

**17.18.040 Table of permitted uses.** [SHARE](#)

Land uses and development activities may be permitted in accordance with the table of permitted uses (Table 17.18.040); provided, that:

A. Only those uses identified with a P (permitted), C (permitted only through the issuance of a conditional use permit), or T (permitted only through a temporary use permit) may be approved. Those uses identified with an X or a blank cell are not permitted in that zone.

1. Uses not specifically listed in the Table of Permitted Uses, or any questions about the interpretation of this table, shall be addressed through an administrative code interpretation utilizing the most recent edition of the North American Industry Classification System (NAICS) Manual as determined by the city and the intent of each zoning district.

a. In the event that more than one definition could apply to a use, the city will determine through an administrative code interpretation the most applicable definition.

2. Uses not specifically identified as permissible (P, C, or T), or authorized through an administrative code interpretation, may not be approved.

**Table 17.18.040**

	Residential Districts				Nonresidential Districts					
	RSF-5	RSF-10	RMD	RMF	NC	GC	RC	LI	GI	OPN
<b>Nonresidential Uses</b>										
Airport								P (21)		
Aquaculture								P		
Arts and entertainment						P	P	P		
Athletic club/exercise facility					P	P	P	P		
Auditorium/meeting hall						P (5)	P	P		
Bed and breakfast inn	P	P	P	P	P	P	P	P		
Boat launch	C	C	C	C		C	C	C	C	C
Boat sales, services and storage							P	P		
Brewery/distillery/winery						P (23)	P (23)	P		
Card rooms						P (15)	P (15)	P (15)		
Cemetery/mausoleum										P
Church/religious facility	P	P	P	P		P (5)	P			
Commercial laundry								P		
Commercial moving/storage				C		C	C	P		
Commercial truck stop							P	P		

**Commented [MM1]:** Inappropriate use for a residential zone

Table 17.18.040

	Residential Districts				Nonresidential Districts					
	RSF-5	RSF-10	RMD	RMF	NC	GC	RC	LI	GI	OPN
Community center	C	C	C	C		P (5)	P			C
Construction/landscaping								P		
Correction/detention/prison facility						C	C	C		
Day care	P (14)	P (14)	P (14)	P (14)	P (14)	P (14)	P (14)			
Dredge spoils storage								C	C	
<u>Fire and ambulance stations</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		
Funeral home/mortuary						P (5)	P	P		
Government office						P	P	P		
Hazardous materials								P	P	
Health care facility						P	P	P		
Hospital							P	P		
Hotel/motel						P	P			
Industrial facility—master planned								P	P	
Junk/salvage yard								P		
Kennels								P (6)		
Laboratory								P		
Manufactured home sales								P		
Manufacturing and processing							C (25)	P		
Marijuana—state licensed facility	X	X	X	X	X	P (12)	X	P (12)	X	X
Marine shipping facility								P	P	
Mining									P	
Parking facility						P	P	P		
Participant/spectator sports						P	P	P		P
Post office						C	C	C		
Professional/technical services						P	P	P		
Public facility/park	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)
Public works/utility buildings	<u>C (17)</u>	<u>C (17)</u>	<u>C (17)</u>	<u>C (17)</u>	<u>C (17)</u>	<u>P (17)</u>	<u>P (17)</u>	<u>P (17)</u>	<u>P (17)</u>	<u>C (17)</u>

**Commented [MM2]:** There were no provisions for ambulance and fire stations. Made them conditional use so they can be placed in appropriate areas due to the amount of noise the sirens can generate.

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**Commented [MM3]:** Allows for pump stations and similar buildings to be located in all zones

Table 17.18.040

	Residential Districts				Nonresidential Districts					
	RSF-5	RSF-10	RMD	RMF	NC	GC	RC	LI	GI	OPN
Rail service/repair								P		
Recycling center								P		
Restaurants					P	P	P	P		
Retail sales/services					P (24)	P (5)	P	P	P	
Retail services/services—large scale							P			
Retail shopping mall							P			
RV park/campground							P			C
Schools	C	C	C	C		C	C	C		
Sexually oriented business								P (11)		
Social/fraternal organization						P	P	P		
Tavern/pub						P	P	P		
Temporary use	T (20)	T (20)	T (20)	T (20)	T (20)	T (20)	T (20)	T (20)	T (20)	T (20)
Theater						P	P			
Transit facilities	P	P	P	P	P	P	P	P		
Vehicle sales and services					P (4)	P (4)	P	P		
Veterinarian clinic					P (6)	P (6)	P (6)	P (6)		
Warehouse								P		
Wholesale business							P	P		
Wireless communications, Category 1	P (16)	P (16)	P (16)	P (16)	P (16)	P (16)	P (16)	P (16)	P (16)	P (16)
Wireless communications, Category 2	C (16)	C (16)	C (16)	C (16)	C (16)	C (16)	C (16)	C (16)	C (16)	C (16)
<b>Residential Type Uses</b>										
Accessory dwelling unit	P (9)	P (9)	P (9)							
Assisted living facility	C (18)	C (18)	C (18)	C (18)						
Caretaker residence						P	P	P	P	P
Community garden	P	P	P	P						
<del>Cottage housing</del>			P					-	-	-
Duplex	P		P	P						
Garage/yard sale	T (2)	T (2)	T (2)	T (2)						

