

C-3 Commercial/SR 305 Code Amendments | City Council Public Hearing | June 26, 2024

EXHIBIT A

Staff proposed amendments are shown in red underline and ~~strikethrough~~
 Planning Commission proposed amendments are shown in purple underline and ~~strikethrough~~
 City Council proposed amendments are shown in blue underline and ~~strikethrough~~
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NOTE: Not all provisions of a specific section are presented below; only the pertinent sections proposed to be amended are identified. For full context, please refer to the complete section in the Poulosbo Municipal Code: <https://www.codepublishing.com/WA/Poulosbo/>. Full project review documents can be viewed on the project website: <https://cityofpoulosbo.com/development-regulation-amendments-2/>.

Chapter 18.80 | COMMERCIAL DISTRICTS

18.80.020 Purpose.

- D. The C-3 commercial district applies to the geographic area of SR 305 corridor, including Seventh and Tenth Avenues, and is intended to:
1. Encourage businesses that offer the frequently needed consumer goods and services for the local population.
 2. Support a wide range of activities to enhance the SR 305 corridor as the business and financial, health services, and professional office hub of the community.
 3. Ensure that projects are designed using consistent and compatible architectural design.
 4. Allow for residential and mixed-use projects to increase the opportunities for people to live, work, shop and recreate within walking distance.

18.80.030 Uses.

- A. Types of Uses. For the purposes of this chapter, there are six kinds of use:
1. A permitted (P) use is one that is permitted outright, subject to all the applicable provisions of this title.
 2. A conditional use (C) is discretionary use reviewed through the process set forth in Chapter 18.230 governing conditional uses.
 3. An administrative conditional use (AC) is a discretionary use reviewed through the process set forth in Chapter 18.230 governing administrative conditional uses.
 4. A prohibited use (X) is one that is not permitted in the zoning district under any circumstances.
 5. An N/A use is one that is not applicable to the zoning district.
 6. A temporary use permit (TUP) is a use that is allowed only through a temporary use through the process and limitations set forth in Chapter 18.280.
- B. Recognizing that there may be certain uses not mentioned specifically in Table 18.80.030 because of changing business, technology advances, or other reasons, the planning director is authorized to make similar use determinations, as set forth in Section 18.50.030.

The following Table 18.80.030 is a list of uses for the four zoning districts:

Table 18.80.030 Commercial Zoning Districts Use Table					
USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Retail Sales and Service					
Automobile sales	X	X	P	X	X
Automobile rental agencies	X	X	P	X	X
Automobile towing services	X	X	P	X	X
Automotive repair	X	X	P	P	P
Automotive parts	X	X	P	P	P
Auto fuel service station ¹	X	X	AC	AC	AC
Building with drive-through facility ¹	AC	X	P	P	P
Building materials, garden, and farm supplies	X	X	P	P	P

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Table 18.80.030 Commercial Zoning Districts Use Table

USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Convenience store	P	P	P	P	P
Grocery stores	P ²	X	P	P	P
Marine boat sales, service, or rental	P	X	P	X P	X
Mobile, manufactured, and modular housing sales	X	X	P	X	X
Pet and animal sales or service (including dog day care) ¹	P	P ³	P	P	P
Pharmacies and medical supplies	P	P	P	P	P
Regional retail, large-size <i>50,001 square feet or larger</i>	X	X	X	P	P
Regional retail, mid-size <i>50,000 square feet or less</i>	X	X	P	P	P
Rentals, equipment	X	X	AC	AC ⁷	AC ⁷
Retail sales, including variety and specialty stores; general merchandise; flower/plant shop; clothing; home and business/office supplies and goods; art and art supplies; dry goods; gifts; marine supplies, and the like	P	P	P	P	P
Vehicle car wash	X	X	AC	X ⁸ AC	AC
Food and Drink Services¹					
Eating and drinking establishments	P	P	P	P	P
Bakeries, confectioneries, and artisan foods	P	P	P	P	P
Mobile food services ¹	TUP ⁶	X	TUP	TUP	TUP
Farmers market/outdoor produce stands	AC	AC	AC	AC	AC
Food service contractor	X	X	P	P	P
Full-service restaurant (no drive-through)	P	P	P	P	P
Microbrewery, distillery, or winery	AC	AC	P	P	P
Restaurant or coffee w/drive-through ¹	X	X	P	P	P
Business and Professional Services					
Business services (<i>copy centers, printing, mailing, courier and the like</i>)	AC	X	P	P	P
Conference centers	C	X	AC	AC	AC
Corporate headquarters and regional offices	AC	X	P	P	P
Financial services	P	P ³	P	P	P
Investigation and security services	P	X	P	P	P
Offices	P	P ³	P	P	P
Professional services	P	P ³	P	P	P

