Occupation**
- 10.48.145 Home Occupation**
- 10.48.150 Slope Protection**
- 10.48.160 Vehicle Parking**
- 10.48.180 Fences and Clear View Triangle**
- 10.48.190 Swimming Pools**
- 10.48.200 Travel Trailers/Motor, Mobile & Manufactured Homes**
- 10.48.210 Adult Oriented Businesses**
- 10.48.220 Outdoor Mobile Vendors**
- 10.48.230 Wireless Communication Facilities**
- 10.48.240 Refuse Storage**
- 10.48.250 Historic Building Floating Zone**
- 10.48.260 Outdoor Displays**
- 10.48.270 Electric Vehicle Infrastructure**

**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.

- A. 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.
- B. Egress and ingress points along all locally classified principal arterials, minor arterials, and collectors shall:
  - I. Be no closer than 100' from another access within the same development project.

2. When feasible, be no closer than 150' from a minor arterial intersection or 250' from a principal arterial intersection.
- C. Driveway widths at the curb cut shall be twenty four to thirty feet (24'-30') for non-single-family residential development and a maximum of fourteen to twenty-four feet (14'-24') for single-family and duplex residential development.
- D. 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 the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. Detached garages and other residential accessory building foot prints 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.
- B. Agricultural accessory buildings on properties greater than one (1) acre in size are exempt from standard in A above. Any person that can demonstrate an existing or specific viable agricultural use on property less than one (1) acre may be granted this exception from the Director.
- C. 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.
- D. Accessory structures may observe reduced setbacks, see Development Standards Chapter 10.46.
- E. No accessory structure shall occupy any part of a required front yard area, except as otherwise allowed.
- F. 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.
- G. 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.
- H. 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.
- I. Metal-roofed structure more than 200 square feet for the purpose of storage or parking requires a building permit and shall meet setbacks applicable to accessory structures.

#### **10.48.040 Accessory Dwelling Units (ADU)**

All accessory dwelling units where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

The purpose of this section is to regulate the establishment of accessory dwelling units within or in conjunction with single-family dwellings while preserving the character of single-family neighborhoods. The primary purpose of this section shall be to permit additional living quarters within predominantly single-family residential neighborhoods in order to: make it possible for adult children to provide care and support to a parent or other relatives in need of assistance; provide increased security and companionship for homeowners; 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.

Accessory dwelling units (ADU) shall meet all of the following standards:

- A. An ADU may be created within, or detached from, any existing or new single-family dwelling as a subordinate use.
- B. No more than one ADU may be created per legal lot of record.
- C. The minimum lot size eligible for an ADU shall be the underlying zoning district minimum lot size plus 1,500 square feet.
- D. Only the property owner, which shall include Title holders and contract purchasers, may apply for an ADU. The property owner must occupy either the primary dwelling or the ADU as their principal residence for at least six months of the year.
- E. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling, and located behind the front yard setback.
- F. The ADU shall be designed to maintain the appearance of the primary dwelling as a single-family dwelling. Roof pitches, siding and windows of any new construction to house the ADU shall be similar and complimentary to the primary dwelling.
- G. In no case shall an ADU be larger than 40 percent (40%) of the habitable floor area of the principal dwelling, nor more than 800 square feet of gross floor area.
- H. The ADU shall include, at a minimum, kitchen, bathroom and sleeping facilities.
- I. Detached accessory dwelling units shall meet rear and side yard accessory structure setback requirements and shall be setback equal to or further than the primary dwelling from the front property line.
- J. If a separate outside entrance is necessary for an ADU located within the primary dwelling, that entrance must be located either on the rear or side of the building.
- K. A home occupation may be permitted in either the primary dwelling or the ADU but not in both.
- L. An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit.
- M. Utilities for an ADU shall be metered jointly with the primary dwelling; except as otherwise required by ordinance.
- N. An address for an ADU shall be the same as the primary dwelling unit with a "B" added to the end of the address number.
- O. 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:
  - 1. Identify the address of the property;
  - 2. State that the owner(s) resides in either the principal or accessory dwelling unit;
  - 3. State that the owner(s) will notify any prospective purchasers of the limitations of the ADU;
  - 4. State that the ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and
  - 5. Provide for the removal of the ADU if any of the requirements of this Title are violated.

**10.48.050 Residential Structures**

All residential structures where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

All residential dwellings shall meet the following provisions.

- A. 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.
- B. A dwelling shall be not less than 14 feet in width at the narrowest point of its first story.
- C. 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 comprised of at least two fully enclosed parallel sections.
- D. Garage fronts (attached or detached) shall occupy no more than 50 percent of the total wall surface of the front building façade, unless one or more of the following architectural details are utilized:
  - 1. Angled facets, including bay windows, covered entrances, and other similar features projecting out from the front façade at least three feet;
  - 2. Architectural features above the garage: windows, overhang, or other architectural projections
  - 3. Window openings on the front façade, not including openings into the garage, equal to no less than one-half (50 percent) of the surface area of the garage doors.
  - 4. Landscaping and maintaining the planter strip, located between the sidewalk and public ROW, with deciduous trees spaced no more than 25 feet apart, trees can be planted in groups, so long as there is at least one tree per 25 feet of street frontage.

**10.48.060 Cottage Housing**

All cottage housing where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

Cottage housing is meant to offer the benefits of single-family housing combined with the lower cost and maintenance of such housing. They provide housing types that are responsive to changing household demographics (e.g., retirees, small families, young professionals); provide opportunities for more affordable housing within single-family neighborhoods; encourage creation of functional usable open space in residential communities; promote neighborhood interaction and safety through design; ensure compatibility with neighboring uses; and, provide opportunities for infill development consistent with goals of the Wenatchee Urban Area Comprehensive Plan.

The following regulations shall apply to all cottage housing developments:

- A. Cottage housing development options include ownership, rental, condominium, and subdivision.
- B. Cottage subdivisions shall be processed as a Residential Planned Development subject to the Section “I” below. Approval of a Cottage Housing development does not constitute approval of a planned development or subdivision.

- C. Cottage housing developments shall be exempt from the underlying zoning district standards for minimum lot size, minimum lot dimensions, and maximum number of primary dwelling units.
- D. Site Design:
  - 1. Dwellings within a cottage housing development should 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 should not be designed to “turn its back” on the surrounding neighborhood.
  - 2. Minimum development setbacks from exterior property lines shall be twenty (20) feet from public streets and ten (10) feet from neighboring properties. Internal setbacks not abutting an exterior property line shall be determined consistent with building and fire code standards.
  - 3. A single cottage housing development shall include a minimum of four dwelling units, up to a maximum of twenty-four (24) units.
  - 4. Carriage units are permitted within a cottage development; provided, no more than one-third (1/3) of the total units within a cottage development are carriage units.
  - 5. Common open space shall be provided in a centrally located, focal area for the development and abut at least fifty (50) percent of the cottages in the development; direct access to the common open space shall be provided for each cottage by a paved walkway.
  - 6. One existing single-family dwelling may be incorporated into a cottage housing development of six (6) or more cottages as a residence. Nonconforming residences with respect to architectural standards shall be permitted.
  - 7. A cottage housing development may contain one (1) 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.
  - 8. Cul-de-sacs are not permitted within a Cottage Development, unless site infeasibility can be demonstrated.
- E. Architectural Design
  - 1. The total floor area for cottages shall range between 650 square feet to 1500 square feet; provided, the ground floor is not greater than 1,000 square feet. Carriage units shall not exceed 800 square feet in floor area.
  - 2. Maximum height for dwellings shall be twenty-five (25) feet where roof slope of 6:12 for all parts of the roof above eighteen (18) feet are provided. Otherwise eighteen (18) feet.
  - 3. Developments shall provide a variety of unit sizes within a single development and incorporate a variety of building styles, features, and colors. Dwellings with the same combination of features and treatments shall not be located adjacent to each other. Identical architectural elements shall not be repeated in more than twenty-five (25) percent of the cottages in the development.
  - 4. Each dwelling unit that abuts a common open space shall have a primary entry and covered porch at least sixty-four (64) square feet in area, with no dimension less than eight (8) feet, oriented to the common open space and unenclosed.

5. Where feasible, perimeter dwelling units abutting a public right-of-way (not including alleys) shall have an inviting façade, with a secondary entrance or porch, oriented to the public right of way.
6. Carriage units shall be designed to mimic architectural styles of cottages.

F. Open Space

1. A minimum of 200 square feet of common open space shall be provided per dwelling unit. Common open space within a development shall be a minimum of 1,000 square feet in size, regardless of the number of dwelling units.
2. Each cottage unit shall include a minimum of 200 square feet or private open space (in addition to common open space). The private open space shall have no dimension less than ten (10) feet and be located adjacent to the unit in which it serves. Examples include lawn area, courtyards and patios. Carriage units are not required to provide open space.
3. 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.
4. Fences are not allowed within any common open space area.
5. Surface water management facilities shall 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. Parking

1. Each cottage dwelling unit shall provide at least one (1) off-street parking space per bedroom, up to two (2) parking spaces per unit. Carriage units shall provide one off-street parking space.
2. Private garages are allowed to be attached to or detached from individual cottages if less than 250 square feet in size, setback ten (10) feet from the primary façade, and accessible by an alley or share driveway. Private garages shall match the architectural style of the cottage.
3. 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.
4. Surface parking lots shall be located along the perimeter of cottage developments and broken into sub lots of no more than six parking spaces, separated by a minimum distance of twenty (20) feet. Landscaping in form of hedges or architectural barriers are required to screen surface parking lots for neighboring properties and common open spaces.

H. Landscaping

1. Cottage housing developments shall adhere to the Landscape and Screening Chapter, 10.62. Overall, landscaping should reflect a typical residential setting, to include a minimum lawn area and shrubs.

I. Cottage Housing Requirements for Subdivision.

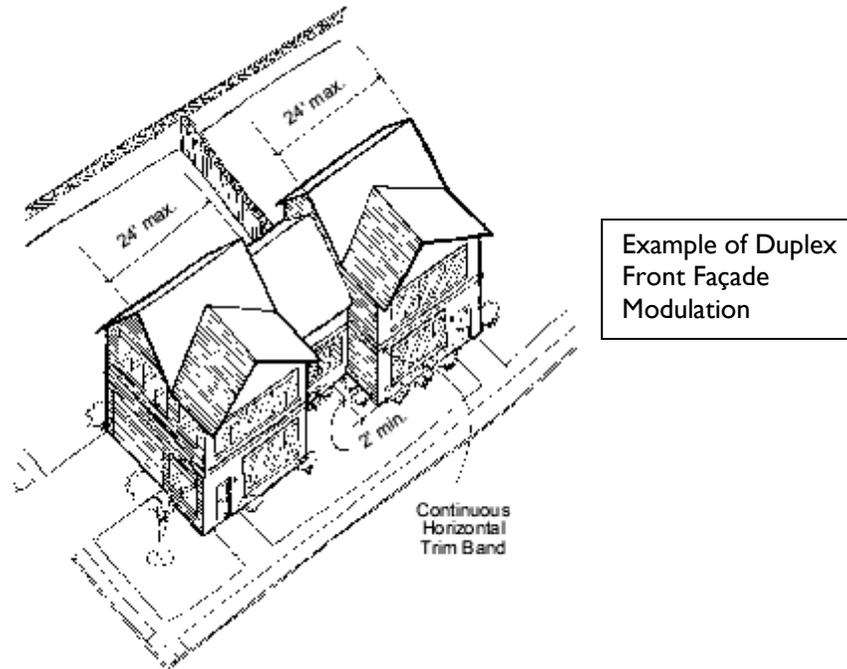
1. Chapter 10.42 – Planned Developments shall be used for the processing of any Cottage Housing subdivision; provided WCC 10.42.060(3) – Zoning Requirements, shall not be subject to Cottage Housing.
2. Common open space shall be located in a separate tract or tracts, and owned in common by all property owners.
3. 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.

