

ORDINANCE NO. xxxx-0416 (DRAFT)**AN ORDINANCE OF THE CITY OF SHELTON, MASON COUNTY, WASHINGTON, AMENDING SECTION 19.16.080 OF THE SHELTON MUNICIPAL CODE AND ORDINANCE NO. 1750-0709, RELATING TO TIME LIMITS ON PRELIMINARY PLATS.**

WHEREAS, in 2010, the Washington State Legislature adopted SSB 6544 which temporarily extended time limitations for plats while SSB 6544 was set to expire in 2014; and

WHEREAS, in 2012, the Washington State Legislature adopted EHB 2152 which again and permanently extended time limitations for plats; and

WHEREAS, formally adopting and codifying these permanent amendments to State Law is prudent and would eliminate any inconsistencies between local and State Law as it relates to the regulation of plats within City of Shelton jurisdiction; and

WHEREAS, the City Commission finds that it is necessary to adopt this ordinance in order to avoid negative impacts that might result from unclear subdivision regulation within the community associated with the regulations of plats.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF SHELTON, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1. Shelton Municipal Code Section 19.16.080 is hereby amended to read as follows:

19.16.080 Effective date.

The subdivision approval shall be governed by the conditions of preliminary plat approval and a final plat shall be submitted to the City of Shelton within the following timeframes unless an extension is granted pursuant to Section 19.16.082: for a period of five years unless an extension is granted.

- A. If the preliminary plat was approved on or before December 31, 2014, the final plat must be submitted within seven years of the date of preliminary plat approval.
- B. If the preliminary plat was approved on or after January 1, 2015, the final plat must be submitted within within five years of preliminary plat approval.
- C. If the preliminary plat was approved on or before December 31, 2007 and is not subject to the Shoreline Management Act, the final plat must be submitted within nine years of preliminary plat approval.

Section 2. Effective date

This Ordinance shall take effect five (30) days after its passage, approval, and publication as required by law.

INTRODUCED the ____ day of _____ 2016.

ADOPTED by the City Commission of the City of Shelton, Mason County, Washington at a regular open public meeting held the ____ day of _____ 2016, the following Commissioners being present and voting in favor of this ordinance.

Mayor Gary H. Cronce

Commissioner Tracy Moore

Commissioner Kathy McDowell

ATTEST:

City Clerk Look

ORDINANCE NO. xxxx-0416 Draft

AN ORDINANCE OF THE CITY OF SHELTON, WASHINGTON, AMENDING SHELTON MUNICIPAL CODE 20.06 OF THE SHELTON MUNICIPAL CODE, SPECIFICALLY RELATED TO TABLE 20.06.030B, PERMITTED AND CONDITIONAL LAND USES.

WHEREAS, the City is conducting a “periodic review and update” of the comprehensive plans and development regulations required by the Growth Management Act (RCW 36.70A.130.(4)),

WHEREAS, upon reviewing the periodic update checklist for cities provided by the Washington State Department of Commerce (Commerce), zoning provisions limiting the locations which family daycare providers can locate was identified as a regulation change needed to meet current state statutes,

WHEREAS, this change would allow family daycare providers to locate in areas of Shelton zoned for residential or commercial use;

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF SHELTON, STATE OF WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1.

Section 20.06.030 of the Shelton Municipal Code is hereby amended to read as follows:

20.06.030 Land use matrix.

The following Table 20.06.030 is a matrix of permitted and conditional uses for each of the above districts. Where a proposed use is not included on the list, it may be found sufficiently similar to a permitted use upon the discretion of the city administrator or his/her designee.

**Table 20.06.030
A. General Considerations: Lot Size, Setbacks, Building Height and Size.**

		ZONES:													
		NR	AI	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A	
General:	Units:														
Design review?	yes or no	by use	yes ⁴	yes ⁵	y	n	y	y	y	yes ³	n	n	yes, where indicated	yes	
Minimum lot size	square feet	varies	none	6,000	6,000	none	6,000	varies	none	none	none	none	6,000	6,000	
Front yard, minimum	feet	10	0	10	15	10	10	10	0	0	0	0	10	10	
Front yard, maximum	feet	none	none	none	none	none	none	none	10	none	none	none	none	none	
Side yard	feet	5	0	10	10	5	5	5	0	0	0	0	5	5	
Side yard on R-O-W	feet	7	0	10	10	10	10	10	0	0	0	0	7	7	
Rear yard	feet	15	0	10	n/a	10	n/a	5	0	0	0	0	15	12	
Rear yard, alley	feet	2	0	3	n/a	n/a	n/a	2	0	0	0	0	n/a	5	
Building ground floor, maximum	square feet	n/a	none	none	6,000	n/a	6,000	n/a	none	none	none	none	3,000 ¹	3,000	
Building size, maximum ²	square feet	n/a	none	none	9,000	n/a	15,000	n/a	none	none	none	none	12,000	12,000	
Building height	feet/floor	30/2	45	60	35	35	35	n/a	35/3	35/2	35/2	35/2	35/3	35/2	
Building coverage	%	35	n/a	60	35/55	35	35/55	45	n/a	n/a	n/a	n/a	35/55	35/55	
Development coverage	%	45	n/a	80	60/80	65	60/80	65	n/a	n/a	n/a	n/a	60/80	70	
Outside storage?	yes or no	n/a	y	n	n	n	n	n/a	n	y	y	y	conditional use where specifically indicated	n	

