

ORDINANCE NO. 2012-36

A REMEDIAL ORDINANCE REPEALING WALLA WALLA MUNICIPAL CODE SECTIONS 20.70.050, 20.94.030, 20.98.080 AND 20.98.090 AND AMENDING WALLA WALLA MUNICIPAL CODE SECTIONS 20.50.070, 20.51.030, AND 20.100.040 REGARDING LAND USE AND RELATED MATTERS

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, RCW 35A.63.100 provides that authorizes enactment of a zoning ordinance, and amendments thereto; and

WHEREAS, section 36.70A.130 of the Revised Code of Washington provides that development regulations shall be subject to continuing review and evaluation by the city that adopted them; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2012-09 on April 25, 2012 after proper notice, public participation, and hearings amending its land use development regulations; and

WHEREAS, the City of Walla Walla has found that certain sections were inadvertently left in the Walla Walla Municipal Code which were superseded by amendments adopted by City Ordinance 2012-09 (4/25/2012) and other minor typographical and formatting errors that need correction; and

WHEREAS, the Walla Walla City Council has considered adoption of this ordinance during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by adoption of this ordinance;

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

Section 1: Sections 20.70.050, 20.94.030, 20.98.080 and 20.98.090 of the Walla Walla Municipal Code are hereby repealed.

Section 2: Section 20.50.070 of the Walla Walla Municipal Code is amended as follows (added terms are bolded and italicized and removed terms are stricken):

20.50.070 CC Central Commercial District.

The Central Commercial Zone is intended to accommodate a wide variety of commercial activity (particularly those that are pedestrian oriented) together with compatible residential life styles and uses of upper story levels which will result in the most intensive and attractive use of the city's Central Business District.

- A. Level of Use.
The uses allowed by Level I, II or III procedures in this zone are designated by a “1”, “2” or “3” respectively on the Table of Permitted Land Uses, Chapter 20.100, Section 20.100.040.
- B. Minimum lot dimensions.
 - 1. Area: No restrictions.
 - 2. Width: No restrictions.
 - 3. Depth: No restrictions.
- C. Minimum Yard requirements.
 - 1. In-fill Commercial and mixed use development in the area designated as “Downtown” shall extend to the above-ground building line (which shall be the edge of the public right-of-way line) along any street frontage. Parking, if any, must be provided at the rear of the property.
 - 2. Front – except as noted in Section 20.50.060(C) (~~+~~), no restrictions.
 - 3. Side – except as noted in Section 20.50.060(C) (~~+~~), no restrictions unless abutting residential districts, then ten (10) feet.
 - 4. Rear – except as noted in Section 20.50.060(C) (~~+~~), no restrictions unless abutting residential districts, then twenty (20) feet.
 - 5. For exceptions to these minimum standards, see section 20.102.030.
- D. Lot coverage.
Buildings may occupy up to one hundred (100) percent, except as noted in Subsection 20.50.060(C), Minimum Yard Requirements.
- E. Building height.
No restrictions.
- F. Off-street parking.
A portion of the Central Commercial Zone is exempt from off-street parking requirements as provided in Section 20.126.050(C), Downtown Area Exempt. Other standards depend on use. See Chapter 20.126 for Off-Street Parking and Loading Standards and Chapter 20.127 for Table of Off-Street Parking Standards.

Section 3: Section 20.51.030 of the Walla Walla Municipal Code is amended as follows (added terms are bolded and italicized and removed terms are stricken):

20.51.030 Definitions.

The following are definitions provided for administering concurrency management:

- A. "Affected Arterial or Street" means any street which can be identified as significant to the area in which it serves in terms of the nature and composition of travel and which will be impacted by new development. Arterials serve major centers of activity and carry the major portion of the traffic entering and leaving the city. Principal and minor arterials are designated in chapter 12.01 of this Code.

- B. "Annual capacity statement" means the statement issued by the city indicating the available capacity of the facilities or services covered by concurrency management.
- C. "Approved traffic study" means a study to estimate and assess traffic demand patterns and quantities and to identify mitigation measures needed to meet level of service (LOS) standards, based on the type and size of a proposed development. An approved traffic study may be required by the city as part of a complete application.
- D. "Capacity" means the maximum traffic volume that can pass through an intersection or arterial during a given peak hour as measured by the sum of critical volumes.
- E. "Capital facilities element" means the element of the city's comprehensive plan which evaluates the need for public facilities as identified in the comprehensive plan elements and as defined in the applicable definition of each public facility, which estimates the cost of improvements, which analyzes the fiscal capability of the local government to finance and construct improvements, which adopts financial policies to guide the funding of improvements, and which schedules the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on the needs identified in the comprehensive plan.
- F. "Certificate of concurrency" means the official written statement issued by the city which documents concurrency approval for a development application.
- G. "Change in use" means a change from one permitted use in the city's zoning code to another permitted use in the city's zoning code.
- H. "City Manager" means the Walla Walla City Manager or his/her designee(s).
- I. "Complete application" means the application form and all accompanying documents, fees and exhibits required of an applicant by the city for development review purposes, and determined in writing by the city to be sufficient.
- J. "Concurrency" means the provision for assuring that improvements or strategies to accommodate the impacts of development are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies so that the level of service for transportation facilities do not fall below the level of service standards adopted by the comprehensive plan due to the impacts of new development. Road and highway improvements are to be provided within a maximum of six years.
- K. "Concurrency approval" means the official determination by the city that a proposed development will not result in the reduction of the level of service below the standards set forth in the city's comprehensive plan for facilities and services. Concurrency approval will be documented in writing by a certificate of concurrency.
- L. "Concurrency determination" means a technical study of the impacts on the applicable facilities or services, including forecasted level of service of a proposed land use development using current data and analytical techniques. A comprehensive facility study (e.g., approved traffic study) may be required of the applicant, based on the requirements of this chapter.
- M. "Concurrency facilities" means facilities for which concurrency is required in accordance with the provisions of this chapter. These are public rights-of-way, highways, and transportation facilities. The city reserves the ability to amend this section to include public water, sanitary sewer, storm drainage and parks as future facilities subject to the concurrency management

system.