**10.48.070 Duplexes**

All duplexes where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

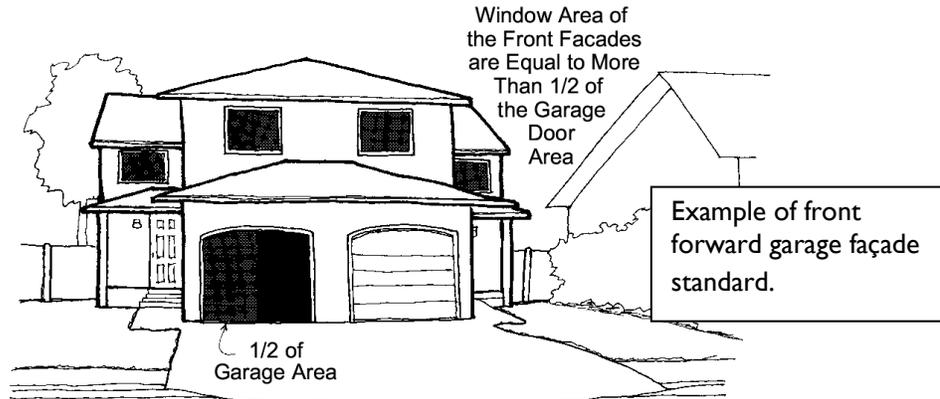
The intent of these standards is to allow for residential infill that is compatible with the character and scale of existing residential neighborhoods without adversely impacting neighbors, the broader neighborhood, and community as a whole. Conversion of single-family dwelling units adding 20 percent or less of the existing gross floor area shall be exempt from standards for the Roof and Front Forward Garages.

- A. Minimum Lot Size: The minimum lot size in the RM zoning district is 10,000 square feet for one duplex. In all other applicable zoning districts, minimum lot sizes apply as depicted in Chapter 10.46.
- B. Building Elevation Plans: The same building street-front elevation design shall not be utilized on consecutive lots. “Flip-flopping” of front facades is not permitted; except, upon demonstration to the Director that the alteration of building facades materials and/or methods would provide comparable visual diversity and individual identity to the duplexes as different building elevation plans. Materials and/or methods which may be utilized to achieve visual diversity include, but are not limited to, differing siding material, building modulations and roofline variations.
- C. Off-Street Parking: Each dwelling unit shall have two parking spaces, at least one covered in a carport or garage.
- D. Access: Access to principal or minor arterial streets shall be limited to a single shared driveway per duplex unit, unless accessed from an alley.
- E. Architectural Design: At least two of the architectural design features listed below must be utilized to establish variety in architectural massing consistent with, and complimentary to, the scale of single-family houses:
  1. Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two-foot offset between each interval;
  2. Angled facets, including bay windows, covered entrances, and other similar features projecting out from the front facade at least three feet;



3. Between stories of a building, a change in materials separated by continuous horizontal trim bands, or a recess or projection of at least two feet (credit for this option applies only toward multistory buildings);
  4. Between modulated facade intervals, a change in materials and/or siding types;
  5. Garage doors and front entry doors facing different directions than the doors of the abutting unit in such a manner as to avoid a mirror-image design in the facade and so that, in elevation view, the structure's overall door and window configurations resemble a single-family house;
  6. Landscape the length of the front facade in accordance with the Landscaping and Screening section 10.62.100 E, Residential Zones Façade Buffer Planting, with the additional requirement of trees spaced no more than 25 feet apart. Landscaping that is within 15 feet of the building façade can be used to meet this requirement.
- F. Unit Entrances: Multiple entrances to separate units which are visible to the street shall include at least two of the following entrance features:
1. Porches protected by a roof overhang or canopy;
  2. Wall material within the entryway that is different and distinct from the material of the front façade;
  3. Front entry door facing a different direction than the door of the abutting unit.
- G. Roofs: All duplexes shall have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure. For duplexes exceeding one story in height, no ridgeline shall be greater than 24 feet in length without a five-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.
- H. Front Forward Garages: Structures with garages placed forward of the living portion of the dwellings shall contain window openings on the front facade, not including openings into the garage, equal to no less than one-half (50 percent) of the surface area of the

garage doors for two story structures and no less than one-third (30 percent) of the surface area of the garage doors for single story structures.



- I. Orientation to the Street: Any exterior wall visible from the public right-of-way, not including alleys, shall contain proportionally at least as many windows, trim, siding and other architectural details as on the front elevation of the duplex structure. In the case of conversion of single-family dwellings units, adding 20 percent or less of the existing gross floor area, the intent of this requirement may be met by landscaping the applicable façade in accordance with the Landscaping and Screening section 10.62.100 E, Residential Zones Façade Buffer Planting, with the additional requirement of trees spaced no more than 25 feet apart. Landscaping that is within 15 feet of the building façade can be used to meet this requirement.



- J. When there is more than one duplex structure per development; multi-family standards for recreation/ open space shall apply.

**10.48.080 Multi-family Development (3 or more attached or detached dwelling units)**

In addition to the other requirements of this Title, multi-family development in the RH district, OMU, and RMU district and within planned residential developments shall meet the following:

- A. Open Space/Recreation: Multi-family development, not including mixed use projects in the OMU or RMU, shall provide common and private open space/recreation areas on-site for use and enjoyment of owners and residents within the development, according to the following minimum provisions:
  - I. Developments containing eleven (11) or more units shall provide common outdoor open space/recreation, or a combination of outdoor and indoor space, equal to ten (10) percent of the site.

2. Any common recreation/open space located outdoors shall:
  - a. Be of a grade and surface suitable for recreation;
  - b. Be on the site of the proposed development;
  - c. Be one continuous area if less than 3,000 square feet in size;
  - d. Not be located within: the required front yard setback, any required landscaped areas, nor areas devoted to parking or vehicular/pedestrian access (including sidewalks meeting the pedestrian circulation requirements);
  - e. Have no dimension less than 20 feet (except integrated trail segments);
  - f. Be centrally located and designed to be conveniently accessible to all residents from the interior of the development;
  - g. Include at least 75 percent usable open space. Usable open space includes open play areas and outdoor recreational features, trails and paths, community gardens, and other similar types of areas, specifically not included are private balconies, patios, or decks.
3. Private outdoor open space shall be provided, in addition to the minimum common open space, in the form of private outdoor balconies, patios, or decks attached to individual units. Each private outdoor space shall have no dimension less than six (6) feet.
4. Common indoor recreation areas may be credited towards the total common recreation/open space requirement as permitted in (A.)(1.) of this section. Indoor areas shall be located, designed and improved in a manner which provides recreational opportunities including, but not limited to, exercise rooms, sport/tennis courts, swimming pools, game rooms, or community centers.
5. Play areas required:
  - a. All developments of eleven or more units, excluding those restricted to senior citizens or student housing not intended for families, shall provide children play areas within the recreation space on-site, except when public park facilities are available within one quarter (1/4) mile and are accessible without crossing an arterial street.
  - b. Play equipment provided in the play area shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is:
    - i. At least 400 square feet in size with no dimension less than 20 feet, unless innovative design is demonstrated;
    - ii. Adjacent to main pedestrian paths or near building entrances;
    - iii. Viewed from adjacent residential structures within the same development.
6. Maintenance of on-site recreation/open space shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City. Such space shall be preserved through appropriate legal measures, including a note on the Title ensuring the continuation of the open space/recreation area, and prohibiting current and future owners from partitioning the open space/recreation areas and from converting the areas to other uses.
7. Recreation space may be dedicated as a public park when the following criteria are met:
  - a. The dedicated area is at least 1.5 acres in size, and located at least one half (1/2) mile away from any existing public park;

- b. The dedicated land provides one or more of the following:
      - i. Shoreline access,
      - ii. Regional trail linkages,
      - iii. Habitat linkages,
      - iv. Recreation facilities, or
      - v. Heritage sites;
    - c. The entire dedicated area is located no farther than one quarter (1/4) mile from the project site.
  - B. Signs are permitted in accordance with the Signs Chapter, 10.50 and as detailed below.
    - 1. Limited to identification signs for on-site development; no off-site advertising is allowed.
    - 2. One monument sign per street frontage, meeting the following standards:
      - a. Maximum copy area: 25 square feet.
      - b. Maximum height: five feet above finished grade.
  - C. Off-street parking must be located within fully enclosed structures or located behind or to the side of buildings in addition to the provisions identified in Chapter 10.60.
  - D. Architectural Design: The intent of these standards is to reduce the scale of structures and to incorporate architectural design features to increase visual interest and compatibility with surrounding residences. Articulation and Modulation shall be for the full height and width of any building, except as otherwise allowed within this Title.
    - 1. Building Articulation: New building facades visible from public and/or private streets, shall be articulated with balconies, bay windows, variation in the number of stories, awnings/canopies above or window boxes below every window of an entire section, or other architectural design elements at an interval not exceeding 30 feet.
    - 2. Horizontal Building Modulation: The maximum facade width (as measured horizontally along the building exterior) without building modulation shall be 30 feet. The minimum width of modulation shall be eight feet. The minimum depth of modulation shall be two feet. Modulation includes, but is not limited to: building walls stepping back or projecting forward, angled facets (at least two per required interval) such as bay windows and covered entrances, top floor setbacks on one or more sides of at least 10 feet, roof decks or balconies so long as each individual roof deck or balcony has an area of at least 60 square feet.
    - 3. Building Entrances: At least two of the following entrance features shall be included in the project design at each entrance:
      - a. Porches protected by a roof overhang or canopy;
      - b. Wall material within the entryway that is different and distinct from the material of the front facade;
      - c. Varied exterior entry door styles and lighting for each entry;
      - d. Trim detailing around the exterior entry doors and windows;
    - 4. Alternatives: Subject to approval by the Director or designee, the project applicant may depart from the above standards; provided that he or she demonstrates that the proposed design meets the intent of the standards.
  - E. Blank Wall Limitations: The intent of blank wall limitations is to: reduce blank wall impacts on the pedestrian environment; provide varied, residential-friendly building facades; and avoid the creation of blank walls and dull facades that don't contribute to

the residential character of the neighborhood and create an uninviting street environment.