- 1. Buildings up to 6,000 square feet ground floor may be allowed as a conditional use. See Section 20.44.330.
- 2. For purposes of calculating maximum building size, floor area in basements used for storage, mechanical equipment, and/or noncommercial or nonresidential uses shall not be included.
- 3. Design review required only in portions of the GC zone within a designated gateway corridor per the comprehensive plan. For purposes of this section, the gateway corridor shall include all property within 100 feet of the public right-of-way concerned.
- 4. Design standards shall be required for the gateway and neighborhood commercial districts of the Sanderson Field master plan. See Section 20.64.110.
- 5. Site plan review required for all new projects within the PS zoning district, with additional consideration given to ensure the project is sensitive to existing residences and commercial uses, reinforces the character of surrounding properties, and incorporates traditional forms and materials into the development. See Chapter 20.49.

B. Permitted and Conditional Land Uses (“y” Permitted, “n” Not Permitted, “cu” Conditional Use).

ZONES:

	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Land Uses:													
Antique store	n		n	y	n	y	y	y	y	n	n	y	n
Assembly of appliances, electronics	n		n	n	n	n	n	n	n	y	y	n	n
Assisted living facilities	n		cu	n	y	y	y	n	n	n	n	y	y
Auto reconditioning, painting, upholstering, rebuilding, no salvage or wrecking	n		n	n	n	n	n	cu ⁶	n	y	y	n	n
Automobile repair and service	n		n	cu	n	cu	cu	cu ⁶	y	y	y	n	n
Automobile/RV/boat sales	n		n	n	n	n	n	cu ⁶	y	y	y	y (indoor only); parking area ^(a,b,c)	n
Bakery	nc ¹		n	y	n	y	y	y	y	n	n	y	n
Banks, other financial institutions	nc ¹		n	y	n	y	y	y	y	n	n	y	n
Barber/beauty shop	nc ¹		n	y	n	y	y	y	y	n	n	y	y
Bed and breakfast inns	cu		n	y	n	y	y	y	n	n	n	y	cu
Boat building	n		n	n	n	n	n	n	n	y	y	n	n
Bottling works	n		n	n	n	n	n	n	n	y	y	n	n
Brewery, distillery, winery, no retail	n		n	n	n	n	n	n	n	y	y	n	n
Brewery, distillery, winery, on-site retail	n		n	n	n	n	n	y	y	y	n	n	n
Business and professional offices	nc ¹		cu	y	n	y	y	y	y	n	n	y	y
Car wash	n		n	n	n	n	n	n	y	y	y	n	n
Convalescent centers/care facilities	cu		cu	y	y	y	y	y	n	n	n	y	cu
Cemeteries, including mausoleums	cu		n	n	n	n	n	n	n	n	n	n	n
Cereal mills	n		n	n	n	n	n	n	n	y	y	n	n
Churches ¹⁷	cu		cu	y	y	y	y	y	y	n	n	y	cu
Cold storage plants	n		n	n	n	n	n	n	n	y	y	n	n
Community clubs	cu		y	cu	n	y	y	y	n	n	n	y	n
Concrete mixing plants	n		n	n	n	n	n	n	n	y	y	n	n
Contractors' or loggers' equipment storage yard, plant, repair, rental	n		n	n	n	n	n	n	n	y	y	n	n
Convenience stores, no gas pumps	nc ¹		n	y	n	y	y	y	y	n	n	cu ^(a,b,c)	n
Commercial parking lots/	n		y	n	n	cu	n	cu	n	n	n	n	n

