

ORDINANCE No. 822

AN ORDINANCE RELATING TO ZONING AND REPEALING ORDINANCES No. 693, 713 AND 714. BE IT ORDAINED BY THE CITY OF SPRAGUE, STATE OF WASHINGTON, AS FOLLOWS:

ZONING*

Chapter:

- 1.01 Preamble
- 1.02 Definitions
- 1.03 Zone Maps and Boundaries
- 1.04 Lot Requirements
- 1.05 Residential Use Zone I
- 1.06 Residential Use Zone II
- 1.07 Commercial Use Zone
- 1.08 Industrial Use Zone
- 1.09 Business Park District Zone
- 1.10 Requirements Exceptions
- 1.11 Conditional Uses
- 1.12 Nonconforming Uses
- 1.13 Supplementary Zoning Regulations and Uses
- 1.14 Specific Standards
- 1.15 Environmental Standards
- 1.16 Aesthetic Standards
- 1.17 Child Day Care Facilities
- 1.18 Building Permit and Occupancy Permits
- 1.19 Administration
- 1.20 Clear Vision Areas
- 1.21 Variances
- 1.22 Amendments
- 1.23 Annexation
- 1.24 Enforcement
- 1.25 Validity
- 1.26 Conflict
- 1.27 Repeal
- 1.28 Effective Date

* For statutory provisions regarding planning commissions and zoning, see RCW Ch. 35.63

Chapter 1.01

PREAMBLE

Sections:

- 1.01.010 Purpose
- 1.01.020 Short Title
- 1.01.030 Compliance
- 1.01.040 Maintenance of minimum requirements
- 1.01.050 Authorization of similar uses
- 1.01.060 Criteria and application
- 1.01.070 Interpretation
- 1.01.080 Scope of terms
- 1.01.090 Review of ordinance
- 1.01.100 Use of the word "city"
- 1.01.110 Fees
- 1.01.120 Interpretation and application
- 1.01.130 Validity and saving clause

1.01.010 Purpose: The purpose of this title includes the following:

- (1) To promote orderly city growth;
- (2) To conserve the value of property;
- (3) To encourage the most appropriate use of land;
- (4) To establish standards for population density;
- (5) To protect adequate open space and recreation areas;
- (6) To facilitate fire and police protection;
- (7) To plan for adequate traffic flow;
- (8) To provide guidelines for the protection of the public health, safety, convenience, and general welfare.

1.01.020 Short title: This ordinance shall be known as the zoning ordinance of the city.

1.01.030 Compliance: A lot may be used and a structure or part of a structure may be constructed, reconstructed, altered, occupied, or used only as this ordinance permits.

1.01.040 Maintenance of Minimum Requirements: No lot, area, yard, or off-street parking area existing on or after March 1, 1994, shall be reduced below the minimum requirements of this ordinance.

1.01.050 Authorization of similar uses: The planning commission may rule that a use not specifically permitted in a zone shall be permitted if it is similar to permitted uses and if its effect on adjacent properties is substantially the same as the permitted use.

1.11.060 Criteria and application: In creating use zones, consideration is given to uses which are comparable, compatible or similar. It is not possible to list and classify every use to which land may be devoted, whether now or in the future. The planning commission may recommend appropriate zoning or rezoning under the procedure outlined in the procedure chart for conditional and unclassified uses, Section 1.18.040, when:

- (1) A use is not listed as a permitted or conditional use in any zone;
- (2) Any use has come into existence by reason of technical development;
- (3) Any use already listed in a zone, because of changes, needs to operate under performance standards more or less restrictive than those of the current zone.

1.01.070 Interpretation: If the conditions imposed by this ordinance are less restrictive than any other ordinance of the city, the provision of which is more restrictive shall apply.

1.01.080 Scope of terms: The word “may” as used is permissive as indicating a use of discretion in making a decision; the word “shall” as used is mandatory.

1.01.090 Review of ordinance: It shall be the responsibility of the planning commission to review and update this ordinance every five years; however, changes and/or additions shall be made whenever it is deemed necessary. Recommendations for change/additions shall be made per Chapter 1.22 of this ordinance.

1.01.100 Use of the word “city”: The word “city” refers to the City of Sprague.

1.01.110 Fees: Fees shall be established by resolution of the city council and shall be posted at the city clerk-treasurer’s office. A fee for action under this ordinance shall be paid by the applicant at the time of application. Applicant shall also be responsible for payment of all direct costs of hearing notifications incurred by the city as a result of his/her application.

1.01.120 Interpretation of application: In their interpretations and application, the provisions of this ordinance shall be held to be minimum requirements adopted for the public health, safety or general welfare. Whenever the requirements of this ordinance differ with requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive or those imposing the highest standards shall govern.

1.01.130 Validity and saving clause: If any section, subsection of paragraph of this ordinance is for any reason held to be unconstitutional or invalid, such portion shall not affect the validity of the remaining portion or portions of the ordinance.

Chapter 1.02

DEFINITION

Sections:

1.02.005	Accessory apartment
1.02.010	Accessory use
1.02.015	Alley
1.02.020	Alterations
1.02.025	Amendment
1.02.030	Animal shelter
1.02.035	Apartment
1.02.040	Apartment house
1.02.045	Apartment, walk-up
1.02.050	Area, site
1.02.055	Arterial
1.02.060	Automobile wrecking yard
1.02.065	Boardinghouse or rooming house
1.02.070	Buffer
1.02.075	Building
1.02.080	Building height
1.02.085	Building, main
1.02.090	Business or commerce
1.02.093	Business Park
1.02.095	Cemetery
1.02.100	Church
1.02.105	Clear vision area
1.02.110	Club, private
1.02.115	Conditional use
1.02.120	Conditional use permit
1.02.125	Conforming use
1.02.130	Dangerous or wild animal
1.02.135	Day care facilities
1.02.140	Dwelling
1.02.145	Dwelling, one-family or single-family
1.02.150	Dwelling, multi-family or apartment house
1.02.155	Dwelling, two-family or duplex
1.02.160	Dwelling unit
1.02.165	Family
1.02.170	Fence
1.02.175	Flock
1.02.180	Floor area
1.02.185	Garage, commercial
1.02.190	Garage, private
1.02.195	Garage, public

