ZONING INFORMATION

(Check zoning map to find your zone)

Includes size requirements, setbacks & permitted/conditional uses

A-1 - Agricultural/Residential Zone (Chapter 17.16)

- Lot size – 1 acre minimum
- Lot width at front yard setback – 85 ft.
- Setbacks:
  - Main structure – front & rear 30 ft., side 10 ft. minimum with a combined total of 24 ft.;
  - Corner lot - side yard facing the street 20 ft.;
  - Accessory structure - 6 ft., or 3 ft. if it meets fire code;
  - Maximum height of any building – 40 ft. (for every foot of height between 35 and 40, an additional foot of setback on front and each side is required).

The following uses are permitted in the agricultural district, A-1:

A. Agriculture;
B. Farm Animals (pursuant to Section 17.16.080);
C. Home Occupations (pursuant to Chapter 5.28);
D. Single family dwellings; and
E. Residential facilities for persons with a disability.

The following uses are conditional in the agricultural district, A-1:

A. Equestrian facilities, commercial stables;
B. Public or quasi-public uses;
C. Child day care or nursery;
D. Flag lots;
E. Natural resource extraction;
F. Planned unit development (PUD);
G. Residential facility for elderly persons;
H. Kennels;
I. Residential facility for a disabled family member;
J. Restricted Lots (see definitions in Section 17.04.030);
K. Accessory Dwelling Units (ADU).
**R-1-22 Residential Zone** (Chapter 17.20)

- Lot size – ½ acre minimum
- Lot width at front yard setback – 85 ft.
- Lot frontage – minimum 50 ft.
- **Setbacks:**
  - **Main structure** – front & rear 30 ft., side 10 ft. minimum with a combined total of 24 ft.;
  - **Corner lot** - side yard facing the street 20 ft.;
  - **Accessory structure** - 6 ft., or 3 ft. if it meets fire code;
  - **Maximum height of any building** – 35 ft.

The following uses are *permitted* in the residential district, **R-1-22**:

A. Agricultural;
B. Single-family dwellings;
C. Home Occupations (pursuant to Chapter 5.28);
D. Farm animals (pursuant to Section 17.20.080); and
E. Residential facility for persons with a disability.

The following uses are *conditional* in the residential district, **R-1-22**:

A. Child day care or nursery;
B. Flag lot;
C. Planned unit development;
D. Public, quasi-public uses;
E. Residential facility for elderly persons;
F. Accessory Dwelling Units (ADU); and
G. Restricted lots (see Definitions - Section 17.04.030).
**R-1-10 Residential Zone** (Chapter 17.24)

- 10,000 sq. ft. lots minimum (approximately .25 acre)
- Lot width at front yard setback – 85 ft.
- Lot frontage – minimum 45 ft.
- **Setbacks**:
  - **Main structure** – front & rear 30 ft., side 10 ft. minimum with a combined total of 24 ft.;
  - **Corner lot** - side yard facing the street 20 ft.;
  - **Accessory structure** - 6 ft, or 3 ft. if it meets fire code;
  - **Maximum height of any building** – 35 ft.

The following uses are *permitted* in the residential district, **R-1-10**:

A. Single family dwellings;
B. Farm animals (pursuant to Section 17.24.080);
C. Residential facility for person with a disability; and
D. Home Occupations (pursuant to Chapter 5.28).

The following uses are *conditional* in the residential district, **R-1-10**:

A. Planned unit developments;
B. Public, quasi-public uses;
C. Residential facility for elderly persons;
D. Accessory Dwelling Units (ADU);
E. Restricted lots, (see Definitions Section 17.04.030);
F. Flag Lots; and
G. Child day care or nursery.
CN – Neighborhood Commercial District  (Chapter 17.28)

The following uses are *permitted* in the CN districts:

A. Appliance and small equipment repair, including shoe repair;
B. Drug store;
C. Dry cleaning pickup station;
D. General merchandise sales (retail and wholesale) less than two thousand (2,000) square feet;
E. Offices, business or professional;
F. Personal services;
G. Public and quasi-public institutions;
H. Convenience store, less than two thousand (2,000) square feet;
I. Learning studios such as karate, dance, gymnastics;
J. Real estate and/or insurance offices;
K. Computers: software and hardware, sales and service;
L. Office machine - sales and service;
M. Ceramic business; and
N. Carpet cleaning.

