

17.18.050 Footnotes.

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 is 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. 3889 § 3 (Exh. A), 2017)