- I. Blank Wall Standards: Blank walls, including retaining walls, visible from the public right-of-way (except alleys) are not allowed. At least 60 percent of the wall area between two feet and eight feet in height must be visually interesting by incorporating one or more of the following characteristics:
  - a. Windows
  - b. Doors
  - c. 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.
  - d. A permanent vertical trellis in front of the wall with climbing plants or plant materials.
2. Exceptions: Where this section is in conflict with the City's fire code, the fire code shall govern.
- F. 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 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.
- G. 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 a development, shall be prohibited unless a fully enclosed building is provided on-site specifically for that purpose.

#### **10.48.090 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 they are part of a broader development.

#### **10.48.100 Bed and Breakfast**

All B & Bs where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. On-site parking shall be provided at one space per bedroom, and in addition to the required parking for the single-family residence.
- B. 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.

C. Appropriate Health Department approval shall be documented.

### **10.48.110 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.

- A. Four small farm animals (non-commercial) 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.
- B. Large farm animals (non-commercial) 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.
- C. No swine, peacocks, roosters or other male poultry shall be permitted.
- D. 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.
- E. Adequate measures shall be taken to properly dispose of animal wastes.
- F. 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 applicable standards as set forth in the underlying zoning district for accessory structures.
- G. "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 front yard building setbacks. Pasture areas shall be maintained with a permanent uniform top cover of vegetation.
- H. A fence or other structure, adequate to contain the animal(s), shall be maintained at all times.
- I. Beekeeping.
  - i. All colonies shall be registered with the Washington State Department of Agriculture in accordance with RCW 15.60. The terms "apiary", "colony" and "hive" as used in this section shall have the meanings set forth in RCW 15.60.005.
  - ii. No more than six (6) hives may be located on a lot.
  - iii. No hive may exceed twenty (20) cubic feet in volume.
  - iv. No hive shall be located closer than ten (10) feet from a public sidewalk or twenty-five (25) feet from a primary structure on an abutting lot.
  - v. Hives brought in temporarily for commercial agricultural/orchard operations are exempt from the requirements of this section.
  - vi. 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.
  - vii. Non-compliance with the provisions of this section shall be abated in conformance with Title 16, Code Enforcement.
  - viii. 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.
  - ix. Hive, Apiary Management Requirements:
    - 1. Colonies shall be maintained in movable-frame hives at all times;
    - 2. A consistent source of water shall be provided at the apiary;
    - 3. 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,
    - 4. 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 acknowledgment on a form provided by the city of Wenatchee that the beekeeper will comply with the provisions of this section.

**10.48.120 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.

**10.48.130 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:

- A. Comply with applicable state and local regulations relating to family day care homes and centers;
- B. 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 front yard setback, see Section 10.48.180;
- C. The facility shall be maintained consistent with surrounding neighborhood.

**10.48.140 Mailing Address only Home Occupation**

All mailing address only home occupations where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. Qualifying businesses include, but are not limited to:
  - 1. Authors, composers, writers;
  - 2. Home offices using the phone, mail and Internet;
  - 3. Internet businesses;
  - 4. Services or activities that are not performed at the residence, such as Tupperware parties; and
  - 5. Avon, and similar service; provided, however, such services may require a home occupation permit if activities related to the service otherwise qualify for home occupation;
  - 6. Other businesses that do not include customers coming and going to the residence.
- B. No advertising sign shall be used on the premises;
- C. No home address shall be used in advertising;
- D. No outside employees shall come to the home;
- E. No deliveries shall be made to the home beyond those expected in a residential neighborhood;
- F. No stock in trade shall be kept on the premises unless stored entirely within the primary residential structure;
- G. No equipment or employees shall be dispatched from the home;

**10.48.145 Home Occupation**

All home occupations where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. 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:
  - 1. Delivery Services, Local
  - 2. Equipment Rental Services, Commercial
  - 3. Industry, Light
  - 4. Kennels
  - 5. Service and Repair Non-motorized
  - 6. Service and Repair – Motorized

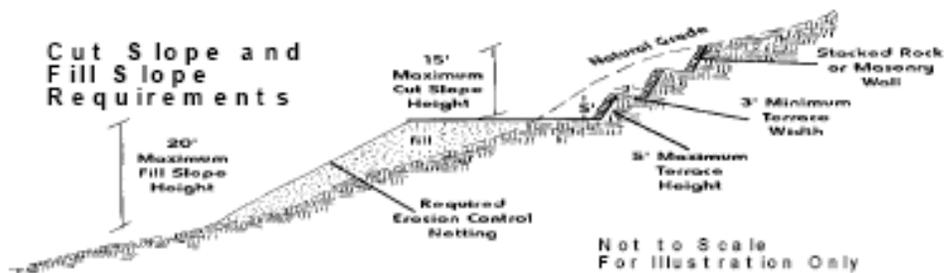
7. Welding & Fabrication
- B. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes with not more than 50 percent of the floor area of one floor being used in the active conduct of the home occupation;
  - C. Home occupations within 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;
  - D. No structural alterations shall be allowed except when otherwise required by law;
  - E. No persons other than residents of the structure and one outside employee may be employed in the home occupation;
  - F. 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, non-illuminated and mounted on the building;
  - G. There shall be no window display and no sample commodities displayed outside of the building;
  - H. 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 (1) vehicle making a delivery and then leaving immediately would be considered two (2) trips;
  - I. Parking:
    - 1. 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;
    - 2. Adjacent rights-of-way shall not be used for parking;
    - 3. Required setbacks shall not be used for parking;
    - 4. 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;
  - J. The home occupation shall insure that water, sewer, and stormwater use is consistent with the WCC;
  - K. 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;
  - L. Materials, goods or commodities shall be delivered to or from the home occupation only between 7:00 a.m. and 7:00 p.m.;
  - M. No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle;
  - N. 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:
    - 1. No more than one such vehicle shall be allowed;
    - 2. Such vehicle shall not park within any required setback areas of the lot or on adjacent streets;
    - 3. Such vehicle shall not exceed a weight capacity of one ton;

**10.48.150 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:

- A. 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 two to one slope or less. All graded slopes shall be recontoured to the natural, varied contour of surrounding terrain.
- B. 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 yard 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.



- C. 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 groundcover, 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.

D. 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 Section 13.09.030 WCC, for consideration of a deviation of Section 10.48.150(2) above. 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% 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 4 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 7' height that graphically depict the visual obstruction of the walls, pictures onsite and of surrounding properties, and a narrative description of the proposal and compliance with this 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 Section 10.48.150(2) and the retaining walls cannot be obscured from view under section (4)(a) above, an applicant may submit a request under this provision. The request shall be processed in the same manner as in Section 10.48.150(4)(a), 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 onsite that exceed seven feet in height.

**10.48.160 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 front yard 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.

**10.48.180 Fences and Clear View Triangle**

All fences where allowed by this Title shall meet the following standards unless otherwise regulated within this code.

- A. Residential and mixed use zoning district fences in a required yard shall not exceed the following standards:
  - 1. Front Yard: Four feet solid fence. Or six feet when the fence material is less than 50 percent view obstructing, such as chain link, lattice space picket or rail fences.
  - 2. Side Yard: Six feet
  - 3. Rear Yard: Six feet
  - 4. Fence posts and decorative features may exceed maximum fence height allowed by a maximum of 18 inches (or 1.5 feet) provided they are spaced at least six feet apart.
- B. Commercial and industrial zoning district fences shall meet the following standards:
  - 1. That a maximum height limitation of six feet be observed within any required setback area;
  - 2. That a maximum height limitation of eight feet be observed when constructed outside of any required setback area.
- C. 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 (3) 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, the third triangle line shall connect the end point of each 25 foot measurement.
  - 1. 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.

**10.48.190 Swimming Pools**

All swimming pools where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

Swimming pools shall meet the following standards:

- A. Above-ground pools must be located outside of required front yard setbacks and be setback at least five feet from rear and side property lines, unless otherwise required;
- B. In-ground pools must be located outside of the required front yard setback and observe a five foot setback from rear and side property lines, unless otherwise required. All in-ground pools shall be completely enclosed by a fence of not less than five feet in height.
- C. All required fences shall meet the fence standards listed in 10.48.180.

**10.48.200 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 or planned developments having specific authorization for such use, unless developed legally as an existing non-conforming use.

**10.48.210 Adult Oriented Businesses**

All adult oriented businesses, where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. Any adult oriented business shall not be located within a 500-foot radius of two other such uses;
- B. The structure containing an adult oriented business shall be at least 500 feet from the nearest property line of any land in a residential zone; 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.

**10.48.220 Outdoor Mobile Vendors**

All outdoor mobile vendors, where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards to protect the aesthetics of surrounding properties.

- A. 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:
  - 1. Stands used to sell or distribute flowers, fruit, vegetables, produce or plants grown on the property where the stand is located;
  - 2. Outdoor mobile vendors set up only during Community Sponsored Events;
  - 3. Temporary business licenses of thirty days or less, provided that consecutive/concurrent temporary licenses are not applied for.
- B. Required Approvals:
  - 1. 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 WAC 246-215, as amended, and any other rules and regulations respecting such vehicles, equipment, and devices as may be established by the Chelan-Douglas Health District.
  - 2. All outdoor mobile vendors shall obtain a City business license.
  - 3. All outdoor mobile vendors shall provide in writing and on a site plan the locations of utilities (water, sewer, stormwater, 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.

4. All outdoor mobile vendors shall obtain a general fire permit from the City Fire Marshal.
  5. All outdoor mobile vendors that are constructed to use electricity shall obtain a permit from Labor and Industries.
  6. 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 Title 2 Buildings, Title 10 Zoning, and Title 5 Licenses and Taxation.
- C. Development Standards:
1. 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.
  2. Shall not be located in such a manner as to cause a traffic hazard.
  3. 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.
  4. Are prohibited from occupying required parking spaces and vehicular traffic areas of existing businesses.
  5. 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.
  6. Shall provide garbage receptacles for customer use and provide for appropriate waste disposal.
  7. All outdoor mobile vendors shall be maintained in a neat and orderly condition and manner, free of debris and litter.
  8. 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 reduce 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.
  9. 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.
  10. 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.
  11. Outdoor mobile vendors shall submit a site plan providing accurate dimensions and locations of the following:
    - a. proposed and existing structures
    - b. proposed and existing land uses
    - c. garbage and trash receptacles
    - d. Proposed and existing storages areas
    - e. location of adjacent streets, avenues, and alleys
    - f. ingress and egress locations
    - g. 'use' area

- h. proposed and existing landscaping
  - i. proposed and existing off-street parking
12. 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.
13. 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.
14. 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 non-invasive 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 size tree, shrub, or other larger growing approved material. Landscaping shall be visible from the public right-of-way.
15. All outdoor mobile vendors shall provide a minimum of two off-street parking spaces plus sufficient stacking for six vehicles for stands with drive-thru a component.

#### **10.48.230 Wireless Communication Facilities**

All wireless communication facilities, where allowed by the District Use Chart, Chapter 10.10, shall meet the following standards unless otherwise regulated within this code.