1.02.200 Grade
1.02.205 Grade (ground level)
1.02.210 Height of building
1.02.215 Home occupation
1.02.220 Hospital
1.02.225 Hospital or clinic, small animal
1.02.230 Hotel
1.02.235 Junkyard
1.02.240 Kennel
1.02.245 Livestock
1.02.250 Loading space
1.02.255 Lot
1.02.260 Lot area
1.02.265 Lot, corner
1.02.270 Lot coverage
1.02.275 Lot depth
1.02.280 Lot front line
1.02.285 Lot, interior
1.02.290 Lot line, side
1.02.295 Lot, rear line
1.02.300 Lot, through
1.02.305 Lot width
1.02.310 Main use
1.02.315 Manufactured home (mobile home)
1.02.320 Manufactured home (mobile home) park
1.02.325 Manufactured home (mobile home) site
1.02.330 Mini-storage warehouse
1.02.335 Modular home (factory built)
1.02.340 Motel
1.02.345 Nonconforming building
1.02.350 Nonconforming use
1.02.355 Parcel
1.02.360 Parking area, private
1.02.365 Parking area, public
1.02.370 Parking space
1.02.375 Permitted use
1.02.380 Person
1.02.385 Principal use or main use
1.02.390 Public use
1.02.395 Public utility
1.02.400 Recreational vehicle
1.02.405 Recreational vehicle park
1.02.410 Residence
1.02.415 Rest Home, convalescent home, guest home, or home for the aged
1.02.420 Rezone
1.02.425 Roof

- 1.02.430 Schools
- 1.02.435 Screen
- 1.02.440 Semipublic use
- 1.02.443 Setback
- 1.02.445 Sign
- 1.02.150 Storage, private
- 1.02.455 Story
- 1.02.460 Street
- 1.02.465 Structural alterations
- 1.02.470 Structure
- 1.02.475 Temporary hardship unit
- 1.02.485 Unclassified or unlisted uses
- 1.02.490 Use
- 1.02.495 Variance
- 1.02.500 Yard
- 1.02.505 Yard, front
- 1.02.510 Yard, junk
- 1.02.515 Yard, rear
- 1.02.520 Yard, side
- 1.02.525 Zone

1.02.005 Accessory apartment: “Accessory apartment” means a small apartment utilizing surplus space within an existing single-family residence.

1.02.010 Accessory use: “Accessory use” means a structure or use incidental and subordinate to the principal use and located on the same lot as the principal use.

1.02.015 Alley: “Alley” means a street which affords only a secondary means of vehicular access to property.

1.02.020 Alterations: “Alterations” means a change or rearrangement of the structural parts or exit facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one location to another. In buildings for commercial or industrial use the installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

1.02.025 Amendment: “Amendment” means a change in the text of this ordinance or a change in the zone boundaries of the zoning map of this ordinance (see also rezone).

1.02.030 Animal shelter: “Animal shelter” means a lot or building where one or more horses, cows, sheep, goats or other similar outside domestic animals are kept, or where three or more rabbits, chinchillas, or similar small outside domestic animals are kept.

1.02.035 Apartment: “Apartment” means a room or suite of two or more rooms in a multi-family dwelling having its own kitchen and bathroom facilities.

1.02.040 Apartment house: “Apartment house” means a building designed for occupancy by families living independently of each other in three or more dwelling units.

1.02.045 Apartment, walk-up: “Walk-up apartment means an apartment located on the second or third floor of a commercial building.

1.02.050 Area, site: “Site area” means the total horizontal area within the property lines excluding external streets.

1.02.055 Arterial: “Arterial” means any street which has been designed to carry large volumes of traffic and designated as an arterial in the comprehensive plan.

1.02.060 Automobile wrecking yard: “Automobile wrecking yard” means any property where two or more vehicles not in running condition, or the parts thereof, are wrecked, dismantled, disassembled, substantially altered, or stored in the open, and are not to be restored to operation.

1.02.065 Boardinghouse or rooming house: “Boardinghouse” or “rooming house” means a building where lodging, with or without meals, is provided for not less than five, nor more than fifteen persons in addition to members of the family occupying the building.

1.02.070 Buffer: “Buffer” means a space, generally running along property lines, which is intended to reduce the impacts of a proposed use on adjacent property or natural features. Buffers are required to maintain existing trees or vegetation, to block or reduce noise, glare, or emissions, or to maintain privacy. Fencing or plantings may be required in this space.

1.02.075 Building: “Building” means any structure used or intended for supporting or sheltering any use or occupancy.

1.02.080 Building height: “Building height” means the vertical distance from the highest adjoining surface, within five feet of the exterior wall, to the highest point of the roof.

1.02.085 Building, main: “Main building” means the principal buildings or other structure on a lot which is designed or used to accommodate the primary use to which the premises are devoted.

1.02.090 Business or commerce: “Business or commerce” means the purchase, sale, offering for sale, or other transactions involving the handling, disposition of any article, service, substance or commodity for livelihood purposes.

1.02.093 Business Park: “Business park” means a use that involves the manufacturing, compounding or assembly of consumer, business, scientific and medical merchandise, such as electronic equipment, precision instruments, glassware, china, household

appliances, cabinets, furniture or jewelry, from the following previously prepared typical materials: clay, cloth or fiber, cork, fur, glass, leather, paper (no milling), precious or semiprecious stones or metals, nonferrous metals, plaster, plastics, shells, textiles, tile and wood. "Business park use" also includes scientific and research laboratories and corporate and general offices. Such uses typically do not employ the use of hazardous materials or volatile chemicals, except as a minor or incidental part of the production process.

1.02.095 Cemetery: "Cemetery" means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes.

1.02.100 Church: "Church" means an establishment, the principal purpose of which is religious worship, and including structures, including Sunday School rooms and religious education classrooms, assembly halls, kitchen, library room or reading room, recreational hall, a one-family dwelling unit and residences on the site for nuns or clergy, but excluding facilities for training of religious order.

1.02.105 Clear vision area: "Clear vision area" means an area maintained at the corners of street intersections or driveways which has no obstructions to vision from thirty inches to ninety-six inches above the curb for a distance of thirty feet from the corner, to allow approaching vehicles to see each other.

1.02.110 Club, private: "Private club" means a non-profit social organization whose premises are restricted to its members and their guests.

1.02.115 Conditional use: "Conditional use" means a use listed among those classified in any given zone but permitted only after a public hearing by the planning commission and the granting of a conditional use permit imposing such performance standards as will make the use compatible with other permitted uses in the same district.

1.02.120 Conditional use permit: "Conditional use permit" means a permit given after a review process has been completed, authorizing a use, subject to conditions attached, within a stated zone.

1.02.125 Conforming use: "Conforming use" means a use or activity which is permitted in a zone because it is consistent with or compatible with other permitted uses.

1.02.130 Dangerous or wild animals: "Dangerous or wild animal" means any animal domesticated that presents itself as a threat to the safety or well-being of people, property or other animals.

1.02.135 Day care facilities: "Day care facilities" means a group child day care facility, including nurseries, nursery schools, privately conducted kindergartens and programs providing after-school care for children.