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USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Real estate	P	P ³	P	P	P
Travel arrangement and reservation services	P	P	P	P	P
Personal Services					
Barber and beauty salons	P	P	P	P	P
Banks and credit unions	P	P	P	P	P
Health and personal care/spas	P	P	P	P	P
Laundry and dry cleaning	P	X	P	P	P
Science/Technology/Research and Development					
Biotechnical/medical laboratories	AC	AC ³	P	P	P
Computer and information technology	P	AC ³	P	P	P
Electronic components, board systems and similar engineering and development	P	AC ³	P	P	P
Research and development/technology uses not otherwise named	P	AC ³	P	P	P
Software engineering	P	AC ³	P	P	P
Fabrication and Assembly					
Electrical or similar component fabrication and/or assembly	AC	AC ³	P	<u>AC P</u>	P
Metal, wood and other materials machining, fabrication, and assembly completely within an enclosed building	AC	AC ³	P	<u>AC P</u>	P
Handcrafted artisan-type products, crafts, food processing or other art-related items within an enclosed building	P	P	P	P	P
Miscellaneous light fabrication and assembly not otherwise named	P	AC ³	P	<u>AC P</u>	P
Lodging					
Bed and breakfast ¹	P	P	P	P	P
Boutique hotel/inn	P	P	P	P	P
Hotels and motels	AC	AC	P	P	P
Arts, Entertainment and Recreation					
Golf course	X	X	C	C	C
Historic and cultural exhibits	P	P	P	P	P
Libraries, museums, galleries	P	P	P	P	P
Marina	C	C	C	N/A	N/A
Movie theater	AC	AC	P	P	P
Performing arts or supporting establishment	P	P	P	P	P

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USE	C-1 Downtown/ Front Street	Shopfront Overlay	C-2 Viking Avenue	C-3 SR 305 Corridor	C-4 College MarketPlace
Privately owned amusement, sports, or recreation establishments	AC	AC	P	P	P
Public parks	P	P	P	P	P
Recreational goods rentals	P	AC	P	P	P
Sports arena or stadium	X	X	C	C	C
Zoos, botanical gardens, and arboreta	X	X	C	C	C
Educational Services¹					
Colleges and universities	AC	AC ³	AC	AC	P
Grade schools K—12 (public and private)	C	C	C	C	C
Preschool/childcare center ¹	AC	AC ³	P	P	P
Technical, trade and other specialty schools	AC	AC ³	AC	AC	P
Health and Human Services					
Ambulatory and outpatient care services (physicians, outpatient clinics, dentists)	AC	AC ³	P	P	P
Animal hospital and veterinary clinics	AC	X	P	P	P
Funeral homes	X	X	C	C	C
Hospital	X	X	C	C	C
Social assistance, welfare and charitable offices and services	P	P ³	P	P	P
Public Administration					
Fire/police services	P	P	P	P	P
Government services, offices	P	P ³	P	P	P
Maintenance shops	X	X	P	P	P
Postal services	P	P	P	P	P
Transit facilities, including park and ride lots and transfer centers but not including bus stops	C	X	AC	AC	AC
Residential					
Mixed-use structure ¹	P	P	P	P	P
Existing residential use without increase in density ¹	P	P	P	P	P
Home business ¹	P	P	P	P	P
Home occupation ¹	P	P	P	P	P
Family day care/adult family home (<i>within existing residential use, no increase in density</i>)	AC	AC ³	P	P	P
Nursing home, residential care facility, assisted living, congregate care housing	C	X	AC	AC	AC
Planned mixed-use developments (PMUD) ⁴	X	X	P	P	P