- A. 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:
  - 1. Antennas may be attached to any existing building or tower, except for one, two, three, and four unit dwellings;
  - 2. 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.
- B. 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 section 10.48.030, for accessory structures and placement behind residential setbacks.
- C. Personal satellite dishes: Personal satellite dishes are allowed in all Wenatchee zoning districts, but must adhere to the standards as defined in section 10.48.030, for accessory structures and for placement behind residential setbacks.

**10.48.240 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:

- A. Shall be located inside a dumpster;
- B. Shall not be located in any required front yard area;
- C. Shall be located behind buildings when feasible.
- D. 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.
- E. 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.

**10.48.250 Historic Building Floating Zone**

The following regulations apply, at the election of the property owner, to any commercial or multi-family building with six (6) 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 re-use of historic commercial and large multi-family residential buildings.

- A. Parking, when required, shall meet the applicable standards for Off-street Parking found in Chapter 10.60 except that:
  - 1. The on-street parking located directly adjacent 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 more than one property shall not be counted toward any parking reduction.
  - 2. 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.
- B. 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 right of way encroachment permit.
- C. 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.

**10.48.260 Outdoor Displays**

The following regulations shall apply to all commercial zoning districts. Community sponsored events are exempt from the following requirements.

- A. Outdoor displays shall not be located in the public right-of-way as to obstruct pedestrian access.
- B. 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.
- C. 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.

**10.48.270 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 shall meet the following standards unless otherwise regulated within this code.

- A. 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.
- B. 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:



- C. Installation of way-finding signs should be conveniently located to effectively guide motorists to the charging station space(s). Such signs shall comply with Chapter 10.50 WCC.
- D. 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.
- E. 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 Dept of Transportation and the Environmental Protection Agency.

**10.48.280 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 Section 13.09.040 WCC.

**Chapter 10.50: SIGNS**

**Sections:**

- 10.50.010 Purpose**
- 10.50.015 Sign Chart**
- 10.50.020 Signs Exempt From the Regulations of this Chapter**
- 10.50.030 Minimum Regulations**
- 10.50.040 Prohibitions**
- 10.50.050 Removal when Function or Business Ceases or Moves**
- 10.50.200 General Provisions**
- 10.50.220 Severability**

**10.50.010 Purpose**

All signs, where allowed by the WCC, shall meet the following standards unless otherwise regulated within this Title. The intent of this section is to accomplish the following:

- A. 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.
- B. To enhance the visual character and identity of the City and reduce clutter and visual distraction.
- C. 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.
- D. To further the goals and objectives of the Comprehensive Plan.
- E. To preserve the right of free speech exercised through the use of signs containing noncommercial messages.
- F. Implement community design standards, consistent with the goals and policies of the City of Wenatchee’s Comprehensive Plan.
- G. 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.
- H. 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.

**10.50.015 Sign Chart**

A sign chart is established and contained herein as a tool for the purpose of determining the specific sign standards applicable in each zoning district.

<b>Sign Chart</b>				
	P = Permitted C = Conditional			
<b>Sign Type</b>	<b>Commercial Districts</b>	<b>Mixed Use Districts</b>	<b>Residential Districts</b>	<b>Overlay Zones</b>

	CBD	NWBD /SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
<b>Monument signs</b>	Landscaping required pursuant to 10.50.030(V.) WCC.																	
<b>Quantity</b>																		
One (1) per street frontage	P	P	P	P	P	P	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>	P	P <sup>1,3</sup>	P	P	P
<b>Copy Area</b>																		
25 square feet			P				P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			P <sup>1,3</sup>		P	P
<ul style="list-style-type: none"> <li>• 25 square feet for less than 150 feet of street frontage.</li> <li>• 40 square feet for greater than 150 feet of street frontage.</li> </ul>	P												P <sup>2</sup>	P				
<ul style="list-style-type: none"> <li>• 40 square feet for less than 300 feet of street frontage.</li> <li>• 100 square feet for greater than 300 feet of street frontage.</li> </ul>		P		P	P	P											P	
<b>Height</b>																		
Eight (8) feet	P	P		P	P	P							P <sup>2</sup>	P			P	
Six (6) feet			P				P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			P <sup>1,3</sup>		P	P
<b>Wall Signs</b>	No sign shall extend above the eaves, parapet, cornice, or soffit of any building.																	
<b>Quantity</b>																		
1 (One) per storefront or façade	P		P		P	P	P <sup>1</sup>						P <sup>2,4</sup>	P	P <sup>1,3</sup>	P	P	P
Unlimited		P		P														
<b>Copy Area</b>																		
25 square feet							P <sup>1</sup>											
15 percent of façade or up to 60 square feet, whichever is less	P		P		P	P							P <sup>2,4</sup>	P	P <sup>1,3</sup>	P	P	P

Sign Chart																		
P = Permitted C = Conditional																		
Sign Type	Commercial Districts				Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD /SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Unlimited		P		P														
<b>Projecting Sign</b>	Maximum sign size is 24 total square feet. No sign shall extend above the eaves, parapet, cornice, or soffit of a single-story. No sign shall extend beyond the sill line of a second story window. Signs overhanging the public right-of-way must have a revocable permit. Minimum eight (8) feet above adjacent grade; may project a maximum of five (5) feet from building façade.																	
Quantity																		
Used in place of a wall sign for each façade	P		P <sup>5</sup>		P	P <sup>5</sup>								P	P <sup>1,3</sup>	P	P	P
One (1) per building façade		P		P									P <sup>2</sup>					
<b>Freestanding Sign</b>	Maximum sign height is 30 feet; maximum quantity is one (1) per street frontage. Landscaping required pursuant to 10.50.030(V.) WCC.																	
Copy Area																		
<ul style="list-style-type: none"> <li>• 25 square feet for less than 100 feet of street frontage.</li> <li>• 60 square feet for greater than 100 feet of street frontage.</li> </ul>		P		P														
40 square feet			P															
<b>Signs with Effects</b>	P	P		P	C	P							P <sup>2</sup>	P		P	C	C
<b>Electronic message center/ Reader Boards</b>																		

Sign Chart																		
P = Permitted C = Conditional																		
Sign Type	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD /SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Installed as part of a permanent sign structure	P	P		P	C <sup>6</sup>	P <sup>6</sup>								P		P	C	C
<b>Signs Exempt by Zone</b> *additional exempt signs listed at 10.50.020 WCC																		
<b>Real Estate Signs</b>																		
Six (6) square feet								P	P	P	P	P			P			P
32 square feet	P	P	P	P	P	P	P						P	P		P	P	
<b>Election/ Political Signs</b>	Must be removed within one (1) week after election.																	
Six (6) square feet						P	P	P	P	P	P	P	P	P		P	P	P
32 square feet	P	P	P		P													
<b>On-Site Portable Signs</b>	Sign size/copy area and height shall be limited based on the applicable sign type and zoning district. Shall be constructed so as to avoid being blown or washed from their intended location and so as to avoid tipping or falling. Shall not block intersections or otherwise constitute a public safety hazard. Placement on the public right-of-way without permission of the City of Wenatchee will result in the immediate removal of the sign from the public right-of-way. Must be removed at the end of the day, except vinyl banners.																	
Allowed	P	P	P	P									P			P	P	
<b>Off-Site Community Banners</b>	Maximum quantity is one (1) sign per lot. Used for civic, or not for profit events only. Displayed for a maximum of a thirty-day period and the date of initial posting shall be clearly written on the face of the sign.																	
Allowed	P	P	P	P	P	P							P			P		

**NOTES:**

- 1 Identification signs for on-site development only; on-site and off-site advertising is prohibited.
- 2 Backlit signs with letters or graphics on a plastic sheet (can sign) are prohibited. Individually lit letters are allowed.
- 3 No backlit signs are permitted (can signs).
- 4 Not to extend beyond the sill line of a second story window.
- 5 Shall not project over the public right-of-way extended vertically and no closer than two feet of the curb.
- 6 May be installed as part of a wall or monument sign only.

**10.50.020 Signs Exempt From the Regulations of this Chapter**

- A. One temporary unlighted sign not exceeding six (6) square feet in area outside the public right-of-way;
- B. The identification of a premises bearing only property numbers, post box numbers, names of occupants or premises, or other identification and three (3) square feet or less;
- C. Legal notice, identification, informational, or directional signs erected or required by governmental bodies and six (6) square feet or less;
- D. Integral decorative or architectural features of buildings, except letters, trademarks, moving arts, or moving lights and six (6) square feet or less;
- E. Signs directing traffic and providing parking instructions and customer information signs, legible from on-site only, on private property that bear no advertising matter, six (6) square feet or less;
- F. Signs identifying significant historical locations, six (6) square feet or less;
- G. Time or temperature sign six (6) square feet or less;
- H. Signs six (6) square feet or less used to direct persons to temporary activities, such as but not limited to, garage/yard sales, open houses, real estate sales and estate sales, in residential zoning districts;
- I. One residential subdivision or development identification monument sign less than five (5) feet in height with a copy area less than 25 square feet and outside of all setbacks;
- J. Additional exempt signs are listed in the Sign Chart, 10.50.015 WCC.

**10.50.030 Minimum Regulations**

All signs shall be an accessory, conditional, or prohibited use as listed in the District Use Chart, Chapter 10.10, provided all applicable provisions of this Chapter and the WCC are met.

- A. Except as otherwise permitted by this Title, no sign shall be erected, altered or relocated without approval by the City;
- 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. Applicant shall certify, in applying for a sign, that applicant has ownership or control of the subject property, which representation, if false, shall constitute a violation of this Title subject to the Administration and Enforcement Chapter 10.76;
- 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 onsite business;
- E. Sign permits shall be required for all alterations or modifications of a sign size, structure of the sign, or the addition of “effects” to the sign;

- F. In all residential and mixed use zones, signs within twenty-five (25) feet from driveways, points of access, and uncontrolled intersections shall be less than three (3) feet in height from the elevation of the public right-of-way and setback a minimum of five (5) feet from the public right-of-way. (A controlled intersection is one that has lights in all directions controlling the flow of pedestrians and traffic.);
- G. Signs must not impede visual access to the street or pedestrian ways.
- H. 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 sign copy area (e.g., 60 square foot sign can have a 72 square foot cabinet).
- I. "Effect" means any portion of a sign designed to move mechanically, electrically, or by any other means to easily rotate, alternate, or move messages, images, graphics, lighting, or any portion of a sign or sign feature. The following could be considered types of effects:
  - 1. A moving objects, thing, person, animal, or happening through apparent movement including rotation;
  - 2. Leading the eye by producing lineal or circular movement;
  - 3. Random twinkling of lights;
  - 4. Spelling out a word, one letter, number, or character at a time and may include flashing the completed word or words;
  - 5. Flashing or intermittent sign illumination;
  - 6. Animation or scenes similar to television commercials;
- J. For permitted signs with "effects", the interval between the effects shall be uniform in pattern so that the sequence is even and regular or the "effect" produces an apparent motion that is continuous, even, and smooth flowing;
- K. No "effect" shall produce a motion exceeding ten feet per second plus an additional five (5) feet per second for each ten-foot distance over 20 feet between the sign and the nearest adjacent street or right-of-way, up to a maximum of 50 feet per second;
- L. Any "effect" time and temperature sign shall have a three (3) second or shorter time frame between effect changes for display of time and temperature only, except for signs displaying both time and temperature simultaneously;
- M. No "effect" sign shall revolve at a speed greater than five (5) revolutions per minute;
- N. Any sign with "effect(s)" must be a minimum distance of at least two hundred fifty feet (250') measured along the center of the street from any other sign with "effect(s)";
- O. Any illuminated sign located on a lot adjacent to or across the street from any residential district and that may be visible within two hundred (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.;
- P. Any illuminated sign in a mixed use district (RMU, OMU, CN, WMU, and MRC) shall only be illuminated during normal business hours.
- Q. Any external illumination sign shall be shielded and directed in such a manner as to not shine directly or trespass onto adjoining properties or across a street;
- R. For purposes of illumination, all lights attached to the sign in any manner shall not extend more than five feet (5') from the sign structure;