1.02.140 Dwelling: "Dwelling" means a building designed exclusively for residential purposes.

1.02.145 Dwelling, one-family or single-family: “One-family” or “single-family dwelling” means a detached building designed exclusively for occupancy by one family.

1.02.150 Dwelling, multi-family or apartment house: “Multi-family dwelling or apartment house” means a building designed exclusively for occupancy by three or more families living independently of each other and containing three or more dwelling units.

1.02.155 Dwelling, two-family or duplex: “Two-family dwelling or duplex” means a detached building designed exclusively for occupancy by two or more families living independently of each other, and containing two or more dwelling units.

1.02.160 Dwelling unit: “Dwelling unit” means one or more rooms occupied by one family and containing kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwellings unit.

1.02.165 Family: “Family” means an individual or two or more persons related by blood or marriage, or a group of not more than five persons who are not related by blood or marriage.

1.02.170 Fence: “Fence” means a wall or barrier for the purpose of enclosing space or separating lots or parcels of land.

1.02.175 Flock: “Flock” means four or more chickens, ducks, geese or other fowl.

1.02.180 Floor area: “Floor area” means the sum of the gross areas of the several floors of a building, measured from the exterior faces of the exterior walls, or from the centerline of walls separating two buildings, but not including:

- (1) Attic space not used as living area providing headroom of less than seven feet;
- (2) Basement, if the floor above is less than six feet above grade;
- (3) Uncovered steps or fire escapes.

1.02.185 Garage, commercial: “Commercial garage” means a building used for the care, repair or storage of automobiles, or where such vehicles are kept for remuneration, hire or sale.

1.02.190 Garage, private: “Private garage” means an accessory building or an accessory portion of the main building, designed and used only for the shelter or storage of vehicles owned by or operating only by the occupants of the main building or buildings.

1.02.195 Garage, public: “Public garage” means a building in which the primary function is the rental of storage space for motor vehicles.

1.02.200 Grade: “Grade” means the finished surface of ground, paving or sidewalk within the area between the building and the property line, or when the property line is

more than five feet from the building, between the building and a line five feet from the building.

1.02.205 Grade (ground level): “Grade (ground level)” means the average of the finished ground level at the centers of all walls of the building.

1.02.210 Height of building: “Height of building” means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof.

1.02.215 Home occupation: “Home occupation” means a business, occupation or profession which is carried on in a dwelling and one in which that use of the premises is secondary to the main use as a residence, and which occupation is carried on by a member of the family residing within the dwelling.

1.02.220 Hospital: “Hospital” means an institution specializing in providing clinical, temporary and emergency services of a medical or surgical nature to human patients and licensed by state law to provide facilities and services.

1.02.225 Hospital or clinic, small animal: “Small animal hospital or clinic” means an establishment in which veterinary medical services and grooming services are rendered to dogs, cats and other small animals and pets.

1.02.230 Hotel: “Hotel” means a building in which there are five or more guest rooms where lodging, with or without meals, is provided for a compensation, and where no provision is made for cooking in any individual room or suite, and in which building may be included one apartment for use of the resident manager, but shall not include buildings where human beings are housed or detained under legal restraint.

1.02.235 Junkyard: “Junkyard” means any premises devoted wholly or in part to the storage, buying or selling or otherwise handling or dealing in old rags, sacks, bottles, cans, metal, papers, rubber or other articles commonly known as junk.

1.02.240 Kennel: “Kennel” means a lot or building in which four or more dogs or cats at least four months of age are kept.

1.02.245 Livestock: “Livestock” means horse, cattle, sheep, goats, swine, donkeys, mules, or other similar outside domestic animals.

1.02.250 Loading space: “Loading space” means a space on the same site with the use served, which provides for the temporary parking of a vehicle while loading or unloading merchandise, materials or passengers.

1.02.255 Lot: “Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width

and area. The term shall include tracts or parcels abutting a public street. (A lot is identified and/or numbered on approved plat map.)

1.02.260 Lot area: “Lot area” means the total area of a lot measured in a horizontal plane within the lot boundary lines exclusive of public and private roads and easements of access to other property.

1.02.265 Lot, corner: “Corner lot” means a lot abutting on two or more streets other than an alley, at their intersection.

1.02.270 Lot coverage: “Lot coverage” means the area covered by all buildings, including accessory buildings, but excluding open parking spaces or recreational area.

1.02.275 Lot depth: “Lot depth” means the average dimensions of lot measured from the front lot line to the rear lot line.

1.02.280 Lot front line: “Lot front line” is a line separating the street from the narrow portion of the lot on a plat map, unless the wide portion of the lot is the only portion abutting the street.

1.02.285 Lot, interior: “Interior lot” means a lot other than a corner lot.

1.02.290 Lot line, side: “Side lot line” means lot lines which are not parallel to front lot lines or rear lot lines.

1.02.295 Lot, rear line: “Lot rear line” means a lot line most distant and opposite from the lot front line.

1.02.300 Lot, through: “Through lot” means an interior lot having frontage on two streets.

1.02.305 Lot width: “Lot width” means the distance between the lot side lines at the front building setback line.

1.02.310 Main use: “Main use” means the specific purpose for which land and/or building is designed, arranged, intended, or for which it is or may be occupied or maintained.

1.02.315 Manufactured home: “Manufactured home” means a residential structure constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which is designed and constructed to be transportable in one or more sections, is built on a permanent chassis, and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities that include plumbing, heating and electrical systems contained therein. The structure must comply with the National Mobile Home Construction and Safety Standards Act of 1974 as adopted by Chapter 43.22 RCW if applicable. “Manufactured home” does not include

a modular home. A structure which met the definition of mobile home at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable. The term does not include a recreational vehicle.

1.02.320 Manufactured home (mobile home) park: “Manufactured home (mobile home) park” means a tract of land under single ownership or control upon which manufactured homes (mobile homes) occupied as dwellings may be located.

1.02.325 Manufactured home (mobile home) site: “Manufactured home (mobile home) site” means a lot of ground within a manufactured home park designed to accommodate one manufactured home.

1.02.328 Mobile home: “Mobile home” means a manufactured home constructed prior to June 15, 1976 in accordance with state and federal requirements for manufactured homes in effect at the time of manufacture.

1.02.330 Mini-storage warehouse: “Mini-storage warehouse” means storage units to be rented to the public.

1.02.335 Modular home (factory built): “Modular home (factory built)” means a structure constructed in a factory of factory-assembled parts and transported to the building site, in whole or in units, which meets the requirements of the Uniform Building Code (UBC) or International Building Code. The completed structure is not a manufactured home or mobile home and shall be considered a single-family dwelling.