	ZONES:												
	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
structures													
Day care centers/preschools ¹⁷	nc ¹		y	y	y	y	y	n	n	n	n	y	cu
Deli	nc ¹		n	n	n	y	y	y	y	n	n	y	cu
Drug stores	nc ¹		n	y	y	y	y	y	y	n	n	y	n
Dry cleaning, pick-up/drop-off only	nc ¹		n	n	n	y	y	y	y	n	n	y	n
Duplexes/triplexes ¹⁷	cu ²		n	y	n	y	y	n	n	n	n	y	cu
Eating and drinking places, with drive-ins/thrus	n		n	y ³	n	y ⁴	y ³	y ⁴	y	y	n	cu ^(c)	n
Eating and drinking places, without drive-ins/thrus	nc ¹		n	y	y	y	y	y	y	n	n	cu ^(b,c)	n
Enameling or metal coating, galvanizing, electroplating	n		n	n	n	n	n	n	n	y	y	n	n
Enterprises providing indoor entertainment and recreation	n		cu	y	n	y	y	y	y	n	n	cu	n
Family day care provider	y		n	y	n	y	y	nc	nc	n	n	y	y
Florist	nc ¹		n	y	n	y	y	y	y	n	n	y	y
Food and drug processing, no slaughtering or processing of animal products	n		n	n	n	n	n	n	n	y	y	n	n
Freighting and truck yards	n		n	n	n	n	n	n	n	y	y	n	n
Frozen food lockers	n		n	n	n	n	n	y	y	y	y	n	n
Fuel oil distribution	n		n	n	n	n	n	n	n	y	y	n	n
Furniture and home furnishings	n		n	y	n	y	y	y	y	y	n	y	n
Gallery	nc ¹		n	y	n	y	y	y	y	n	n	y	y
Gas stations, no services	n		n	y ³	n	y ⁸	y ⁵	y ¹⁰	y	y	y	n	n
General merchandise stores	n		n	y	n	y	y	y	y	n	n	y	n
Gift store	nc ¹		n	y	n	y	y	y	y	n	n	y	n
Groceries and related products	nc ¹		n	y	n	y	y	y	y	n	n	cu	n
Group homes	y		n		n	y	y	cu	n	n	n	y	y
Hardware stores	n		n	y	n	y	y	y	y	y	n	y outdoor storage ^(a,b,c)	n
Health club, gym	nc ¹		n	n	n	y	y	y	y	n	n	y (to 5,000 sf)	n
Health service	n		y	n	y	y	y	y	y	n	n	y	y
Heavy machinery, repair, storage	n		n	n	n	n	n	n	n	y	y	n	n

	ZONES:												
	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Home health care service	n		n	y	y	y	y	y	y	n	n	y	y
Instruction studio	nc ¹		n	n	y	y	y	y	y	n	n	y	cu
Junk yard/car wreckage/ salvage	n		n	n	n	n	n	n	n	n	y	n	n
Kennels	n		n	n	n	n	n	n	n	y	y	n	n
Laboratories	n		n	n	n	n	n	n	n	y	y	n	n
Laundromat	nc ¹		n	n	n	y	y	y	y	n	n	y	n
Laundry and dry cleaning plants	n		n	n	n	n	n	n	n	y	y	n	n
Library ¹⁷	cu		y	n	n	y	y	y	n	n	n	y	cu
Liquor stores	n		n	y	n	y	y	y	y	n	n	n	n
Lodges, private clubs, and fraternal societies	n		y	y	n	y	y	y	cu	n	n	y ^(c)	n
Machine and welding shops	n		n	n	n	n	n	n	cu	y	y	n	n
Manufacture and assembly	n		n	n	n	n	n	n	n	y	y	n	n
Marijuana producer, processor, and/or researcher, state-licensed	n	n	n	n	n	n	n	n	n	n ¹⁹	y	n	n
Marijuana retail outlet, state- licensed	n	n	n	n	n	n	n	n	y	n	n	n	n
Medical and dental offices	n		n	y	y	y	y	y	y	n	n	y	y
Mineral extraction	n		n	n	n	n	n	n	n	y	y	n	n
Mobile/manufactured homes ¹²	y		n	y	n	y	y		n			y	y
Mobile/manufactured home park	y		n	y	y	y	y	n	y	n	n	y	n
Mortuary establishments	n		n	n	n	y	y	y	y	n	n	n	n
Motels and hotels	n		n	cu	n	cu	cu	y	y	n	n	cu ^(b,c)	n
Movie theaters	n		n	n	n	y	y	y	y	n	n	n	n
Multifamily residential ¹⁷	n		n		n	y	y	y ¹⁴	n ¹⁶	n	n	y (16 du/bldg)	cu
Neighborhood commercial district	cu		n	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n
Neighborhood meeting hall	nc ¹		y	n	n	y	y	n	n	n	n	y	n
Paint, glass, and wallpaper stores	n		n	n	n	y	y	y	y	y	n	y	n
Parks, publicly owned and operated ¹⁷	y		y	y	y	y	y	y	y	y	y	y	cu
Passenger terminal facilities	n		y	n	n	n	n	y	y	y	n	n	n
Personal services	n		n	y	y	y	y	y	y	n	n	y	cu