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Emergency Shelter ¹	AC	C ³	AC	AC	AC
Emergency Housing ¹	AC	C ³	AC	AC	AC
Permanent Supportive Housing ¹	AC	C ³	AC	AC	AC
Transitional Housing ¹	AC	C ³	AC	AC	AC
Utilities and Other Public Services					
Essential public facilities					
State and regional	P	P	P	P	P
Local	C	C	C	C	C
Recycling center	X	X	AC	X AC	X
Utility facilities and utility system	AC	X	P	P	P
Wireless communication facilities exceeding 21' in height	X	X	AC	C	AC
Co-location on existing facility or structure	P	P	P	AC	P
Wireless communication facilities 20' or less in height, including co-location on existing facility or structure	P	P	P	AC	P
Other					
Electric vehicle charging stations	P	P	P	P	P
Adult entertainment businesses	X	X	X	X	X
Commercial parking lots and parking garages (<i>stand-alone; not associated with commercial structure</i>)	AC	AC	P	P	C
Self-serve mini-storage ¹	X	X	P	X ⁵	X
Clubs, lodges, charitable institutions, and similar uses, under 5,000 square feet and within an existing building(s)	P	AC	P	P	P
Clubs, lodges, charitable institutions and similar uses, new freestanding structures and existing building(s) 5,000 square feet or larger ¹	AC	AC	AC	AC	AC
Places of worship, under 5,000 square feet and within an existing building(s) ¹	AC	AC	P	P	P
Places of worship, new freestanding structures and existing building(s) 5,000 square feet or larger ¹	AC	AC	AC	AC	AC
¹ Subject to standards in Section 18.80.080. ² Up to 25,000 square feet gross floor area. ³ Permitted on the second floor or behind shopfront commercial use per Section 18.80.050(D)(12). ⁴ Subject to standards in Section 18.80.090. ⁵ Existing self-service mini storage shall be permitted per Section 18.80.080(I)(13). ⁶ Permitted only in coordination with a special events permit. ⁷ In an enclosed building only. ⁸ <u>Existing car wash facilities shall be permitted per Section 18.80.080(R).</u>					

18.80.040 Development standards for commercial districts.

A. Table 18.80.040 sets forth the development standards for the commercial zoning districts.

Table 18.80.040 Commercial Districts' Development Standards					
Standard	C-1 Downtown	Shopfront Overlay	C-2 Viking Avenue^{1, 2}	C-3 SR 305 Corridor²	C-4 College MarketPlace
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements.				
Maximum Lot Area	None	None	None	None	None
Minimum Front Yard Setback	None	None	10'	<u>10' 15'</u>	15'
Minimum Side Yard Setback	None	None	5'	<u>None 5'</u>	5'
Minimum Rear Yard Setback	None	None	10'	10'	10'
Minimum Side or Rear Yard Adjacent to R Zone	10'	10'	15'	15'	15'
Maximum Avg. Building Height ³	See Section 18.80.040(B) ⁴		35' ⁵	<u>35'⁵ See Section 18.80.040(D)⁵</u>	See Section 18.80.040(C) ⁵
Maximum Building Lot Coverage	85%	100%	50%	<u>50% 60%, or 80% if at least 50% of the required parking is under the building.</u>	60%, or 80% if at least 50% of the required parking is under the building.
¹ Alternative development standards for the C-2 zoning district may be allowed through the provisions in Section 18.80.070. ² Alternative development standards for a planned mixed-use development may be allowed through the provisions in Section 18.80.090. ³ See Section 18.150.050 for building height measurement and Section 18.310.010 for building height exceptions. ⁴ See Section 18.80.050(D)(13) for upper-level setback requirement in the shopfront overlay <u>and Section 18.150.060 for measuring upper-level setback.</u> ⁵ See Section 18.80.060(A)(7) for upper-level setback requirement <u>and Section 18.150.060 for measuring upper-level setback.</u>					