- S. If legally established free standing (monument or pole signs) non-conforming on-site sign(s) exists on the subject property, the existing on-site sign(s) must be used or removed before any new on-site sign may be placed, except where permitted by this chapter;
- T. Legal non-conforming signs shall not advertise off-premise businesses or activities, except for legally established billboards;
- U. Non-conforming on-site and off-site signage, see also Nonconforming Signs, 10.72.050 WCC.
- V. All freestanding and monument signs shall be landscaped at a ratio of one (1) square foot of gross sign area to one and one half (1.5) square feet of landscaping as follows:
  - 1. Landscaping shall be planted at or surrounding the base of the sign;
  - 2. 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;
  - 3. The landscaping area shall be a minimum of thirty-six square feet with no dimension less than six (6) feet;
  - 4. Sign landscaping may be counted toward other required landscaping provided the landscaping meets the applicable requirements of the Landscaping and Screening Chapter 10.62.

**10.50.040 Prohibitions**

- A. Rotary beacon lights, zip lights, strobe lights, or similar devices shall not be attached to, nor be incorporated in, any sign or in any use where the intent of their use is to draw attention;
- B. No sign shall be illuminated or use lighting where such lighting is directed at any portion of a traveled street or will otherwise cause glare or impair the vision of the driver of a motor vehicle or otherwise interfere with the operation thereof;
- C. No sign shall use an “effect(s)” to create an unduly distracting and hazardous condition to a motorist, pedestrian, or the general public;
- D. Signs on Vehicles: Signs attached to or located on a stationary vehicle or trailer which is visible from a public right-of-way and placed predominately and/or moved to a specific location for the primary purpose of displaying any sign. This prohibition does not prohibit the identification of a firm or principal products on a vehicle operating during the normal course of business;
- E. Signs attached to trees or public utility poles;
- F. Signs mounted on public property or within the public right-of-way, except when permitted by this Title;

**10.50.050 Removal when Function or Business Ceases or Moves**

- A. If a building, structure or premises is vacated for a twelve month period of time, the owner of said property shall be responsible for removing all non-conforming on-site signs, except for those signs recognized by the Historic Preservation Board as having a significant historical value to the community;
- B. Any sign that is recognized as having significant historical value to the community by the Historic Preservation Board may be moved to another building or location within the

Central Business District, South Wenatchee Business District, and North Wenatchee Business District;

- C. 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 within thirty days;

**10.50.200 General Provisions**

- A. Notwithstanding other provisions of this chapter, the building official, or other City employee as authorized by the Director, may remove without notice any sign which is in violation of any provision of this chapter and located in the public right-of-way, or which is posted on a utility pole.
- B. Neither the City nor any of its agents shall be liable for any damage to the sign when removed under this Section.
- C. 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.
- D. 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.

**10.50.220 Severability**

If any section, subsection, clause or phrase of this chapter is for any reason held to be unconstitutional, that decision shall not affect the validity of the remaining portions of this chapter.

## 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**
- 10.60.060 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.

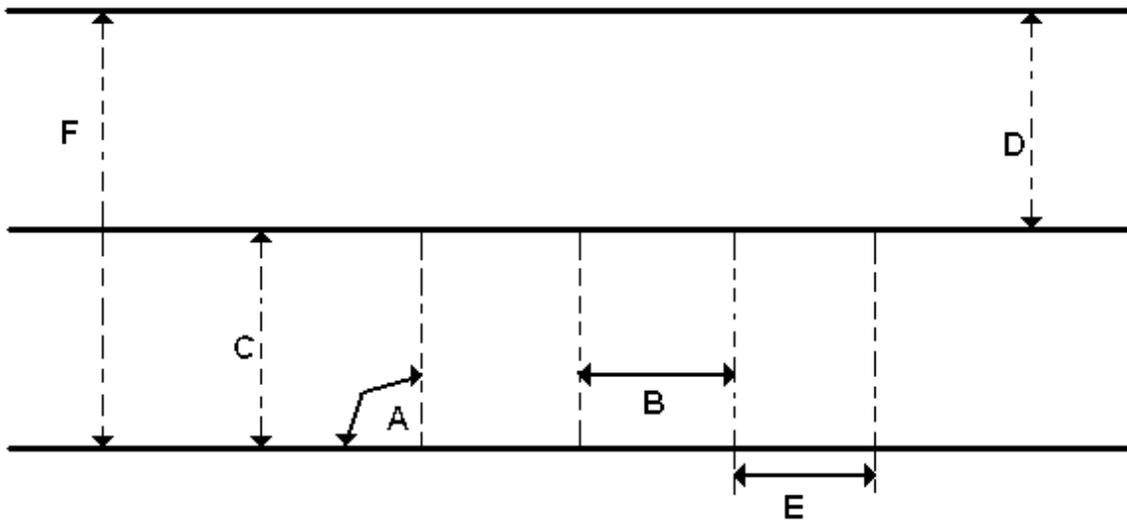
#### **10.60.030 General Requirements**

A. Except where otherwise provided by this Title, 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 chart below.

**Parking Space and Aisle Dimensions**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Parking Angle</b>	<b>Stall Width</b>	<b>Row Width</b>	<b>Aisle Width</b>	<b>Curb Length</b>	<b>Bay Width</b>
<b>Parallel</b> compact car	9.0 8.0	9.0 8.0	12.0	23.0	20.0
<b>30</b> compact car	9.0 8.0	16.6 17.0	11.0 10.0	18.0 17.0	27.6 27.0
<b>45</b> compact car	9.0 8.0	19.0 18.4	13.0 13.6	12.6 11.3	32.0 30.4
<b>60</b> compact car	9.0 8.0	20.6 19.6	18.0 18.6	10.6 9.2	38.6 38.6
<b>90</b> compact car	9.0 8.0	18.0 16.0	25.0 25.0	9.0 8.0	43.0 43.0

(Note: Dimensions are in feet and inches)



- B. 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.
- C. Any off-street parking area for six or more cars shall meet the following requirements:
  - I. 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.

2. 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.
  3. 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.
  4. Parking facilities shall be developed in accordance with the standards of the Landscape and Screening Chapter 10.62.
  5. 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.
  6. On parking lots with six (6) 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 (5) feet.
- D. Parking facilities of nonresidential uses may have up to 40 percent of the stalls reduced in size to accommodate compact cars; provided:
1. Compact car spaces shall be located so as not to be significantly more convenient to use than the standard size spaces; and
  2. Each compact car space or grouping of spaces shall be conspicuously identified as being suited for compact cars only.
- E. Unlisted Uses: Any use clearly similar to any of the uses below in 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.
- F. 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 below in 10.60.060 and 10.60.070, reductions shall be calculated only in whole numbers.
- G. Off-street parking for new construction, including additions, must be within fully enclosed structures or located behind or to the side of buildings, except for single-family residences and duplexes which shall be behind the front yard setback. Exceptions to this standard may be granted by the Director, if site infeasibility can be demonstrated.
- H. 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
31,000 – 100,000	2
101,000 and over	3

**10.60.040 Shared Parking Standards**

Shared parking can be allowed when meeting the following standards and criteria, unless otherwise allowed by Code:

- A. 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.
- B. 100 percent of the required parking of any single land use may qualify for shared parking.
- C. Required parking shall be based on:
  - 1. The combined total of the required parking for the separate land uses, or
  - 2. 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.
- D. Location: The shared parking facility shall be located within a 500-foot radius of the off-site use.
- E. The following minimum safety requirements shall be met:
  - 1. There are sidewalks and paved pedestrian paths, including alleys between the shared parking facility and the land use using such shared parking facility.
  - 2. There are adequate street and parking lot lighting to provide safe walking to the off-site facility.
- F. 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.
  - 1. Any such easement shall be recorded with the Chelan County auditor so as to appear of record on the property title.
  - 2. 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 are met:
    - a. The land use requiring the shared parking facility, including any potential future use, is discontinued negating the parking need;
    - b. The Wenatchee Zoning Code, as may be hereafter amended, does not require the shared parking facility for the associated land use;
    - c. Sufficient off-street parking is provided elsewhere meeting the provisions of this Title; or
    - d. 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.
  - 3. The easement shall contain a provision which indemnifies and holds the city harmless from any and all claims or damages relating to the operating or maintenance of the parking facility. The City of Wenatchee shall be named as an intended third party beneficiary to the easement.
  - 4. 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.
- G. 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.

1. 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.
  2. 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.
  3. Such signs shall be considered internal information signs under and subject to the requirements of WCC 10.50.020(C).
- H. 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 Chapter 2.11 WCC, Civil Infractions. This requirement shall be established as a condition of approval for any uses relying on a shared parking agreement.

**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:

- A. 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) or restricted to the patronage of a specific business(es).
- B. The following minimum safety requirements are met:
  1. There are sidewalks and paved pedestrian paths, including alleys, between the public parking lot and the land use using such parking facility.
  2. There are adequate street and parking lot lighting to provide safe walking to the off-site facility.

**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:

- A. 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.
- B. 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 car pooling, vanpools, transit enhancements, informational displays, and bicycle commuting.
- C. The proposed use would not be auto-dependent, such as a drive-in restaurant.
- D. The following minimum safety requirements are met:
  1. There are sidewalks and paved pedestrian paths, including alleys, between the transit facility and the land use using such transit facility.
  2. There are adequate street and parking lot lighting to provide safe walking to the off-site facility.

- E. The reduction is not used in combination with the reduction for proximity to public parking lots.

**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.

- A. Purpose.
  - 1. 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.
  - 2. To provide for an alternative method of meeting the purpose of the Off-Street Parking Chapter.
- B. Standards. An Alternative Parking Analysis shall:
  - 1. 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.
  - 2. 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).
  - 3. 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.
  - 4. Include recommendations to ensure the long term availability of off-street parking for the proposed use and protection from negatively impacting surrounding properties.
- C. 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 Title 13 WCC, the processing of the application shall include mailing a Notice of Application to all property owners within 500 feet of the subject property.
- D. 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) by subject to City Code enforcement in accordance with Chapter 2.11 WCC, Civil Infractions. This requirement shall be established as a condition of approval for any use relying on an Alternative Parking Analysis / TDM.