	ZONES:												
	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Pet grooming	n		n	y	n	y	y	y	y	n	n	y	cu
Planned unit development, as allowed in Chapter 20.32	y		n	y	y	y	y	y	y	y	y	y	n
Post office	nc ¹		y	cu	cu	cu	cu	cu	cu	cu	cu	cu	n
Processing, refining and treatment	n		n	n	n	n	n	n	n	n	y	n	n
Public, private, and parochial schools and supporting facilities ¹⁷	cu		y	n	y	cu	cu	cu	n	n	n	cu ^(b,c)	n
Public utilities and facilities (buildings)	cu		y	cu	cu	cu	cu	cu	cu	cu	cu	cu ^(b,c)	n
Railroad facilities of all types, no repair	n		n	n	n	n	n	n	n	y	y	n	n
Recreational vehicle parks	cu		n	cu	n	n	n	n	n	n	n	n	n
Repair services (not automobiles)	n		n	y	n	n	n	y	y	y	y	y (indoor work only); outdoor store area ^(a,b,c,d)	cu
Residential uses above commercial	nc ¹		n	n	n	y	y	y	cu (permitted outright if the building is located within one block or 240 feet of the downtown district)	n	n	y	cu
Retail lumber yards	n		n	n	n	n	n	n	cu	y	y	cu ^(a,b,c)	n
Retail nurseries and garden stores	n		n	y	n	n	n	y	y	y	n	y	n
Retail stores	n		n	y	n	y	y	y	y	n	n	y	n
Secondary units	y		n	y	n	y	y	n	n	n	n	cu	cu
Sexually oriented business	n		n	n	n	n	n	n	y ¹⁷	n	n	n	n
Single-family residential ¹⁷	y		n	y	n	y	y	n	n	n	n	y	y
Social services	n		y	y	n	y	y	y	y	n	n	y	y
Spinning or knitting of synthetic or natural materials	n		n	n	n	n	n	n	n	y	y	n	n
Stone, marble, and granite monuments works	n		n	n	n	n	n	n	n	y	y	n	n
Storage or sales yards, no salvage or junk	n		n	n	n	n	n	n	n	y	y	n	n
Telecommuting services	nc ¹		n	y	n	y	y	y	y	n	n	y	n

	ZONES:												
	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Tire retreading	n		n	n	n	n	n	n	n	y	y	n	n
Used merchandise stores	n		n	y	n	y	y	y	y	n	n	cu; no outdoor storage	n
Variety store	nc ¹		n	n	n	y	y	y	y	n	n	y	n
Video tape sales and rentals	nc ¹		n	y	n	y	y	y	y	n	n	y	n
Warehouse and wholesale establishments, excluding the storage of explosives and other dangerous or toxic substances	n		n	n	n	n	n	n	n	y	y	n	n

¹ “nc” in the neighborhood residential column denotes that the use is a conditional use as part of a neighborhood commercial district, and subject to the neighborhood commercial design review as well as the “nc” portion of the conditional use chapter.

² First duplex or triplex per block is permitted outright in compliance with applicable design standards; all other duplexes or triplexes are conditional uses.

³ Allowed if within 300 feet of direct access (on or off ramp) to a Washington State or United States highway.

⁴ Allowed if parcel is located with frontage along First Street/Olympic Highway South.

⁵ Allowed if parcel is located within 270 feet of GC, CI, or I zoning.

⁶ Allowed as a conditional use in the downtown (DT) zone on parcels south of Grove Street and east of Second Street.

⁷ See note 2.

⁸ See note 2.

⁹ See note 2.

¹⁰ If within 270 feet of a commercial industrial or industrial zone and subject to site plan review and design requirements of Section 20.64.060.

¹¹ Reserved.

¹² In compliance with Chapter 18.08 of the Shelton Municipal Code.

¹³ Up to six dwelling units per building.

¹⁴ An allowed use, occupying the upper floor(s) of a commercial building.