1.02.340 Motel: “Motel” means a group of attached or detached buildings containing individual sleeping units where a majority of such units open individually and directly to the outside, and are available to the public for rental.

1.02.345 Nonconforming building: “Nonconforming building” means a building, or portion thereof, which was lawfully erected and maintained prior to this ordinance, but which does not conform to the regulations in this ordinance.

1.02.350 Nonconforming use: “Nonconforming use” means a use which was lawfully established and maintained prior to this ordinance, but which does not conform to the regulations in this ordinance.

1.02.355 Parcel: “Parcel” means a tract or plot of land of any size which may or may not be subdivided or improved.

1.02.360 Parking area, private: “Private parking area” means an open area other than a street, alley or other public property limited to the parking of automobiles of occupants, employees or customers.

1.02.365 Parking area, public: “Public parking area” means an open area other than a street or alley whether publicly or privately owned, which is used for the parking of automobiles and is available to the general public.

1.02.370 Parking space: “Parking space” means an area which is improved, maintained and used for the sole purpose of accommodating a motor vehicle.

1.02.375 Permitted use: “Permitted use” means a main use authorized by action of the planning commission. The term shall not be deemed to include any nonconforming use.

1.02.380 Person: “Person” means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust receiver, syndicate, branch of government or any other group or combination acting as a unit.

1.02.385 Principal use or main use: “Principal use or main use: “Principal use or main use” means the primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

1.02.390 Public use: “Public use” means a structure or use intended or used for a public purpose by a city, a school district, the county, the state, or by any other public agency, or by a public utility.

1.02.395 Public utility: “Public utility” means a private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either are paid for directly by the recipients therefore. Such services shall include but are not limited to, water supply, electrical power, gas, and transportation for persons and freight.

1.02.400 Recreational vehicle: “Recreational vehicle” means a travel trailer, camper, motorized home or other similar vehicular-type unit designed for temporary living quarters for recreational camping or travel uses, with or without motorized power. A recreational vehicle is not a manufactured home or mobile home.

1.02.405 Recreational vehicle park: “Recreational vehicle park” means a tract of land under single ownership or control designed to provide safe and sanitary temporary parking for a recreational vehicle, but not intended for use as a manufactured home (mobile home) park.

1.02.410 Residence: “Residence” means a building, or portion thereof, which is designed for and used to provide a home for people.

1.02.415 Rest home, convalescent home, guest home, or home for the aged: “Rest home, convalescent home, guest home, or home for the aged” means a home operated similarly to a boarding house but not restricted to any number of guests or guest rooms and the operator of which is licensed by the state or county to give nursing, dietary and other personal services furnished to convalescents, invalids, and aged persons, but in which are kept no persons suffering from mental illness, mental disease, disorder or ailment, or from a contagious or communicable disease, and in which homes are

performed no surgery, maternity or other primary treatments such as customarily are performed in sanitariums or hospitals.

1.02.420 Rezone: “Rezone” means a change or amendment to the boundaries of a zone classification, which requires going through a review and approval process.

1.02.425 Roof: “Roof” means a structural covering over any portion of a building or structure, including the projections beyond the walls or supports of the building or structure.

1.02.430 Schools: “Schools” means institutions of learning offering instruction in the several branches of learning and study required by the Educational Code of the State of Washington to be taught in public or private schools.

1.02.435 Screen: “Screen” means a vertical barrier located in a limited space intended to provide a buffering effect, particularly for noise reduction or visual separation. Screens may consist of existing or planted vegetation, attractive sight-obscuring fencing, hedges, walls, earth berms, or similar techniques.

1.02.440 Semipublic use: “Semipublic use” means a structure or use intended or used for a semipublic purpose by a church, lodge, club or any other nonprofit organization.

1.02.443 Setback line: “Setback line” means a line which defines the front, rear or side yard as required by this title, other than a property line, between which line and the property line no building, structure, or portion thereof shall be permitted, erected, constructed, or placed unless specifically permitted by this title. Light standards and flag or utility poles which otherwise meet structural height limits for their respective zone districts and sight distance requirements shall not be considered structures for purposes of enforcing setbacks.

1.02.445 Sign: “Sign” means a device which directs attention to a product, place, activity, person, institution or business. Each display surface of a sign, other than two surfaces separated by not more than twenty inches of supporting structure, constitutes a sign.

1.02.450 Storage, private: “Private storage” means storage for private owner use only.

1.02.455 Story: “Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between the floor and the ceiling next above it shall be considered a story. If the finished floor level next above the basement or cellar is more than six feet above grade, then such basement or cellar shall be considered a story.

1.02.460 Street: “Street” means the entire width between the right-of-way lines or a public way and includes the terms “road, highway, avenue, alley, and other similar designations”. The term means public way whether constructed or not.

1.02.465 Structural alterations: “Structural alterations” means any change in the supporting members of a building or structure.

1.02.470 Structure: “Structure” means anything constructed or erected which requires location on or in the ground or attachment to something having a location on or in the ground. “Structure” shall include any kind of building, porch, pier, column, post, sign, or billboard.

1.02.475 Temporary hardship unit: “Temporary hardship unit” means a manufactured home, temporarily installed on a lot, to provide housing of a family member in need of daily care, supervision or guardianship.

1.02.485 Unclassified or unlisted uses: “Unclassified or unlisted uses” means uses which are not specifically named as a permitted or conditional use in any use classification contained within this ordinance.

1.02.490 Use: “Use” means the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

1.02.495 Variance: “Variance” means an adjustment in the specific regulations of this ordinance regarding a particular piece of property because it is deprived of the privileges commonly enjoyed by other properties in the same vicinity. This adjustment remedies disparity in privileges.

1.02.500 Yard: “Yard” means an open space on a lot which is unobstructed from the ground upward, except as otherwise provided in this ordinance.

1.02.505 Yard, front: “Front yard” means the narrow portion of the lot facing the street on the official plat map. In the case of an irregular front lot line, the front yard shall be on the average depth of two corners, i.e., one-half way.

1.02.510 Yard, junk: Junkyard. For a definition of “junkyard” see Section 1.02.235 of this chapter.

1.02.515 Yard, rear: “Rear yard” means a yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building.

1.02.520 Yard, side: “Side yard” means a yard between the front and the rear yard from the side lot line to the nearest point of a building.

1.02.525 Zone: “Zone” means an area defined as to boundaries and location of an official map (zoning map) and within which only certain types of land use are permitted, other land uses being excluded because of incompatibility or intensity of land use.