**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:

<b>Land Use</b>	<b>Standards</b>
<b>Residential</b>	
Accessory Dwelling Unit	1 space
Bed and Breakfast, Transient Rental	1 space per bedroom
Boarding or Lodging Room	1 space per bedroom
Duplex	2 spaces per dwelling unit
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
Multi-family Dwelling; 1-13+ Dwelling	1.5 spaces 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
<b>Medical Facilities</b>	
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
<b>Public Assembly</b>	
Mortuaries/Funeral Parlor, Place of Worship, Place of Assembly, Auditorium	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

Land Use	Standards
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 space 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
<b>General Commercial</b>	
Outdoor Commercial Amusement (except golf courses and drive-in theater)	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,	Per Hearing Examiner and consistent with approved use level
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
<b>Retail/Hotel/Restaurants</b>	
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 non-retail GFA.

Land Use	Standards
Restaurants, Taverns, Cocktail Lounges, Night Clubs, 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 (non-motorized), 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, Bus and Truck Terminals, Wholesale Bakeries, Boat Sales and Rentals, Delivery Services, Rental Services, Recycling Facilities	1.5 spaces per 1,000 square feet of GFA
<b>Industrial</b>	
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 AND SCREENING

### 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**
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- 10.62.140 Parking Lots – 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**

- A. This chapter shall apply to all permitted, accessory, and conditional uses, except as provided for in B. of this section. Specifically, this chapter shall apply to:
1. All new development in commercial, mixed use, industrial and overlay zoning districts;
  2. All new multi-family residential development in any zoning classification;
  3. All non-residential development in any residential zoning classification;
  4. All new residential subdivisions or short subdivisions with double-frontage or through lots;
  5. All new planned developments subject to the requirements of the approved planned development;

6. Any remodels in any two-year period meeting the criteria in subsections A.1. through A.4. 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.
  7. All parking lots or new outdoor automobile sales areas totaling six or more vehicles.
- B. This chapter does not apply to:
1. Agriculture and accessory uses associated with agriculture;
  2. Single-family and duplex residential dwellings and their accessory uses except when required as part of an overall development, as required in subsections A.3. and A.4. of this section;
  3. Parking lots or outdoor automobile sales areas with less than six total vehicles;
  4. 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.
  5. 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.
- C. 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**

- A. 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.
- B. Final Plan Requirements – General:
1. All landscaping plans shall be drawings submitted on one sheet of paper and at a scale of 1"=10', 1"=20', 1"=30', or 1"=40'. All landscaping plans shall be consistent with the provisions of this chapter.
  2. 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.
  3. The Director may waive the requirement that plans be prepared by certified designers for development on lots of 10,000 square feet or less.
  4. Any substitutions or revisions to the approved landscape plan must be approved by the landscape designer of record and the Department of Community Development.
- C. Plan Requirements – Specific:

1. Plant schedule shall be submitted, including:
  - a. All plant materials to be used keyed to plan(s) and defined by botanical and common name;
  - b. Quantity, plant condition and type to be used;
  - c. Natural features or vegetation left in natural state;
  - d. Size of material to be planted at the time of planting, including trees by caliper.
2. Landscape design must include:
  - a. Name and address of project;
  - b. Scale of drawing, north arrow and date of plan;
  - c. Show and label all property lines, abutting streets and alleys;
  - d. Location and size of all existing and proposed planting areas on site;
  - e. Indication of screening and buffer plantings required;
  - f. Natural or manmade features and water bodies;
  - g. Existing or proposed structures, fences, curbing and other impervious surfaces, including parking lots;
  - h. Locations of each plant to be planted, shown to scale at mature size;
  - i. Name, address and qualifications of person, firm or organization that prepared the landscape plan;
  - j. An irrigation plan that displays head to head coverage in turf zones and appropriate irrigation design in planted areas;
  - k. Grading shown by contour lines, spot elevations, sections or other means.
3. 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.

- A. 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:
  1. Existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective;
  2. Existing structures which preclude installation of the total amount of required site landscaping at the specified location;
  3. Unusually shaped lots within redevelopment areas or infill sites;
  4. Safety considerations, such as utility locations, vehicle sight distance obstructions, etc., make alternative compliance necessary;

5. 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.
- B. Standards for Alternative Compliance:
1. Requests which meet the conditions for alternative compliance set forth above in subsection A. of this section shall comply with the following standards:
    - a. Provide alternative landscaping on-site as set forth below, or
    - b. Provide landscaping off-site as set forth below in subsection C. of this section;
  2. Landscape requirements may be altered when the alternative meets the following standards:
    - a. Landscaping material is incorporated on another portion of the site,
    - b. 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:
      - i. Berms at least three feet in height or architectural barriers at least four feet in height are incorporated into the landscape design; or
      - ii. The landscape materials are incorporated elsewhere on-site,
      - iii. The landscape area continues to provide the benefits intended by this chapter and provides sufficient area for plant materials to thrive.
- C. 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:
1. 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:
    - a. The property is in proximity to the location of where the landscaping was required and is approved by the Director.
    - b. The landscaping is provided in addition to any existing landscaping on the receiving property and was not required as mitigation or by ordinance.
    - c. 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.
- D. Submittal:
1. 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.
  2. The request shall be submitted to the Director for consideration. The decision of the Director will be final, subject to appeal to the hearings examiner.

3. 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**

- A. Existing Trees and Associated Vegetation: Where existing trees and associated vegetation serve the same or similar function to the required landscaping, and such trees and vegetation are not considered noxious species, then such trees and vegetation shall have priority over and may substitute for the required landscaping; provided the following conditions are met:
  1. 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;
  2. Supplemental landscaping is provided within or adjacent to these areas, as necessary, to accomplish the specific intent and purpose of this chapter.
- B. Coverage: All required planting areas shall have plant materials that provide at least 75 percent coverage within four years.
- C. Irrigation:
  1. All landscaping required by this chapter shall have a permanent irrigation system;
  2. All irrigation systems shall be equipped with a controller capable of programming (timers should be set to reduce evaporation);
  3. Irrigation systems shall be designed and operated to minimize runoff and over spray to non-irrigated areas;
  4. Irrigation requirements for remodels on lots less than 7,500 square feet may receive special consideration and exceptions as approved by the Director.
- D. Landscape Materials:
  1. New landscaping materials shall include species native to the north central region of Washington State or non-invasive species adapted to the climatic conditions of the north central region of Washington State with supplemental irrigation as required.
  2. Deciduous trees shall have a caliper of at least one and three-quarters (1.75) 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 (1.5) inches.
  3. Evergreen trees shall be at least six feet in height measured from treetop to the ground at the time of planting.
  4. All specified plant materials must meet standards as found in the latest addition of American Standard for Nursery Stock, Published by American Association of Nurserymen, Inc.
  5. Shrubs shall be:
    - a. Equivalent to two-gallon size at time of planting for landscaping that is not required to be a full screen;
    - b. At least 18 to 24 inches in height at time of planting for landscaping that is intended to be a full screen;
    - c. Maintained at a height not exceeding four feet for parking lot landscaping.
  6. Groundcover plants shall be planted and spaced to result in total coverage of the required ground cover planting area within four years as follows:
    - a. Rooted cuttings, 12 inches on center; or

- b. Four-inch pots at 18 to 24 inches on center; or
- c. One-gallon or greater sized 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
- d. In landscaping areas not intended to serve as a full screen, grass may be used as ground cover provided that the grass area:
  - i. Constitutes no more than 70 percent of such landscape areas, and
  - ii. Is at least five feet wide at the smallest dimension.
- 7. All fences shall be placed on the inward side of any required perimeter landscaping, except for multi-family development.
- 8. 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 groundcover).
- 9. 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.
- E. Landscape Installation:
  - 1. 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.
  - 2. 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.
  - 3. 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.
- F. Landscape Maintenance:
  - 1. The property owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, trees, groundcover, shrubs and architectural elements required by this chapter for the life of the project.
  - 2. Landscape areas shall be kept free of trash, refuse and debris.
  - 3. 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 insure that plant growth does not conflict with public utilities, restrict pedestrian or vehicular access, or create a traffic hazard.
  - 4. 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 insure 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.
  - 5. The Director may require the applicant 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.
- G. Performance Assurance:
1. 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:
    - a. Installation of the landscaping would not be successful due to weather; or
    - b. Product is not available due to the time of year.
  2. 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**

- A. Intent: The intent of landscaping within the North and South Wenatchee Business Districts (NWBD & SWBD) and Industrial (I) zones is to enhance the aesthetic and environmental quality of these zones within the City; minimize the impact of lighting, noise and views of surface parking areas; break up large building facades; provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.
- B. Street Frontage Landscaping:
1. A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.
  2. 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 section 10.62.050.
  3. The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, groundcover, and shrubs as follows:
    - a. Trees spaced no more than 40 feet on center:
      - i. At least 70 percent of the trees shall be deciduous.
      - ii. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
    - b. 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.
    - c. Groundcover pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).

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

C. Perimeter Landscape Buffer:

1. 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.
2. 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.
3. Perimeter landscape buffers, when required, shall be at least 10 feet in width, unless the tree planting density is increased by 50%, in which case the width may be decreased to 6' in width. Landscaping buffers abutting a public park, then such landscaping strip shall be increased to at least 20 feet in width.
4. 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.
5. The perimeter landscape buffer area shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, groundcover, and/or fencing, as follows:
  - a. No more than 60 percent of the trees shall be deciduous;
  - b. Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups, then the planting intervals shall be planted at intervals no greater than 90 feet, but in no event, less in quantity than one per 30 feet.
  - c. Groundcover spaced pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).

CI. Perimeter Landscape Screening:

1. 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.
2. 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.

CII. Parking Lots: Landscaping within parking lots shall be as set forth in WCC 10.62.140.

CIII. Facade Buffer Planting:

1. 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.

2. 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.
3. The plantings shall include:
  - a. 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.
  - b. Groundcover pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).
4. Any building facade with a wall surface greater than 2,000 square feet shall include a facade buffer planting meeting the following standards:
  - a. 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.
  - b. Trees planted at an interval averaging 25 feet, except for buildings setback less than 45 feet from the front property line.
  - c. Ground cover and shrubs pursuant to item 3 above.

**10.62.080 Central Business District and WMU Pedestrian Overlay**

- A. Intent: The intent of landscaping within 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”; minimize the impact of lighting, noise and views of surface parking areas; 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.
- B. Street Frontage Landscaping:
  1. Landscaping along the street right-of-way shall be required consistent with the street tree plantings within downtown as part of the redevelopment effort.
  2. 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 section 10.62.050.
  3. In no case shall sight-obscuring landscaping, greater than 36 inches in height, except trees limbed up to five feet in height, be located within 15 feet of a non-controlled intersection (a non-lighted intersection or lighted intersection not controlling traffic in all directions).
  4. 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.
  5. Groundcover and shrubs within landscape planter islands are encouraged, but not required.
- C. Parking Lots: Landscaping within parking lots shall be as set forth in WCC 10.62.140.

- D. 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.
  - I. The facade buffer planting shall meet the following standards:
    - 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. Trees planted at an interval averaging 25 feet;
    - c. 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.
    - d. Groundcover pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).