¹⁵ Special Review Conditions. Where any of the following situations occur, the conditions set forth below shall be part of any city approval:

a. Items coded “a” involve outdoor storage. The approving authority shall assure that all outdoor storage shall be screened from residential uses across Adams or Jefferson Streets, that lights shall be situated so as to not shine or reflect across Adams or Jefferson Streets, and hours of operation shall be limited from 8:00 a.m. to 6:00 p.m.

b. Items coded “b” require design review to assure that size of the buildings do not project noise or activity which would disrupt the residential uses across Adams and Jefferson Streets, that landscaping reflects the protection of residential character of properties across Adams and Jefferson Streets, and that structures reflect the residential style (wood frame, pitched roofs with overhangs), rather than institutional style (flat roof, modular look) of development.

c. Items designated “c” shall require that no access be from Adams or Jefferson Streets.

d. Repair services shall be limited to small-scale equipment and shall not include automobiles (as listed), boats, and large construction equipment.

¹⁶ Multifamily dwelling units occupying the upper floor(s) of a commercial building that is within one block or 240 feet of the downtown district.

¹⁷ Subject to location limitations set forth in Section 20.35.040.

¹⁸ Uses shall be in conformance with the Sanderson Field master plan and consistent with the functions and uses intended within the land use district where the use is proposed. All proposed site improvements, buildings, and uses shall be in compliance with the airport overlay zoning regulations (Mason County Chapter 17.60, City of Shelton Chapter 20.70).

¹⁹ Generally, state-licensed marijuana producers, processors, and researchers are not permitted in CI zoning districts, except such uses are permitted in those CI zoning districts that are immediately adjacent to an I zoning district.

(Ord. 1859-0914 § 1, 2014; Ord. 1834-1113 § 4, 2013; Ord. 1785-0511 § 2, 2011; Ord. 1713-1207 § 1 (part), 2007; Ord. 1697-0407 § 3, 2007; Ord. 1695-0307 Addendum A, 2007; Ord. 1647-0805 § 3, 2005; Ord. 1619-0504 § 1, 2004; Ord. 1556-1101 Exh. 1, 2001; Ord. 1547-0401 § 3 (Exh. 4), 2001; Ord. 1534-0600 § 3 (Exh. 3), 2000; Ord. 1527-0100 Atch. B, 2000; Ord. 1520-1099 Atch. A, 1999; Ord. 1462-1296 § 2 (part), 1996)

This ordinance shall take effect thirty days after its passage, and publication as required by law.

ADOPTED by the City Commission of the City of Shelton, Mason County Washington at a regular open public meeting held the ___ day of _____ 2016, the following Commissioners being present and voting in favor of this ordinance.

ATTEST:

Mayor Cronic

CITY CLERK LOOK

Commissioner Moore

Commissioner McDowell

ORDINANCE NO. XXXX-0616**AN ORDINANCE OF THE CITY OF SHELTON, MASON COUNTY, WASHINGTON, AMENDING SECTIONS 20.06 AND 20.20 OF THE SHELTON MUNICIPAL CODE, RELATING TO RESIDENTIAL USES IN THE DOWNTOWN ZONING DISTRICT.**

WHEREAS, Revised Code of Washington (RCW) 36.70A.130 (5) requires Mason County and the City of Shelton to complete a review and update of their respective comprehensive plans and development regulations; and

WHEREAS, the Comprehensive Plan encourages residential in-fill development; the Housing Element includes policy H1f, which states, “Residential redevelopment and infill should be encouraged by providing flexibility in the zoning code to encourage creative solutions where strict application of the normal standards will not meet the intent of efficient land utilization and preservation of neighborhoods.”; and

WHEREAS, the community benefits from a vibrant and active downtown; and

WHEREAS, the proposed regulation changes would improve utilization of downtown buildings while preserving the ground floor for predominantly retail uses.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF SHELTON, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 3. Shelton Municipal Code 20.20 is hereby amended to read as follows:

20.20.020 Permitted uses.

Permitted uses in the DT district are as listed in the land use matrix, Section [20.06.030](#) of this title, and as follows:

- A. Gas stations (retail sale of gasoline and related convenience items only, no service available), subject to site plan review and design requirements of Section [20.64.060](#) of this title, within two hundred seventy feet of a commercial industrial or industrial (CI or I) zone.
- B. Residential uses on the second and/or third floors of a commercial building; provided, that commercial uses shall occupy the ground floor or floors below and separate from the residential uses in order to preserve a residential atmosphere for upper floors.
- C. Drive-thru restaurants, subject to site plan review and design requirements of Section [20.64.060](#) of this title, and within two hundred seventy feet of a commercial industrial or industrial (CI or I) zone.

D. Residential uses are permitted in the rear 1/3 of the ground floor, provided the owner retains solely retail uses in the remaining 2/3 of the ground floor.