Chapter 3

Zone Maps and Boundaries

Sections:

- 1.03.010 Establishment of zones
- 1.03.020 Zoning Maps
- 1.03.030 Zone boundaries
- 1.03.040 Principal land use zones

1.05.010 Establishment of Zones: For the purpose of this ordinance, the following zones are established:

<u>Zone</u>	<u>Color or Other Designations on Zoning Map</u>
Residential Zone I	Yellow or unshaded
Residential Zone II	Orange or bordered, thus: :
Commercial Zone	Pink or dotted, thus: ::::::
Industrial Zone	Blue or crosshatched, thus: xxxxxx
Business Park District Zone	Light Gray or slashed, thus: /////

1.03.020 Zoning Maps: The zones established by this ordinance are indicated on a map entitled “Zone Map of the City of Sprague, Washington, “which is adopted, being marked Exhibit “A”, attached to the ordinance, and by this reference made a part of this ordinance. Zone boundaries may be changed by zoning map amendments which may be adopted by reference. The zoning map or zoning map amendments shall be dated with the effective date of the ordinance that adopts the map or map amendments. A certified print of the adopted map or map amendments shall be maintained on file in the City Clerk’s office.

1.03.030 Zone Boundaries: Unless otherwise indicated on the zoning map, zone boundaries are section lines, subdivision lines, lot lines, or the centerlines of streets or railroad rights-of-way, or such lines extended.

1.03.040 Principal Land Use Zones: This section gives a general description of the land uses and zones permitted uses within the boundaries of the City of Sprague. Refer to Tables 1.05.060, 1.07.070, 1.08.060 and 1.09.070 for permitted and conditional land uses. Following are the meanings of the codes:

- P = Permitted Outright
- C = Conditional Use
- Blank (not listed) = Not Permitted

All proposed uses require the submittal of a land use application (Section 1.19.070 and 1.19.080) and shall meet the general provision and specific standards (Section 1.04.060). A use permitted only as a conditional use must also apply for, and receive a conditional use permit (Section 1.11.040). A manufactured home park and recreational vehicle park, having spaces for rent or lease, must also submit and have approved a binding site plan. (Ordinance No. 691 Mobile Homes and Recreational Vehicle Parks, and Ordinance No. 692 Subdivisions).

Unlisted or unclassified uses may be allowed with prior approval of the planning commission.

Chapter 1.04

LOT REQUIREMENTS

Sections:

1.04.010 Chart for lot requirements

1.04.010 Chart for lot requirements: Lot requirements are as set out in the following chart.

Table 1.04.010
Chart of Lot Requirements

Requirements	R-1	R-2	Commercial	Industrial	Business Park District
Minimum lot size (square feet)	5,000	5,000			(1)
Maximum lot coverage (% of lot)	50	50	90	90	50
Minimum square footage per residence	960	720			N/A
Minimum size (Manufactured homes only)	24'x40'	14'x60'			N/A
Maximum building height	30'	30'	35'	35'	50' (2)
Minimum lot width	50'	50'			(1)
Rear yard setback (garage)	5'	5'	0'	10'	N/A
Front yard setback (minimum)	15'	15'			30'
Side yard setback (minimum)	10'	10'	(3)	(3)	15' (3) & (4)
Rear yard setback	10'	10'	(3)	(3)	30' (4)
Corner yard setback	15'	15'			30'
Main living unit	20'	20'			N/A
Main living—unit rear	15'	15'			N/A

- (1) As shown on approved business park development plan;
- (2) Refer to Section 1.09.020;
- (3) Minimum separation required as determined by International Building Code; and,
- (4) Additional setback may be required when abutting a residential zone per Section 1.09.040.

This chart lists the various minimum requirements for lots within the various zones. To modify any of these requirements requires the application for a variance (Chapter 1.21).

Chapter 1.05

Residential Use Zone I

Sections:

- 1.05.010 Purpose
- 1.05.020 Permitted Uses
- 1.05.030 Conditional Uses
- 1.05.040 Lot Size
- 1.05.050 Specific standards.
- 1.05.060 Signs
- 1.05.070 Schedule of uses

1.05.010 Purpose: The principal objective of this classification is to improve and maintain a low density residential development of single-family dwellings on individual lots.

1.05.020 Permitted Uses: Refer to Table 1.05.060 for permitted and conditional uses for uses allowed in this low density zone and allowed by this section. These permitted uses shall be subject to the general provisions of this Title.

The following uses and their accessory uses are permitted, outright:

- (1) Single-family dwellings;
- (2) Two-family dwellings;
- (3) Double-wide manufactured homes that conform to the following

requirements:

- (A) Be a single-family mobile home manufactured after June 15, 1976, which must comply with the United States Department of Housing and Urban Development regulations governing construction specifications and standards for all new mobile homes and which bears the insignia issued by HUD indicating that the mobile home complies with HUD regulations, (RCW Chapter 43.22);
- (B) Be in accordance with all the city zoning requirements,
- (C) Be placed on permanent foundation or footing and piers and meet all manufacturers' specifications for support;
- (D) Be securely tied down by a minimum of eight tie-downs, one on each corner, with one in the middle of each side and the end. The tie-downs shall be securely affixed to the frame on the mobile home and anchored into perimeter footings and have the tongue removed;
- (E) Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- (F) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
- (G) Has exterior siding similar in appearance, as determined by the director, to siding materials commonly used on conventional site-built International Building Code single-family residences.

(H) Before a used mobile home is placed on site, the following will occur:

(i) The owner will submit five photographs of mobile home showing all views and an overview of home, copy of title or bill of sale and a copy of inspection signed by the building official stating that the mobile home is in compliance with state, federal and local standards,

(I) Maintain a minimum of eighteen inches crawl space under the entire mobile home,

(J) Have permanent steps fixed to all exits,

(K) Have a permanent reinforced concrete footing around the perimeter of the mobile home. A basement is permitted but only as long as it conforms to the Uniform Building Code,

(L) Have securely attached exterior material extending around the entire mobile home between the footing and the bottom portion of the dwelling. The material shall resemble the foundations of traditional homes, thereby eliminating the common skirting appearance of mobile homes.

(M) Have roofing material which complies with the Uniform Building Code and is either composition or wood shingles, or shakes made from wood, metal or other manmade materials,

(N) The permittee shall give the city building inspector notice when the premises are ready for inspection and shall not proceed further until approval has been given by the official pursuant to each section.

1.05.030 Conditional Uses: Refer to Table 1.05.060 for a list of conditional uses in this zone for which a conditional use permit may be granted pursuant to Chapter 1.11. Section 1.18.040 outlines the procedure for applying for a conditional use permit. Approved conditional uses are subject to the general provisions, plus any conditions placed by the city council (Chapter 1.18) in granting the conditional use permit.