**10.62.090 Neighborhood Commercial, Office and Residential Mixed Use Zones**

- A. 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; minimize the impact of lighting, noise and views of surface parking areas; provide a transition between buildings and parking or transportation corridors; and provide a buffer when adjoining residential zoning districts.
- B. Street Frontage Landscaping:
  - 1. A continuous six-foot-wide (average) area of landscaping along the street right-of-way shall be required.
  - 2. 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 Section 10.62.050.
  - 3. The landscaping area shall consist of deciduous, or deciduous and evergreen, trees, groundcover, and shrubs as follows:
    - a. Trees spaced no more than 40 feet on center:
      - i. At least 70 percent of the trees shall be deciduous;
      - ii. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
    - b. Shrubs not exceeding a height of four feet spaced an average of at least one for each 50 square feet of required planting area.
    - 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 non-controlled intersection (a non-lighted intersection or lighted intersection not controlling traffic in all directions).
- C. Perimeter Landscape Screening:
  - 1. 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.
2. Perimeter landscape screening, when required, shall be at least six feet in width.
  3. 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.
  4. The perimeter landscape screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover, and/or fencing.
    - a. No more than 60 percent of the trees shall be deciduous;
    - b. 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 thirty feet.
    - c. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
- D. Parking Lots: Landscaping within parking lots shall be as set forth in WCC 10.62.140.
- E. 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.
1. 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.
  2. The facade buffer planting shall at a minimum consist of groundcover, shrubs and seasonal flowers, either in baskets, boxes, or within the landscaped area:
    - a. Shrubs shall be spaced no less frequently than an average of at least one for each 50 square feet of required planting area.
    - b. Groundcover shall be pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).

**10.62.100 Residential Zones and WMU Recreational/Residential Overlay**

- A. 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 multi-family development (three units or more on one parcel of land), non-residential uses located in residential areas, and new subdivisions within the City; provide shade, green space and other amenities for residents; provide a transition between buildings and parking or transportation corridors; and provide a buffer to adjoining residential development.
- B. Street Frontage Landscaping:
1. A 10-foot-wide (average) area of landscaping within the front yard shall be required for multi-family and non-residential development.
  2. The length of landscaping area shall be the entire frontage of property along the street right-of-way. In no event, however, shall the length of the landscaping strip be less than 50 percent of the length of the property line along the street right-of-way. In those circumstances where 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 Section 10.62.050.
3. The landscaping areas shall consist of deciduous, or a combination of deciduous and evergreen, trees.
    - a. At least 70 percent of the trees shall be deciduous.
    - b. Trees shall be spaced no more than 40 feet on center.
    - c. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
  4. Groundcover pursuant to the general landscape material requirement set forth in Section 10.62.060 (D.) shall be provided, however, grass can be used as 100 percent groundcover.
  5. For double-frontage or through lots created by subdivision or short subdivision, landscaping shall be required as follows:
    - a. 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 sub-section.
    - b. The landscaping area shall consist of a mix of groundcover and shrubs. Deciduous trees are encouraged but not required.
      - i. Shrubs shall be spaced no more than an average of one for each 50 square feet of required planting area.
      - ii. Groundcover shall be pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).
- C. Perimeter Landscape Screening:
1. Perimeter landscape screening shall be required along the perimeter of the property, except along street frontage as required above.
  2. Perimeter screening shall be at least six feet in width. Alternative compliance associated with six foot buffer next to a park is prohibited.
  3. 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.
  4. The perimeter screening shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, groundcover, and/or fencing.
    - a. No more than 60 percent of the trees shall be deciduous.
    - b. 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.
    - c. Consideration to terrain (slope) shall be given when applying these requirements and developing landscape plans.
- D. Parking Lots: Landscaping within parking lots shall be as set forth in WCC 10.62.140.
- E. 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.
1. The facade buffer planting shall at a minimum consist of groundcover and shrubs spaced at least one shrub per 50 square feet of required planting area.
  2. 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.

**10.62.110 Waterfront Mixed Use Zone**

- A. Intent: The intent of landscaping within the waterfront mixed use zone is to enhance the aesthetic and environmental quality within the City; minimize the impact of lighting, noise and views of surface parking areas; break up large building facades; provide a transition between buildings and parking or transportation corridors; and to provide a buffer when adjoining residential zoning districts, public parks and schools.
- B. Street Frontage Landscaping:
1. A continuous 10-foot-wide (average) area of landscaping along the street right-of-way shall be required.
  2. 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 section 10.62.050.
  3. The landscaping area shall consist of deciduous, or a combination of deciduous and evergreen, trees and groundcover and shrubs as follows:
    - a. Trees spaced no more than 30 feet on center.
      - i. At least 70 percent of the trees shall be deciduous.
      - ii. Trees shall not be located closer than three feet to the curb of the public right-of-way or parking lot.
    - b. Shrubs not exceeding a height of four feet spaced at least one for each 50 square feet of required planting area.
    - c. Groundcover pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).
  4. In no case shall sight-obscuring 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 non-controlled intersection (a non-lighted intersection or lighted intersection not controlling traffic in all directions).
- C. Perimeter Landscape Screening:
1. 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.
  2. The perimeter landscape buffer shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, and groundcover.
    - a. No more than 60 percent of the trees shall be deciduous;
    - b. Trees shall be planted at intervals no greater than 30 feet on center, unless plantings are clustered into groups, then they shall be planted at intervals no greater than 90 feet, but in no event, less in quantity than one tree per 30 feet.
  3. 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.

4. 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.
- D. Parking Lots: Landscaping within parking lots shall be as set forth in WCC 10.62.140.
- E. Facade Buffer Planting:
  1. 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.
  2. 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.
  3. The planting area shall include groundcover and shrubs:
    - a. Shrubs not exceeding a height of four feet spaced at least one for each 50 square feet of required planting area.
    - b. Groundcover pursuant to the general landscape material requirements set forth in Section 10.62.060 (D.).
  4. Any building facade with a wall surface greater than 2,000 square feet shall include a facade buffer planting meeting the following standards:
    - a. 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.
    - b. Trees planted at an interval averaging 25 feet, except for buildings set back less than 45 feet from the front property line.
    - c. Groundcover and shrubs pursuant to facade buffer planting requirements above.

**10.62.140 Parking Lots and Outdoor Automobile Sales**

- A. 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.
- B. 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.
- C. 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.
  1. If the parking area contains more than six, but not more than 50 spaces, the following landscaping shall be required, in addition to meeting items 3-8 below:
    - a. At least 17.5 square feet of landscaping for each parking space;
    - b. One tree per 10 parking spaces;
    - c. Landscaped islands shall be planted with shade trees and shrubs or groundcover;

- d. 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.
2. If the parking area contains more than 50 spaces, the following landscaping shall be required, in addition to meeting items 3-8 below:
  - a. 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;
  - b. One tree per 10 parking spaces;
  - c. Landscaped islands shall be planted with shade trees and shrubs or groundcover;
  - d. 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.
3. Required interior landscaped areas shall not be less than 64 square feet in area and not less than six feet in width.
4. No parking stall shall be located more than 50 feet from a shade tree within a landscaped island.
5. Landscaping planted within interior parking areas shall be planted and maintained to prevent the obstruction of driver visibility of pedestrians and other vehicles.
6. Landscaping shall be selected and planted so as to withstand foot traffic.
7. All landscaping areas bordering driveways and parking areas shall be protected there from by curbing, wheel stops, or other similar protective devices. Such protective devices shall be shown on landscape plans.
8. 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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- 10.65.330    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 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 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 10.65.070. Such conditions may include but are not limited to:

- A. Requirements for environmental protection;
- B. Landscaping, clearing, planting, fencing and screening requirements;
- C. Requirements of site restoration including but not limited to re-grading and replanting;
- D. Setbacks, height and bulk requirements; Management requirements to reasonably prevent nuisances to the public and/or nearby properties and existing uses; and
- E. Safety requirements, such as time of operations, traffic routing, limitations on processes, etc.

**10.65.050 General Requirements**

- A. 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.
- B. The conditional use permit must be acted upon within 180 days 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.
- C. The conditional use permit only applies to the specific location for which it was issued.
- D. 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:

- A. All requirements of a specified use can be satisfied;
- B. The requirements of the zoning district within which the lot is located can be met;
- C. All applicable requirements and regulations found within the WCC, as amended, can be satisfied;
- D. The proposal is compatible with adjacent uses and will protect the character of the surrounding area. The proposed will not result in the creation of nuisances to the public and/or nearby properties and existing uses;
- E. The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and
- F. The proposed use is consistent and compatible with the Comprehensive Plan and any implementing regulation.

**10.65.070 Hearing Examiner Action**

- A. Any decision of approval by the hearing examiner shall include the following:
1. A statement of the applicable criteria and standards in the development codes and other applicable law;
  2. A finding that the proposed use, at the proposed location, is consistent with the purposes on 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;
  3. 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;
  4. 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;
  5. 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;
  6. 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;
  7. A finding that the conditions placed upon the proposed use are conditions that are measurable, can be enforced, and monitored;
  8. A statement that the decision is final unless appealed as provided for in Title 13 of the Wenatchee City Code. An appeal of a decision of the hearing examiner must be filed in writing within twenty-one days of the date of decision.
- B. 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/places of public assembly, 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) Front yard: same as required in the underlying zoning district;
  - (b) Rear and side yard: 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) Signs, when located in the RF, RS, RL, and RM zoning districts, shall comply with the following:
  - (a) One nonilluminated sign for each street frontage;
  - (b) Signs shall not exceed 12 square feet in area;
  - (c) Signs located in required setback areas shall observe the maximum height requirements that apply to fences;
  - (d) Any proposed reader boards/electronic message centers shall be reviewed as part of the conditional use permit.
- (4) Landscaping and Screening. Off-street parking shall comply with Chapter 10.62 WCC, Landscaping and Screening, as amended.
- (5) Architectural Scale. New nonresidential buildings in the RF, RS, RL, RM, and RH zoning districts shall meet WCC 10.48.080(4). 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 and Screening, as amended.

**10.65.110 Child Day Care Center**

- A. Compliance with applicable state and local regulations relating to child day care homes and centers;
- B. In residential zones, one unlighted wall sign, not exceeding 12 square feet in area shall be permitted;
- C. Off-street parking shall be provided as required by Chapter 10.60 WCC, as amended, including off-street loading/unloading space.
- D. 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;
- E. Any outdoor play area shall be completely enclosed by a fence meeting the height limitations for fences.
- F. Architectural Scale. New child day care center buildings in the RS, RL, RM and RH zoning districts shall meet WCC 10.48.080(4).

**10.65.120 Equipment Rental Services, Commercial**

- A. 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;
- B. 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 (7 or more)**

- A. Common Open Space:
  - 1. A minimum of 100 square feet of common open space shall be provided per bedroom;
  - 2. The common open space shall provide a centrally located, focal area for the development;
  - 3. No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than ten (10) feet, unless part of an integrated pathway or trail;
  - 4. 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;
  - 5. Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbeque facilities, covered shelters or water features;
  - 6. 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;
- B. Parking needs shall be evaluated by the Hearing Examiner consistent with Chapter 10.60 WCC, as amended;
- C. 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;
- D. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, as amended.