The following uses are *conditional* in the CN districts:

A. Reception center, meeting hall;
B. Restaurants, cafeterias and fast food eating establishments;
C. Banking and financial services;
D. Custom woodworking (as approved by fire marshal)
E. Sheet metal;
F. Contractor: general, electrical, mechanical and plumbing, etc.;
G. Printing and publishing;
H. Silk screening;
I. Lawn and yard care;
J. Residential healthcare facility; and
K. Business and uses which are similar to those listed in this section and Section 17.28.020 and other small businesses determined suitable for a neighborhood environment by the planning commission.
CG – Commercial General District (Chapter 17.32)

The following uses are permitted in CG districts:
A. Appliance and small equipment repair, including shoe repair;
B. Drug store;
C. Dry cleaning;
D. General merchandise sales;
E. Offices, business and professional;
F. Personal services;
G. Public and quasi-public institutions;
H. Convenience store;
I. Banking and financial services;
J. Restaurants, cafeterias and fast food eating establishments

The following uses are conditional in CG districts:
A. Liquor, retail, package store;
B. Drinking places (alcoholic beverages);
C. Residential health care facility;
D. Reception center, meeting hall;
E. Motor vehicle sales and service (excluding auto body repair);
F. Grocery store;
G. Lumber and other building material, retail sales;
H. Marine and aircraft retail sales, and accessories;
I. Theaters;
J. Commercial schools;
K. Hospitals and medical service facilities;
L. Hotel, Motel and extended stay facilities; and
M. Other retail businesses which are similar to those listed in this section and Section 17.32.020, as determined by the planning commission. (Ord. 253-98 (part): prior code § 9-11-3)
**CH - Commercial Highway District** (Chapter 17.34)

The following uses are **permitted** in the CH district:

A. Appliance and small equipment repair;
B. Lawn and yard care;
C. Printing and publishing;
D. Offices, business and professional;
E. Silk-screening;
F. Public and quasi-public facilities not prohibited in Section 17.34.040;
G. Convenience store;
H. Contractor offices, including but not limited to general, electrical, mechanical, heat, ventilation and air conditioning, plumbing, and landscaping; and Indoor storage units.

The following uses are **conditional** in the CH district:

A. Liquor, retail, package store;
B. Drinking places with alcoholic beverages;
C. Motor vehicle sales and service (excluding auto body repair) and outdoor storage of retail vehicle inventory;
D. Reception center, meeting hall;
E. Marine and aircraft retail sales and accessories;
F. Lumber and other building materials retail sales;
G. Custom woodworking (as approved by the fire marshal);
H. Warehousing, as a primary use, unless prohibited in Section 17.34.040;
I. Car wash as ancillary to a convenience store;
J. General merchandise sales;
K. Outdoor storage of equipment, landscaping materials and seasonal inventory incidental to an approved permitted or conditional use;
L. Indoor fabrication, machining or welding of materials or equipment not for resale;
M. Equipment sales, service and/or repair, including outdoor repair and welding; and
N. Other commercial businesses which are similar to those listed in this section and Section 17.34.020, as determined by the planning commission.
**LI – Light Industrial District** Chapter 17.36)

The following uses are *permitted* in light industrial LI districts:

A. Appliance and small equipment repair, including shoe repair;
B. Equipment sales, service and repair;
C. Printing and publishing;
D. Research and development;
E. Offices, business and professional;
F. Warehousing and storage facilities;
G. Public and quasi-public institutions; and
H. Retail commercial uses.

The following uses are *conditional* in light LI districts:

A. Light manufacturing, compounding, processing, milling or packaging of products, which must be accomplished entirely within an enclosed structure, including but not limited to the following:
   1. Automotive parts and accessories, but not including tires and batteries,
   2. Steel structural members and related products,
   3. Lumber and wood products,
   4. Apparel and other textile products,
   5. Paper and allied products,
   6. Rubber and plastic products, and
   7. Electronic and electrical products;
B. Other uses and businesses which are considered similar to those listed in this section and Section 17.36.020, as determined by the planning commission.
**IG – Industrial General District** *(Chapter 17.40)*

The following uses are **permitted** in general industrial I-G districts:

A. Equipment sales, service and repair;
B. Printing and publishing;
C. Research and development;
D. Offices, business and professional;
E. Warehousing and storage facilities;
F. Manufacturing, compounding, processing, milling or packaging of products, including but not limited to the following:
   1. Automotive parts and accessories, but not including tires and batteries,
   2. Steel structural members and related products;
   3. Lumber and wood products,
   4. Apparel and other textile products,
   5. Paper and allied products,
   6. Rubber and plastic products,
   7. Electronic and electrical products; and
G. Public and quasi-public institutions.

The following uses are **conditional** in general industrial I-G districts:

A. Storage of inflammable bulk liquids;
B. Outdoor storage of merchandise or equipment; and
C. Other uses and businesses which are considered similar to those listed in this section and Section 17.40.020, as determined by the planning commission.
**BU - Blended Use**  
(See Chapter 17.26 for details)

**LO - Legacy Overlay District**  
(See 17.30 for details)