Section 4. Shelton Municipal Code 20.06.030 is hereby amended to read as follows:

20.06.030 Land use matrix.

B. Permitted and Conditional Lands Uses (“y” Permitted, “n” Not Permitted, “cu” Conditional Use).

	ZONES:												
	NR	AI ¹⁸	PS	MU	ME	CR-V	CR-G	DT	GC	CI	I	LI-C	PR-A
Land Uses:													
Antique store	n		n	y	n	y	y	y	y	n	n	y	N
Assembly of appliances, electronics	n		n	n	n	n	n	n	n	y	y	n	N
Assisted living facilities	n		cu	n	y	y	y	n	n	n	n	y	Y
Auto reconditioning, painting, upholstering, rebuilding, no salvage or wrecking	n		n	n	n	n	n	n	n	y	y	n	n
Automobile repair and service	n		n	cu	n	cu	cu	cu	y	y	y	n	N
Automobile/RV/boat sales	n		n	n	n	n	n	n	y	y	y	y (indo or only); parking area (a,b,c)	n
Bakery	nc ¹		n	y	n	y	y	y	y	n	n	y	n
Banks, other financial institutions	nc		n	y	n	y	y	y	y	n	n	y	n
Barber/beauty shop	nc		n	y	n	y	y	y	y	n	n	y	y
Bed & breakfast inns	cu		n	y	n	y	y	y	n	n	n	y	cu
Boat building	n		n	n	n	n	n	n	n	y	y	n	n
Bottling works	n		n	n	n	n	n	n	n	y	y	n	n
Brewery, distillery, winery, no retail	n		n	n	n	n	n	n	n	y	y	n	n

Brewery, distillery, winery, on-site retail	n		n	n	n	n	n	y	y	y	n	n	n
Business and professional offices	nc		cu	y	n	y	y	y	y	n	n	y	y
Car wash	n		n	n	n	n	n	n	y	y	y	n	n
Convalescent centers/care facilities	cu		cu	y	y	y	y	y	n	n	n	y	cu
Cemeteries, including mausoleums	cu		n	n	n	n	n	n	n	n	n	n	n
Cereal mills	n		n	n	n	n	n	n	n	y	y	n	n
Churches ¹⁷	cu		cu	y	y	y	y	y	y	n	n	y	cu
Cold storage plants	n		n	n	n	n	n	n	n	y	y	n	
Community clubs	cu		y	cu	n	y	y	y	n	n	n	y	n
Concrete mixing plants	n		n	n	n	n	n	n	n	y	y	n	n
Contractors' or loggers' equipment storage yard, plant, repair, rental	n		n	n	n	n	n	n	n	y	y	n	n
Convenience stores, no gas pumps	nc		n	y	n	y	y	y	y	n	n	cu ^(a,b,c)	n
Commercial parking lots/structures	n		y	n	n	cu	n	cu	n	n	n	n	n
Day care centers/preschools ¹⁷	nc		y	y	y	y	y	n	n	n	n	y	cu
Deli	nc		n	n	n	y	y	y	y	n	n	y	cu
Drug stores	nc		n	y	y	y	y	y	y	n	n	y	n
Dry cleaning, pick-up/drop-off only	nc		n	n	n	y	y	y	y	n	n	y	n
Duplexes/triplexes ¹⁷	cu ²		n	y	n	y	y	n	n	n	n	y	cu
Eating and drinking places, with drive-ins/thrus	n		n	y ³	n	y ⁴	y ⁵	y ⁶	y	y	n	cu ^(c)	n
Eating and drinking places, without drive-ins/thrus	nc		n	y	y	y	y	y	y	n	n	cu ^(b,c)	n
Enameling or metal coating, galvanizing, electroplating	n		n	n	n	n	n	n	n	y	y	n	n