1.05.040 Lot Size: In a residential zone, the minimum lot size shall be as follows:

(1) For a single-family dwelling, the minimum lot area shall be five thousand square feet.

(2) For a two-family dwelling, the minimum lot area shall be five thousand square feet plus two thousand square feet for each dwelling unit over one.

(3) For a multi-family dwelling having two stories, the minimum lot area shall be three thousand square feet plus one thousand five hundred square feet for each dwelling unit over one.

(4) Lot width shall be a minimum of fifty feet.

(5) Lot depth shall be a minimum of one hundred feet.

1.05.050 Specific standards. Specific standards for land uses are referred to by number on the last column of the chart for permitted and conditional uses (Section 1.09.010). These specific standards are in addition to any general provisions that may apply to land use.

**Table 1.05.060
Residential Use Zones 1 and 2**

“P” -	Permitted uses.
“C” -	Conditional uses which may be permitted with “Conditional Use Permits”.

Accessory uses and structures incidental to any permitted residential use, such as servants’ quarters, garages, greenhouses or workshops, provided that none shall be rented or occupied for gain, that not accessory building be used for living quarters shall be constructed upon a plot until the construction of the main building has commenced.	P
Amateur radio tower or antenna	P
Antique and gift retail sales	C
Apartment house	C
Apartment accessory	C
Assembly halls, coliseums, stadiums	C
Automobile parking operated in conjunction with permitted uses and in accordance with the requirements of Chapter 1.02 of this ordinance	P
Bed and breakfast	C
Catering establishment conducted as an incidental home occupation, except that not more than five temporary employees may be employed on these premises	P
Cemeteries, mausoleums, crematories	C
Churches and other places of worship including parish houses and Sunday school buildings	C
Clinics	C
Colleges, business colleges, trade schools, music conservatories, dancing schools and similar organizations, all without students in residence, offering training in specific fields	C
Convalescent and nursing homes and homes for the care of children or the aged	C
Convalescent, nursing and foster homes conducted within the principal building as an incidental home occupation	P
Crop or tree farming, greenhouses and truck gardening, including the sale of products raised on the premises	C
Dwellings, multifamily attached row without common interior halls or entrances	C
Dwellings, other multifamily	C
Dwellings, single-family	P
Dwelling, two-family	P
Excavations, other than simple foundation	C
Fuel oil and kerosene for domestic heating purposes in ground containers not exceeding seven hundred-fifty (750) gallon capacity	P
Garage, private	P
Grounds for games or sports, parks, country clubs, recreational and community center buildings, gymnasiums and other similar activities not operated for profit	C
Guesthouse (as accessory use to main residence)	P

Home occupations as regulated in Chapter 1.02 of this ordinance	C
Home, retirement	C
Hospitals	C
Hotels, motels and inns	C
Laundromat service: where individual family-size laundry equipment is rented for use by the customer	C
Laundry pickup stations	C
Libraries, museums, and art galleries	C
Lodges, fraternal and social organizations	C
Mobile homes in manufactured home parks	P
Manufactured home parks	C
Nursery, licensed child-care or day-care center	C
Office building	C
Offices operated as an incidental home occupation where not contact is made with the general public, and subject to Chapter 1.02 of this ordinance	C
Orphanage and charitable institutions	C
Preschool, private	C
Public schools and private schools having curricula approximately the same as ordinarily given in public schools, including gymnasiums and assembly halls in conjunction therewith	C
Public or private college and universities	C
Public transportation shelter stations	C
Public utility installations	C
Railroad right-of-ways	C
Retirement homes	C
Schools (see public schools)	C
Scrap paper or rag storage, sorting or baling, when conducted within a building	C
Signs, illuminated or otherwise, as regulated in Chapter 1.02 of this ordinance, but not billboards and church reader boards	C
Signs, a small professional or announcement sign, illuminated, not over three square feet in area, mounted flat to the main wall of the building, and an unilluminated real estate sign not over six square feet in area, mounted or displayed behind the building setback line	P
Storage, private	P
Swimming pools: private, single family residence	P
Swimming pools: public, semipublic, all others	C
Temporary buildings or structures	C
Theaters, coliseums and assembly halls housed in a permanent indoor structure	C
Trail park, pursuant to city ordinance	C

1.05.060 Signs: In a residential zone, the following signs are permitted:

(1) One nameplate or home occupation sign for each dwelling unit is permitted not more than eight square feet.

(2) One temporary sign advertising the sale, lease or rental of the property on which it is located is permitted. The sign shall not be more than six square feet in area, and shall not be illuminated.

(3) One temporary sign advertising the sale of a tract of land or subdivision or of lots in a subdivision is permitted. The sign shall not be more than forty-two square feet in area, shall not be illuminated, and shall be back at least ten feet from a property line.

1.05.070 Schedule of uses: Any conditional use of land which is described in this chapter, together with any other not mentioned, may be permitted when authorized pursuant to Chapter 1.11 of this ordinance.

Chapter 1.06

Residential Use Zone II

Sections:

- 1.06.010 Purpose
- 1.06.020 Permitted uses.
- 1.06.030 Conditional uses
- 1.06.040 Lot size
- 1.06.050 Signs

1.06.010 Purpose: The principal objective of this classification is to improve and maintain a medium density residential development of single-family dwellings manufactured homes, duplexes and town houses. Manufactured, mobile homes may be located on individual lots or in manufactured (mobile home) parks.

1.06.020 Permitted Uses: Refer to Table 1.05.060 for permitted and conditional uses for all uses permitted outright in the medium density zone and allowed by this section. These permitted uses shall be subject to the general provisions.

(1) In a residential zone the following uses and their accessory uses are permitted outright:

- (A) Single-family dwellings;
- (B) Two-family dwellings;
- (C) Mobile home dwellings which conform to Mobile Home and Recreational Vehicle Parks Ordinance No.691; and,
- (D) Manufactured homes that conform to the following requirements:
 - (i) Be a single-family mobile home manufactured after June 15, 1976, which must comply with the United States Department of Housing and Urban Development regulations governing construction specifications and standards for all new mobile homes and which bears the insignia issued by HUD indicating that the mobile home complies with HUD regulations, (RCW Chapter 43.22);
 - (ii) Be in accordance with all the city zoning requirements,

(iii) Be placed on permanent foundation or footing and piers and meet all manufacturers' specifications for support;

(iv) Be securely tied down by a minimum of eight tie-downs, one on each corner, with one in the middle of each side and the end. The tie-downs shall be securely affixed to the frame on the mobile home and anchored into perimeter footings and have the tongue removed;

(v) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

(vi) Has exterior siding similar in appearance, as determined by the director, to siding materials commonly used on conventional site-built International Building Code single-family residences.