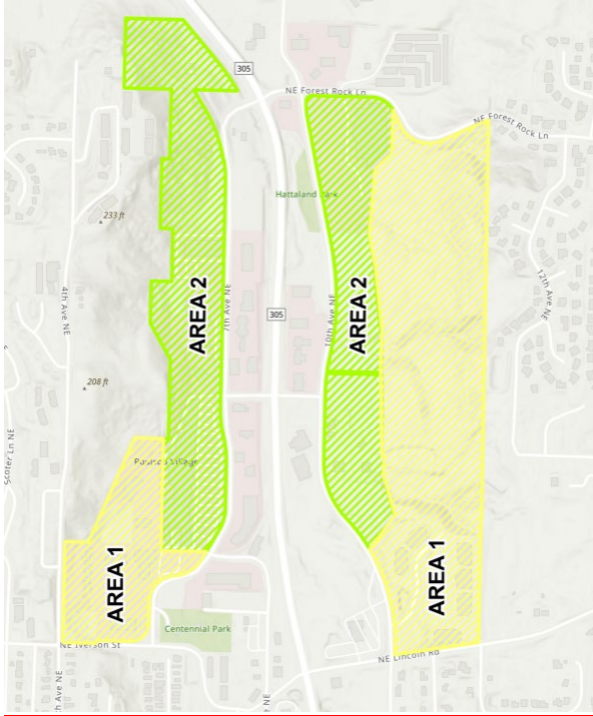
B. C-1 Zoning District Height. The maximum average building height in the C-1 zoning district shall be thirty-five feet, with the exception of provided that:

1. The height limit on 3rd Avenue NE between Moe Street NE and NE Hostmark Street shall be twenty-five feet as measured from the highest sidewalk grade of 3rd Avenue NE adjacent to the property line;
2. In the shopfront overlay the height limit on west side of Front Street NE shall be twenty-five feet and on east side of Front Street NE shall be thirty-five feet as measured from the highest sidewalk grade of Front Street NE adjacent to the property line;
3. "Highest sidewalk grade" means the highest elevation of the sidewalk parallel to the building frontage; and
4. The height limits described above in subsections (B)(1) and (2) of this section shall not apply to rooftop appurtenances per 18.310.010.

C. C-3 Zoning District Height. The maximum average building height in the C-3 zoning district shall be thirty-five feet, with the exception of:

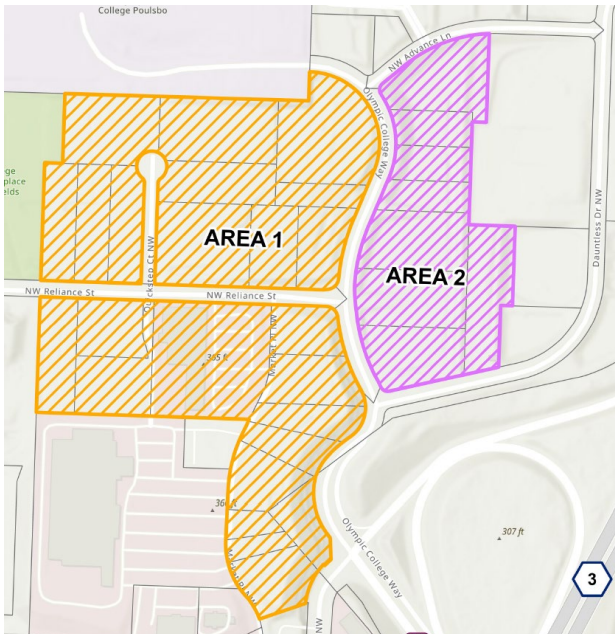
1. The height limit in area 1 (as shown below) shall be forty-five feet average building height; and
2. The height limit in area 2 (as shown below) shall be fifty-five feet average building height.

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D. ~~C~~ C-4 Zoning District Height. The maximum average building height in the C-4 zoning district shall be thirty-five feet, with the exception of provided that:

1. The height limit in area 1 (as shown below) shall be forty-five feet average building height; and
2. The height limit in area 2 (as shown below) shall be fifty-five feet average building height.



18.80.080 Additional standards and provisions for C zoning districts.

R. ~~Existing lawfully permitted and approved car wash facilities that exist as of the date of adoption of the ordinance codified in this chapter are permitted to expand within the boundaries of the property parcel the facility is located in as-of the date of adoption of the ordinance codified in this chapter. The expansion shall be consistent with and meet all applicable standards of the zoning district.~~