Enterprises providing indoor entertainment and recreation	n		cu	y	n	y	y	y	y	n	n	cu	n
Family day care provider	y		n	y	n	y	y	nc	nc	n	n	y	n
Florist	nc		n	y	n	y	y	y	y	n	n	y	y
Food and drug processing, no slaughtering or processing of animal products	n		n	n	n	n	n	n	n	y	y	n	n
Freighting and truck yards	n		n	n	n	n	n	n	n	y	y	n	n
Frozen food lockers	n		n	n	n	n	n	y	y	y	y	n	n
Fuel oil distribution	n		n	n	n	n	n	n	n	y	y	n	n
Furniture and home furnishings	n		n	y	n	y	y	y	y	y	n	y	n
Gallery	nc		n	y	n	y	y	y	y	n	n	y	y
Gas stations, no services	n		n	y ⁷	n	y ⁸	y ⁹	y ¹⁰	y	y	y	n	n
General merchandise stores	n		n	y	n	y	y	y	y	n	n	y	n
Gift store	nc		n	y	n	y	y	y	y	n	n	y	n
Groceries & related products	nc		n	y	n	y	y	y	y	n	n	cu	n
Group homes	y		n		n	y	y	cu	n	n	n	y	y
Hardware stores	n		n	y	n	y	y	y	y	y	n		
Health club, gym	nc		n	n	n	y	y	y	y	n	n	y (to 5,000 sf)	n
Health service	n		y	n	y	y	y	y	y	n	n	y	y
Heavy machinery, repair, storage	n		n	n	n	n	n	n	n	y	y	n	n
Home health care service	n		n	y	y	y	y	y	y	n	n	y	y
Instruction studio	nc		n	n	y	y	y	y	y	n	n	y	cu
Junk yard/car wreckage/salves	n		n	n	n	n	n	n	n	n	y	n	n
Kennels	n		n	n	n	n	n	n	n	y	y	n	n
Laboratories	n		n	n	n	n	n	n	n	y	y	n	n
Laundromat	nc		n	n	n	y	y	y	y	n	n	y	n
Laundry and dry cleaning plants	n		n	n	n	n	n	n	n	y	y	n	n

Library ¹⁷	cu		y	n	n	y	y	y	n	n	n	y	cu
Liquor stores	n		n	y	n	y	y	y	y	n	n	n	n
Lodges, private clubs, and fraternal societies	n		y	y	n	y	y	y	cu	n	n	y ^(c)	n
Machine and welding shops	n		n	n	n	n	n	n	n	y	y	n	n
Manufacture and assembly	n		n	n	n	n	n	n	n	y	y	n	n
Medical and dental offices	n		n	y	y	y	y	y	y	n	n	y	y
Marijuana Producer, and/or Processor, and/or Researcher, State-Licensed	n	n	n	n	n	n	n	n	n	n ¹⁹	y	n	n
Marijuana Retail Outlet, State-Licensed	n	n	n	n	n	n	n	n	y	n	n	n	n
Mineral extraction	n		n	n	n	n	n	n	n	y	y	n	n
Mobile/manufactured homes ¹²	y		n	y	n	y	y					y	y
Mortuary establishments	n		n	n	n	y	y	y	y	n	n	n	n
Motels and hotels	n		n	cu	n	cu	cu	y	y	n	n	cu ^(b,c)	n
Movie theaters	n		n	n	n	y	y	y	y	n	n	n	n
Multifamily residential ¹⁷	n		n		n	y	y	y ¹⁴	n ¹⁶	n	n	y (16 du/bl dg)	cu
Neighborhood commercial district	cu		n	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n
Neighborhood meeting hall	nc		y	n	n	y	y	n	n	n	n	y	n
Paint, glass, and wallpaper stores	n		n	n	n	y	y	y	y	y	n	y	n
Parks, publicly owned and operated ¹⁷	y		y	y	y	y	y	y	y	y	y	y	cu
Passenger terminal facilities	n		y	n	n	n	n	y	y	y	n	n	n
Personal services	n		n	y	y	y	y	y	y	n	n	y	cu
Pet grooming	n		n	y	n	y	y	y	y	n	n	y	cu
Planned Unit Developments, as allowed in Section 20.32	y		n	y	y	y	y	y	y	y	y	y	n
Post office	nc		y	cu	cu	cu	cu	cu	cu	cu	cu	cu	n

Processing, refining, and treatment	n		n	n	n	n	n	n	n	n	y	n	n
Public, private, and parochial schools and supporting facilities ¹⁷	cu		y	n	y	cu	cu	cu	n	n	n	cu ^(b,c)	n
Public utilities and facilities (buildings)	cu		y	cu	cu	cu	cu	cu	cu	cu	cu	cu ^(b,c)	n
Railroad facilities of all types, no repair	n		n	n	n	n	n	n	n	y	y	n	n
Recreational vehicle parks	cu		n	cu	n	n	n	n	n	n	n	n	n
Repair services (not automobiles)	n		n	y	n	n	n	y	y	y	y	y (indo or work only); outdoor store area ^(a) .b,c,d)	cu
Residential uses above commercial	nc		n	n	n	y	y	cu	cu (If the building is located within one block or 240 feet of the downtown district)	n	n	y	cu
Residential uses on the ground floor in commercial buildings	nc		n	n	n	n		Y ²⁰	n	n	n	n	n