Commented [MM4]: Removed as it is not defined in the code

Table 17.18.040

	Residential Districts				Nonresidential Districts					
	RSF-5	RSF-10	RMD	RMF	NC	GC	RC	LI	GI	OPN
Home business	P (8)	P (8)	P (8)	P (8)	P (8)	P (8)	P (8)			
Livestock and fowl	P (10)	P (10)	P (10)							
Mixed-use residential/commercial				P (3)	P (3)	P (3)	P (3)			
Mobile home				P (13)						
Multifamily (5+ units)			P	P		P (22)				
Nursing home/congregate care				C (18)		C (5, 18)				
Residential treatment facility	C	C	C	C						
Single-family residence	P (7)	P (7)	P (7)	P (7)	(1)	(1)	(1)			
<u>Townhouse</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Temporary homeless encampment	T (19)	T (19)	T (19)	T (19)		T (19)	T (19)	T (19)	T (19)	
Transitional facilities						C (5, 18)				
Triplex and fourplex			P	P						

Commented [MM5]: Added for clarity

(Ord. 3917 § 4 (Exh. B), 2018; Ord. 3889 § 3 (Exh. A), 2017)

17.18.050 Footnotes.  SHARE

A. The following footnotes can be found in the Table of Permitted Uses, Table 17.18.040:

1. Existing residential uses are permitted and shall be considered conforming. No new single-family residences are permitted in these zones. Standards applicable to the RSF-5 zoning district shall apply to existing single-family dwellings.
2. Garage/estate sales may be conducted on private residential properties without a temporary use permit, subject to the following criteria. Any activities not meeting these criteria may be approved through a temporary use permit:
  - a. Sales shall last no longer than three consecutive days; and
  - b. Sales are held at the site no more than four times in a calendar year; and
  - c. Sales are conducted on the owner's property. Multiple-family sales are permitted if they are held on the property of one of the participants; and
  - d. All signs are removed immediately after the event.
3. Commercial/residential mixed-use developments with commercial uses on the ground floor. Residential uses should be located above the ground floor.

4. Vehicle Sales and Services.

a. In the neighborhood commercial (NC) zone this use is restricted to minor auto repair services (lubrication and oil change, tune-up). Any vehicles remaining on site for more than seventy-two hours shall be screened in accordance with outdoor storage development standards.

b. Commercial truck, trailer, and RV sales and services are not permitted in the neighborhood commercial (NC) and general commercial (GC) zones.

5. Not permitted on the ground floor on Pacific Avenue South between Oak and Maple Streets.

a. Retail sales with screened or unscreened outdoor storage are not permitted on the ground floor on Pacific Avenue South between Oak and Maple Streets.

6. All kennels and veterinarian clinics shall provide indoor sleeping areas only, in order to minimize nighttime noise impacts to neighboring properties.

7. Please see Section [17.22.030](#), Single-family residential standards.

8. Only permitted in accordance with the provisions of Section [17.22.050](#), Home businesses.

9. Only permitted in accordance with the provisions of Section [17.22.040](#), Accessory buildings, structures, dwelling units, and uses.

10. Only permitted in accordance with the provisions of Section [17.22.070](#), Domestic animals and livestock.

11. Only permitted in the adult oriented business overlay in accordance with the provisions of Section [17.22.160](#), Adult oriented business overlay.

12. Only permitted in accordance with the provisions of Section [17.22.170](#), State licensed marijuana production, processing, and sales.

13. Only permitted in accordance with the provisions of Section [17.22.260](#), Mobile homes, recreational vehicles (RVs), trailers, and tents.

14. Only permitted in accordance with the provisions of Section [17.22.250](#), Day care.

15. Only permitted in accordance with the provisions of Section [17.22.230](#), Card rooms.

16. Only permitted in accordance with the provisions of Section [17.22.240](#), Wireless communication facilities.

17. Only permitted in accordance with the provisions of Section [17.22.290](#), Public facilities.

18. Only permitted in accordance with the provisions of Section [17.22.270](#), Special needs facilities.

19. Only permitted in accordance with the provisions of Section [17.22.280](#), Temporary homeless encampments.

20. Only permitted in accordance with the provisions of Section [17.22.060](#), Temporary uses.

21. Permitted uses at the airport shall include all building and structures essential to airport operations and may include aviation related business and industrial buildings, structures, and uses as well as any use specifically authorized through the Southwest Washington Regional Airport master plan as adopted by the city.

22. Multifamily housing may be permitted in the general commercial zone in West Kelso outside of the West Main pedestrian overlay only, in accordance with the provisions of the West Kelso multifamily design standards and the West Kelso subarea plan.

23. Only microbreweries and microwineries may be permitted in the general commercial (GC) and regional commercial (RC) zones.

24. Retail sales and services in the neighborhood commercial (NC) zone shall be limited to uses designed to primarily serve the immediate neighborhood, such as:

- a. Convenience groceries;
- b. Beauty parlors, salons, and related personal services;
- c. Farmers' market;
- d. Fruit, vegetable, or flower stand;
- e. Food carts;
- f. Coffee shops and restaurants;
- g. Exercise studios; and
- h. Automobile service stations and minor automobile services such as oil change, tune-ups, and lubrication.

25. Only in the vicinity of the I-5 and SR 432 interchange. (Ord. 3917 § 4 (Exh. B), 2018; Ord. 3889 § 3 (Exh. A), 2017)