(vii) Before a used mobile home is placed on site, the following will occur:

(a) The owner will submit five photographs of mobile home showing all views and an overview of home, copy of title or bill of sale and a copy of inspection signed by the building official stating that the mobile home is in compliance with state, federal and local standards,

(viii) Maintain a minimum of eighteen inches crawl space under the entire mobile home,

(ix) Have permanent steps fixed to all exits,

(x) Have a permanent reinforced concrete footing around the perimeter of the mobile home. A basement is permitted but only as long as it conforms to the Uniform Building Code,

(xi) Have securely attached exterior material extending around the entire mobile home between the footing and the bottom portion of the dwelling. The material shall resemble the foundations of traditional homes, thereby eliminating the common skirting appearance of mobile homes.

(xii) Have roofing material which complies with the Uniform Building Code and is either composition or wood shingles, or shakes made from wood, metal or other manmade materials,

(xiii) The permittee shall give the city building inspector notice when the premises are ready for inspection and shall not proceed further until approval has been given by the official pursuant to each section.

1.06.030 Conditional Uses: Refer to Table 1.05.060 for permitted and conditional uses.

1.06.040 Lot Size: In a residential zone, the minimum lot size shall be as follows:

(1) For a single-family dwelling, the minimum lot area shall be five thousand square feet.

(2) For a two-family dwelling the minimum lot shall be five thousand square feet.

(3) Yards: See Table 1.04.010 for lot requirements.

1.06.050 Signs: In a residential zone, the following signs are permitted:

(1) One nameplate or home occupation sign shall not be more than eight square feet in area.

(2) One temporary sign advertising the sale, lease or rental of the property on which it is located is permitted. The sign shall not be more than six square feet in area, and shall not be illuminated.

(3) One temporary sign advertising the sale of a tract of land or subdivision or of lots in a subdivision is permitted. The sign shall not be more than forty-two square feet in area, shall not be illuminated, and shall be back at least ten feet from a property line.

1.06.060 Schedule of uses: Any conditional use of land which is described in this chapter, together with any other not mentioned, may be permitted when authorized pursuant to Chapter 1.11 of this ordinance.

Chapter 1.07

Commercial Use Zone

Sections:

- 1.07.010 Purpose
- 1.07.020 Permitted uses
- 1.07.030 Conditional uses
- 1.07.040 Lot requirements
- 1.07.050 General standards
- 1.07.060 Limitations on use
- 1.07.070 Environmental standards
- 1.07.080 Schedule of uses

1.07.010 Purpose: The principal objective of this classification is to group business uses which are necessary for the livelihood of the community, but which are generally incompatible with residential uses because of noise, lighting, parking and traffic requirements, and hours of operations. This also allows different standards to be applied to these uses, to prevent degradation of the environment and to help maintain a viable business community.

1.07.020 Permitted uses: Refer to Table 1.07.070 for permitted and conditional uses for all uses permitted outright in this commercial zone. These permitted uses shall be subject to the general provisions.

1.07.030 Conditional uses: Refer to Table 1.07.070, permitted and conditional uses, for a list of conditional uses in this zone for which a conditional use permit may be granted. Section 1.18.040 outlines the procedure for applying for a conditional use permit. Approved conditional uses are subject to the general conditions plus any conditions placed by the city council in granting a conditional use permit.

1.07.040 Lot requirements: Refer to Table 1.04.010 for general requirements. To modify any of these requirements requires the application for a variance and its approval.

1.07.050 General standards: All commercial uses shall comply with the following general standards and any specific standards associated with that use.

(1) Commercial uses requiring larger land areas or capable of generating high traffic volumes including auto service stations, car lots, lumber yards, farm equipment sales, grain storage, manufactured home sales or large retail outlets are often compatible with primary commercial uses, and thus shall be located on arterial streets. Access shall be designed to provide entrances and exits on nonresidential streets.

(2) All apartment structures should appear compatible with the surrounding neighborhood in that they do not dominate adjacent houses, are visually harmonious with the site, existing trees are retained where possible, and there are proper buffers.

(3) All parking areas shall be located in an unobtrusive location, landscaped and separated into no more than ten spaces per bay, and shall be buffered from surrounding residential uses or other low intensity uses.

1.07.060 Limitations on use: In a commercial zone, the following limitations shall apply:

(1) Residential occupancy:

(A) A ground floor apartment (living quarters) is conditional.

(i) Permits are granted on an individual basis.

(ii) An apartment is not to exceed 20 percent of the existing ground floor commercial space.

(iii) No additional ground floor structure may be built for living quarters.

(iv) Permits will be issued on a temporary basis not to exceed one year.

(B) Walk up apartments (living quarters) are permitted on a conditional basis.

(C) Existing conditionally permitted ground floor apartments (living quarters) will continue to be permitted for current occupants only and the conditional permit will not be transferable on the sale or transfer of the property.

(2) Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.

(3) All services, processing and storage on property abutting or facing a residential zone shall be within an enclosed building or screened from view from the residential zone by a permanently maintained, sight-obstructing fence at least six feet high.

(4) Access from a public street to properties in a commercial zone shall be so located as to minimize traffic congestion and avoid directing commercial traffic onto residential streets.

(5) Building entrances or other openings adjacent to a residential or commercial zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect the use or value of the adjacent property.

(6) Signs shall comply with Chapter 1.16.

1.07.070 Environmental standards: No land or structure shall be used or occupied within this zone unless there is compliance with the environmental standards set forth in Chapter 1.15.

1.07.080 Schedule of uses: Any conditional use of land which is described in this chapter, together with any other not mentioned, may be permitted when authorized pursuant to Chapter 1.11 of this ordinance.

**Table 1.07.070
Commercial Use Zone**

“P” -	Permitted uses.
“C” -	Conditional uses which may be permitted with “Conditional Use Permits”.

