

#### **19.44.030 Conditional uses.**

Conditional uses in the R-M zone include:

- Airport;
- Apartments;
- Apartments for elderly persons;
- Banks;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn, which may include conference meeting rooms;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-M zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Electrolysis of hair;
- Golf course;
- Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;
- Home day care/preschool, subject to Section 19.04.293;
- Hospital;
- Hotel;
- Lodging house;
- Massage (every massage technician shall be licensed by the state);
- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;

- Office, business and/or professional;
  - Parking lot;
  - Pigeons, subject to health department regulations;
  - Planned unit development;
  - Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
  - Private nonprofit recreational grounds and facilities;
  - Public and quasi-public uses;
  - Rail transit mixed-use, provided it meets the following requirements:
    - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
    - B. The property is located within one-quarter mile of a rail station.
    - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
    - D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
    - E. Parking is not allowed between the building and the public street.
    - F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
    - G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
    - H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."
    - I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
  - Reception center and/or wedding chapel;
  - Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040;
  - Residential health care facility;
  - Shared parking;
  - Short-term rental provided:
    - A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and
    - B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.
  - Sportsman's kennel (minimum lot area one acre);
  - Tanning studio;
  - Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
  - Veterinary; provided, that:
    - A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,
    - B. There is no sale of merchandise on the premises, and
    - C. There is no overnight boarding of animals.
- (Ord. 1574 § 2 (part), 2005; Ord. 1539 § 12, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1416 § 2 (part), 1998; Ord. 1367 § 7, 1996; Ord. 1331 § 4, 1996; Ord. 1293 § 2, 1995; Ord. 1228 § 2 (part), 1993; Ord. 1216 § 2, 1992; Ord. 1198 §§ 9 (part), 11, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1118 § 6 (part), 1990; Ord. 1115 § 5 (part), 1990; Ord. 1088 § 6 (part), 1989; (part) of Ord. passed

12/15/82: prior code § 22-22-3)