Retail lumber yards	n		n	n	n	n	n	n	n	y	y	cu ^(a,b,c)	n
Retail nurseries and garden stores	n		n	y	n	n	n	y	y	y	n	y	n
Retail stores	n		n	y	n	y	y	y	y	n	n	y	n
Secondary units	y		n	y	n	y	y	n	n	n	n	cu	cu
Sexually-oriented business	n		n	n	n	n	n	n	y ¹⁷	n	n	n	n
Single-family residential ¹⁷	y		n	y	n	y	y	n	n	n	n	y	y
Social services	n		y	y	n	y	y	y	y	n	n	y	y
Spinning or knitting of synthetic or natural materials	n		n	n	n	n	n	n	n	y	y	n	n
Stone, marble, and granite monument works	n		n	n	n	n	n	n	n	y	y	n	n
Storage or sales yards, no salvage or junk	n		n	n	n	n	n	n	n	y	y	n	n
Telecommuting services	nc		n	y	n	y	y	y	y	n	n	y	n
Tire retreading	n		n	n	n	n	n	n	n	y	y	n	n
Used merchandise stores	n		n	y	n	y	y	y	y	n	n	cu; no outdoor storage	n
Variety store	nc		n	n	n	y	y	y	y	n	n	y	n
Video tape sales and rentals	nc		n	y	n	y	y	y	y	n	n	y	n
Warehouse and wholesale establishments, excluding the storage of explosives and other dangerous or toxic substances	n		n	n	n	n	n	n	n	y	y	n	n

¹ “nc” in the neighborhood residential column denotes that the use is a conditional use as part of a neighborhood commercial district, and subject to the neighborhood commercial design review as well as the “nc” portion of the conditional use chapter.

² First duplex or triplex is permitted outright; all other duplexes or triplexes are conditional uses.

³ See note 2.

⁴ See note 2.

⁵ See note 2.

⁶ See note 2.

⁷ See note 2.

⁸ See note 2.

⁹ See note 2.

¹⁰ See note 2.

¹¹ Reserved.

¹² In compliance with Chapter 18.08 of the Shelton Municipal Code.

¹³ Up to six dwelling units per building.

¹⁴ An allowed use, occupying the upper floor(s) of a commercial building.

¹⁵ Special Review Conditions. Where any of the following situations occur, the conditions set forth below shall be part of any city approval:

a. Items coded “a” involved outdoor storage. The approving authority shall assure that all outdoor storage shall be screened from residential uses across Adams or Jefferson Streets, that lights shall be situated so as to not shine or reflect across Adams or Jefferson Streets, and hours of operation shall be limited from 8:00 a.m. to 6:00 p.m.

b. Items coded “b” require design review to assure that size of the buildings do not project noise or activity which would disrupt the residential uses across Adams and Jefferson Streets, that landscaping reflects the protection of residential character of properties across Adams and Jefferson Streets, and that structures reflect the residential style (wood frame, pitched roofs with overhangs), rather than institutional style (flat roof, modular look) of development.

c. Items designated “c” shall require that no access be from Adams or Jefferson Streets.

d. Repair services shall be limited to small-scale equipment and shall not include automobiles (as listed), boats, and large construction equipment.

¹⁶ Multifamily dwelling units occupying the upper floor(s) of a commercial building that is within one block or two hundred forty feet of the downtown district.

¹⁷ Subject to location limitations set forth in Section 20.35.040.

¹⁸ Uses shall be in conformance with the Sanderson Field master plan and consistent with the functions and uses intended within the land use district where the use is proposed. All proposed site improvements, buildings, and uses shall be in compliance with the airport overlay zoning regulations (Mason County Chapter 17.60, City of Shelton Chapter 20.70).

¹⁹ Generally, state-licensed marijuana producers, processors, and researchers are not permitted in CI zoning districts, except such uses are permitted in those CI zoning districts that are immediately adjacent to an I zoning district.

²⁰ Residential uses are permitted on the ground floor within the Downtown Zoning District when limited to the rear 1/3 of the ground floor and requires the remaining 2/3 of the ground floor area is solely retail use.

Section 5. Effective date

This Ordinance shall take effect five (30) days after its passage, approval, and publication as required by law.

INTRODUCED the ____ day of _____ 2016.

ADOPTED by the City Commission of the City of Shelton, Mason County, Washington at a regular open public meeting held the ____ day of _____ 2016, the following Commissioners being present and voting in favor of this ordinance.

Mayor Gary H. Cronce

Commissioner Tracy Moore

Commissioner Kathy McDowell

ATTEST:

City Clerk Look