**10.65.150 Home Occupations**

- A. 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:
  - 1. Delivery Services, Local
  - 2. Equipment Rental Services, Commercial
  - 3. Industry, Light
  - 4. Kennels
  - 5. Service and Repair Non-motorized
  - 6. Service and Repair – Motorized
  - 7. Welding & Fabrication
- B. The applicant will need to demonstrate that the home occupation is compatible with the surrounding residential neighborhood;
- C. 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;
- D. 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;

- E. No structural alterations shall be allowed except when otherwise required by law;
- F. No persons other than residents of the structure and one outside employee may be employed in the home occupation;
- G. 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, non-illuminated and mounted on the building;
- H. There shall be no window display and no sample commodities displayed outside of the building;
- I. 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 (1) vehicle making a delivery and then leaving immediately would be considered two (2) trips;
- J. Parking:
  - 1. A maximum of two additional parking spaces shall be required unless determined by the hearing examiner that additional parking is not necessary;
  - 2. Parking needs shall be evaluated by the Hearing Examiner consistent with Chapter 10.60 WCC, as amended;
  - 3. Adjacent rights-of-way shall not be used for parking;
  - 4. Required front-yard setbacks shall not be used for parking;
  - 5. 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;
- K. The home occupation shall insure that water, sewer, and stormwater use is consistent with the WCC;
- L. 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;
- M. Materials, goods or commodities shall be delivered to or from the home occupation only between 7:00 a.m. and 7:00 p.m.;
- N. No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle;
- O. 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:
  - 1. No more than one such vehicle shall be allowed;
  - 2. Such vehicle shall not park within any required setback areas of the lot or on adjacent streets;
  - 3. Such vehicle shall not exceed a weight capacity of one ton.

**10.65.160 Humanitarian Service and Shelter Facility**

- A. Use within the Residential High (RH) zoning district shall be limited to existing vacant buildings, provided no more than 50% of the original floor area may be demolished for re-use.
- B. All setback requirements of the district in which the facility is proposed shall be observed.
- C. Parking needs shall be evaluated by the Hearing Examiner consistent with Chapter 10.60WCC, as amended.
- D. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscaping and Screening, 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) Front yard: same as required in the underlying zoning district;
  - (b) Rear and side yard: 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 and Screening, as amended;
- (6) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.080(4). 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, museums, and neighborhood centers**

- (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 and Screening, as amended;
- (3) Minimum Setback Distance.
  - (a) Front yard: same as required in the underlying zoning district;
  - (b) Rear and side yard: 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 10.48.080(4). 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**

- A. All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-concrete 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;
- B. Any illumination shall be shielded or directed in such a manner as to not shine directly or trespass onto adjoining residential properties;
- C. All parking stalls shall be located behind the required front yard setback;
- D. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, as amended.

**10.65.220 Public Utilities and Services**

- A. Any buildings proposed shall be designed to harmonize with the residential structures of the neighborhood;
- B. All setback requirements of the district in which the public service facility is proposed shall be observed;
- C. 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;
- D. 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;
- E. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, as amended.

**10.65.230 Recreation, Indoor Commercial**

- A. No sound amplification equipment shall be used that is audible from adjacent properties;
- B. 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**

- A. 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;
- B. 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;
- C. 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;
- D. 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;

- E. 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;
- F. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, as amended.
- G. Signs: One monument sign shall be permitted:
  - 1. In no case shall the height exceed six feet;
  - 2. In no case shall the sign exceed 32 square feet in area;
  - 3. In no case shall the maximum copy area exceed 26 square feet;
  - 4. The sign shall observe the height limitations that apply to fences in instances where the sign is located in a required front yard setback;
  - 5. The sign shall not be illuminated;
  - 6. It shall be demonstrated that any proposed signage is compatible with the surrounding area.
- H. The applicant shall ensure that site lighting contributes to the character of the site and does not disturb adjacent development, or potential adjacent development;
- I. Hours of operation may be restricted to assure compatibility with surrounding development;
- J. 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;
- K. 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**

- A. 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.
- B. 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;
- C. No external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle while it is in a park;
- D. No space within a recreational vehicle park shall be rented for any purpose other than recreation or vacation;
- E. The minimum site area of a park shall be 10 acres;
- F. Design Standards: The purpose of this section is to establish minimum design standards for recreational vehicle parks:
  - 1. Density: The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre;
  - 2. Campsite Size: Each individual recreational vehicle site shall be not less than 800 square feet in size;
  - 3. 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;

4. Parking:
  - a. At least one parking space shall be provided on each designated RV or campsite.
  - b. At least one parking space for each five (5) sites shall be provided for visitor parking in the park;
  - c. 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;
5. 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;
6. Open Space/Recreational Facilities:
7. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants;
  - a. Open space shall be accessible and usable for passive or active recreation;
  - b. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space;
8. Signs: Signs and advertising devices shall be prohibited in recreational vehicle parks except:
  - a. 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;
  - b. Directional and information signs for the convenience of occupants of the park and located internally;
9. Utilities: All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service;
10. Storm Drainage: Storm drainage control facilities shall be subject to approval by the City Engineer and shall comply with the WCC;
11. Public Facilities: Recreational vehicle parks shall provide the following public facilities:
  - a. 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;
  - b. Refuse containers for solid waste in adequate quantity shall be provided and contracts shall be made with the service provider for regular pick up and disposal.
  - c. Park garbage shall be picked up daily and the park shall be maintained free of any uncontrolled garbage;
  - d. Each park shall have an on-site manager available 24 hours per day, seven days per week; and
  - e. 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 Thru**

- A. Hours of operation shall be 7 am to 10 pm and shall not interfere with the surrounding residential uses;

- B. The restaurant shall be restricted to a ground floor use;
- C. The gross floor area shall not exceed 3,000 square feet;
- D. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, as amended;
- E. Parking shall be provided in accordance with Chapter 10.60 WCC, as amended.

**10.65.270 Satellite Dishes, Commercial**

- A. 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.
- B. 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) Front yard: same as required in the underlying zoning district;
  - (b) Rear and side yard: 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 and Screening, 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 10.48.080(4). 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 and Screening, as amended;
- (4) Parking shall be based upon occupancy and consistent with Chapter 10.60 WCC, as amended

**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.

- A. The maximum operation shall not exceed two (2) years. A property may reapply for a CUP at the end of the 2 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.
- B. 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.
- C. Ingress and egress points are required to be developed in a manner to prevent tracking of parking area surface material onto public streets.
- D. An engineered storm water drainage control plan shall be established to protect neighboring properties from runoff.
- E. 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**

- A. The office or clinic shall make provisions to insure that noise, odor, and any other potential nuisance will not adversely affect adjoining properties or existing uses;
- B. Landscaping and screening: The development shall comply with Chapter 10.62 WCC, Landscape and Screening, 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**

- A. 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);
- B. 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;
- C. Perimeter and street frontage landscaping shall be located outside of the fenced area.
- D. 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;
- E. Site location and development shall preserve the pre-existing 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;
- F. 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.
- G. 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:

- A. 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.
  - 1. 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.
  - 2. 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
- B. 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.
- C. 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.
- D. 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.
- E. 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**

- A. 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.
- B. 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.
- C. 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 this ordinance or amendment thereto.
- D. 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.
- E. 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.
- F. 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**

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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**

- A. 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;
- B. 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**

- A. Off-Site Signs:
  - 1. Off-site signs in existence on the date of adoption of the ordinance codified in this section, which were constructed, erected or maintained in compliance with all previous regulations, shall be regarded as nonconforming signs which may be continued, maintained and altered by changing the sign face or message, but shall not be allowed to change sign type, such as but not limited to the addition or changing of “effects”, and shall not be allowed to increase in size, height or any other manner.
  - 2. Off-site signs in existence on the date of adoption of the ordinance codified in this section, which were constructed, erected or maintained in compliance with all previous regulations, which are destroyed by an act of God or accident may be replaced; provided, that the replaced sign meets the standards set forth in subsection (1)(c) of this section.
  - 3. Off-site signs in existence on the date of adoption of the ordinance codified in this section, which were constructed, erected or maintained in compliance with all

previous regulations, may be moved or relocated on the same parcel of land when development of the property by the property owner requires relocation; provided, however, that the replacement sign conforms to the provisions of Section 10.48.170 and the following standards:

- a. The new off-site sign shall be no greater in size (height and area) than the replaced sign;
- b. The new off-site sign shall be similar in construction to the replaced sign (e.g., electronic versus painted, single face or double faced or V-type);
- c. No off-site sign is located within 500 lineal feet of another off-site sign;
- d. No off-site sign is located within 300 lineal feet of a residential zone;
- e. No off-site sign is located within 300 lineal feet of, or oriented to be viewed from, those areas known as Riverfront Park, Walla Walla Point Park, or Confluence Park, or as the same are subsequently known;
- f. Off-site signs shall be limited in size to 300 square feet, including the frame area;
- g. Maximum height of off-site signs shall be 30 feet above grade, measured from the base of the sign support;
- h. The new off-site sign shall not contain any new "effects".

B. On-Site Signs:

1. An on-site sign which is legally nonconforming as of the effective date of the ordinance codified in this Title by reason of restrictions on height, required setbacks or other requirements concerning on-site signs may be continued so long as it remains otherwise lawful.
2. A nonconforming on-site sign 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.
3. A nonconforming on-site sign destroyed by any cause to an extent exceeding 50 percent of its cost of replacement using new materials shall only be replaced with an on-site sign conforming to the provisions of this Title.
4. Nothing in this Title shall be deemed to prevent the normal maintenance and repair of a nonconforming on-site sign or its restoration to a safe condition when declared to be unsafe by any official charged with protecting the public safety.

**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.**

- A. The planning agency as authorized by Chapter 35A.63 RCW shall be known as the “city of Wenatchee planning commission.”
- B. 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.
- C. 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.**

- A. The planning commission shall be composed of seven members appointed by a majority vote of the city council without regard to political affiliation from residents of the city.
- B. Members of the planning commission shall serve without compensation.
- C. The term of each planning commissioner shall be for a period of four (4) years. Members are eligible to serve three (3) consecutive terms, to a maximum of fourteen (14) years.
- D. 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.
- E. Any vacancy upon the planning commission shall be filled by majority vote of the city council for the unexpired term of the position.
- F. The current members of the planning commission, upon the effective date of the ordinance codified in this chapter (May 13, 2006), shall remain in office for the balance of their term.

**10.74.030 Powers and duties.**

- A. 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.
- B. 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.
  - C. The planning commission shall review land use ordinances and regulations within the city and make periodic recommendations to the mayor and city council.
  - D. The planning commission shall recommend, establish priorities for and review studies of geographic subareas within the city.
  - E. The planning commission shall be encouraged to maintain liaison with regional and other municipal planning agencies.
  - F. 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.
  - G. The planning commission shall hold public hearings in the exercise of its duties and responsibilities as it deems necessary or as required by ordinance.
  - H. 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.
  - I. 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**

- A. Application fees, intended to defray the cost incurred in 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.
- B. 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.
- C. 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.