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard	P
Agencies as follows: rendering specialized services not involving retail trade with the general public not maintenance of a stock of goods for sale (real estate, insurance, advertising, brokerage)	P
Airports and landing fields	C
Alcoholic beverage packaged retail sales	P
Amateur radio tower or antenna	P
Amusement enterprise similar to billiards, pool, bowling, shooting gallery, roller rink, dancehall, but not including theater	P
Amusement park or zoo	C
Animal livestock auction on a commercial scale	C
Animal shelter	C
Animal hospital	P
Antique and gift retail sales	C
Apartment house	C
Apartment accessory	C
Art galleries	P
Art supply retail sales	P
Assembly halls, coliseums, stadiums	C
Assembly of machines and appliances from previously prepared parts	C
Automobiles (new and used) and accessory sales	P
Automobile wash	P
Automobile parking operated in conjunction with permitted uses and in accordance with the requirements of Chapter 1.02 of this ordinance	P
Automobile repair garages	P
Bakeries or baking plants	P
Bakery shops and confectioneries	P
Banks	P

Barber, beauty, and other personal services	P
Bed and breakfast	C
Bicycle sale and repair	P
Blueprinting and Photostatting establishment	P
Boat building and repair	C
Boat sales, new and used	P
Book bindery	P
Book and stationary stores	P
Bottling works for soft drinks	C
Bus passenger stations	P
Bus repair and storage terminals	C
Canvas and burlap products manufacture, sale and storage	C
Carpet cleaning establishments	P
Catering establishments	P
Cemeteries, mausoleums, crematories	C
Churches and other places of worship including parish houses and Sunday school buildings	C
Clinics	C
Clothing manufacture	P
Clothing sales	P
Clubs and other places of entertainment operated as commercial enterprises	C
Cold storage plants	C
Colleges, business colleges, trade schools, music conservatories, dancing schools and similar organizations, all without students in residence, offering training in specific fields	C
Contractors' plants or storage yards	C
Crop or tree farming, greenhouses and truck gardening, including the sale of products raised on the premises	C
Dairy products processing, bottling and distribution, ice cream manufacture, all on a wholesale basis	C
Dairy bars and ice cream manufacture for retail sale on the premises only	P
Department and variety stores	P
Drive-in theaters	C
Drugstores	P
Dry cleaning pickup stations	P
Dry cleaning, pressing and dyeing plants operated in conjunction with retail service counter	P
Dwellings, multifamily attached row without common interior halls ore entrances	C
Dwellings, other multifamily	C
Eating and drinking establishments	P
Electric light or power distribution station	P
Excavations, other than simple foundation	C
Farm machinery assembly, repair and sales	P

Farm feed and seed retail sales	C
Farm fertilizer retail sales	C
Finance and loan companies	P
Flocks, chickens, or fowl	C
Florists, retail	P
Food processing in wholesale quantities	C
Food processing for sale at retail on the premises, but excluding the killing dressing of any flesh or fowl	C
Food stores (retail only): grocery, delicatessen, meat and fish, but excluding the killing and dressing of any flesh or fowl	P
Frozen food lockers	C
Fuel oil, gasoline and petroleum products in unpressurized tanks of fifteen-thousand (15,000) gallon or less capacity, storage and sale	C
Fuel oil and kerosene for domestic heating purposes in ground containers not exceeding seven-hundred-fifty (750) gallon capacity	P
Fuel oil and kerosene: the incidental sale at retail of same in cans of not over five gallon capacity	P
Funeral homes	P
Furniture retail sales	P
Garage, commercial	P
Garage, public	P
Gases or liquefied petroleum gases in approved metal cylinders for storage and sales	C
Gasoline station with at least fifteen off-street parking spaces with no gasoline for oil pump or appliance located with twelve feet of any street line unless within a building	C
Grounds for games or sports, parks, country clubs, recreational and community center buildings, gymnasiums and other similar activities not operated for profit	C
Hardware, appliances and electrical items retail sale	P
Hotels, motels, and inns	C
Kennel	C
Kennels, commercial	C
Laboratories for research and testing	C
Laundromat service: where individual family-size laundry equipment is rented for use by the customer	P
Laundry pickup stations	P
Leather goods, manufacture	C
Libraries, museums, and art galleries	C
Light manufacturing or processing	C
Locksmiths and gunsmiths	P
Lodges, fraternal and social organizations	C
Lumberyards, building materials, storage and sales	C
Machine shops	C
Machine tool manufacture	C

Marquee as permitted by building code with sign or signs	C
Ministorage warehouses	C
Manufactured home parks	C
Motorcycle sales and repair	C
Music stores	P
Newsstands	P
Nursery, licensed child-care or day-care center	C
Nursery, landscaping materials	C
Office building	C
Office equipment and supplies sales and services	C
Office and secretarial service establishment	P
Optical and scientific instrument, jewelry and clock, musical instrument manufacturing	C
Opticians and optical supplies sales	C
Orphanage and charitable institutions	C
Paint retail and sale	P
Pawnshops and second hand stores	C
Pet shops, bird stores, taxidermists	P
Pharmaceutical products manufacture	C
Photographic studios and camera supply stores	P
Physical culture establishments	C
Plumbing shop and yard	C
Preschool, private	C
Printing, publishing and reproduction establishment	C
Printing, publishing and reproduction establishments operated by three persons or fewer	P
Produce stands	P
Public schools and private schools having curricula approximately the same as ordinarily given in public schools, including gymnasiums and assembly halls in conjunction therewith	C
Public or private college and universities	C
Public transportation shelter stations	C
Public utility installations	C
Public utility service and storage yards	C
Radio, television, retail sales and services	P
Radio and television stations and masts, commercial and professional	C
Railroad rights-of-way	C
Repair and servicing of office and household equipment	P
Residential uses, nonconforming: any permitted residential use carried on within the commercial or industrial zone provided: (1) That the residential use existed when the commercial or industrial districts affecting it were established; or (2) That the residential use is carried on in a building designed for such use, which building existed when the commercial or industrial districts affected were	C

established	
Retail stores not otherwise named on this list including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more ten operatives	C
Retail stores similar to those otherwise named in the section	C
Scrap paper or rag storage, sorting or baling, when conducted within a building	C
Sheet metal shops	C
Shoe repair	P
Signs, illuminated or otherwise, as regulated in Chapter 1.16 of this ordinance, but not billboards and church reader boards	P
Signs: a small professional or announcement sign, illuminated, not over three square feet in area, mounted flat to the main wall of the building, and an unilluminated real estate sign not over six square feet in area, mounted or displayed behind the building setback line	P
Signs: marquee as permitted by building code with sign or signs	P
Sign manufacture, painting and maintenance	C
Sign painting, exclusive of manufacture	C
Sporting goods sale	P
Stone cutting, monument manufacture and sales	C
Storage, private	C
Swimming pools: public, semipublic, all others	C
Tailors, dressmakers, milliners	C
Taxi stands	C
Temporary buildings or structures	C
Theaters, coliseums and assembly halls housed in a permanent indoor structure	C
Tire recapping and retreading	C
Trail park, pursuant to city ordinance	C
Trailer sales areas	C
Truck terminals, repair shops, hauls and storage yards	C
Upholstery, paperhanging and decorator shops	P
Wholesale and jobbing establishments including incidental retail outlets for only such merchandise as is handled at wholesale	C
Woodworking shops, millwork	C