N. "Concurrency management system" means the procedures, forms and processes used by the city to evaluate proposed development for compliance with the requirements of this chapter.

O. "Concurrent with development" means the improvements or transportation strategies are in place at the time of building permit issuance or residential preliminary plat approval, or the financial commitment is in place to complete the improvements or strategies within six years.

P. "Conditions of approval" means, as they apply to concurrency evaluation, those conditions necessary to ensure that the proposed development will not cause the transportation level of service to fall below the standards adopted in the comprehensive plan. The conditions of approval shall be ~~finding~~ **binding** upon the approval of any permit application for which this chapter is applicable.

Q. "Development" means any construction, reconstruction or any use of real property which requires review and approval of a development permit.

R. "Development permit" means an approval of an application for development authorization, building permit application (including remodel or tenant improvement), planned unit development application, short plat application, preliminary plat application, and project rezone application.

S. "Financial commitment" means any form of binding and enforceable financial obligation which is acceptable to the city, and provided utilizing a two-tiered approach to meeting obligations for concurrency management. The first tier would be made up front prior to project approval. The second tier would be made at the development approval level, when required improvements are accepted by the city. Applicability would depend on the circumstances for the project, providing the city with two financial commitment options which are flexible instead of one.

T. "Impact fee" means the payment of money for a proportional share of the cost of transportation facilities needed to serve new growth and development; imposed by the city upon the development as a condition of issuance of a development permit to mitigate the impacts of the development of facilities on the city, but not including any permit or application fee. Payment of impact fees does not ensure that concurrency has been met.

U. "Level of service (LOS)/transportation" means the relationship between vehicular traffic volumes, roadway capacity, design standards, road conditions, and definition of levels of service as specified in the city's comprehensive plan.

V. "Mitigation" means methods used to alleviate or lessen the impact of development. Mitigation may be provided in the form of developer requirements or special work designed to alleviate impacts such as redesign of an intersection, opening or closing a street, etc.

W. "Peak hour" the time period of highest travel on the city's arterial street system on an average weekday afternoon. For purposes of this chapter, this time period shall be from 4:00 p.m. to 6:00 p.m.

X. "Peak hour trips" means the number of trips by land use type and land use size which are generated during peak hour as determined by the Trip Generation Manual of the Institute of Traffic Engineers (ITE). Other trip generation rate sources approved by the city may be used where ITE data are based on a limited survey base or where there may be special trip generating

characteristics of the proposal.

Y. "Peak hour volume to capacity ratio (V/C)" means the volume of actual or projected traffic as measured in number of vehicles per hour in the peak hour divided by the capacity of a roadway or several roadway segments (identified by a screenline) as measured in number of vehicles per hour.

Z. "Reasonably funded" means a project in the currently adopted TIP or other project in the capital facilities element of the comprehensive plan, for which (1) funds are in hand, or (2) the city is expected to have sufficient funds secured for construction within the six-year time frame of the TIP.

AA. "Streets & roads" mean public rights-of-way within the City of Walla Walla jurisdiction.

BB. "Traffic Study" means a specialized study of the impacts that a certain type and size of development in a specific location will have on the surrounding transportation system. The scope of work for the study will be determined by the city.

CC. "Transportation Facilities" means the public infrastructure within the right-of-way to include utilities, curbing, sidewalks, street trees, structures providing ADA accessibility, street lights, storm drainage and other required improvements.

DD. "Transportation improvement program (TIP)" means the currently adopted comprehensive transportation program required by section 35.77.010 of the Revised Code of Washington which consists of a subset of projects contained in the city's capital improvement program. The TIP is a set of comprehensive street programs/projects which after a public hearing is annually adopted by the city council for the purpose of advancing plans for not less than six years as a guide for carrying out the coordinated transportation/street construction program. The six-year TIP shall contain a small group of capacity projects which will be considered reasonably funded for determining transportation concurrency and impact fees.

The adoption of the six-year TIP will obligate the city to actively pursue funds to implement the capacity component of the transportation improvement program as best possible with the available resources.

EE. "Transportation Improvements" mean the transportation improvements reasonably necessary to mitigate the cumulative impacts of growth and development.

FF. "Volume to capacity ratio (V/C)" means the volume of actual or projected traffic as measured in vehicles per hour divided by the capacity of the roadway as measured in vehicles per hour.

Section 4: Section 20.100.040 of the Walla Walla Municipal Code is amended as follows (added terms are bolded and italicized and removed terms are stricken):

20.100.040 Table of permitted land uses.

The uses described in the following table are permitted, conditionally permitted, or not permitted in zoning districts of the city as identified therein subject to concurrency requirements, the provisions of this title, and title 21 of this code.

1. Level I (Ch. 20.18) (See Note 1)	ZONING DISTRICTS									
2. Level II (Ch. 20.22) (See Note 1)										
3. Level III (Ch. 20.26 & Ch. 20.216)										
4. Level IV (Ch. 20.27)										
5. Level V (Ch. 20.28)										
6. Level VI (Ch. 20.30)										
x Not Permitted	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
LAND USES										
AGRICULTURAL (COMMERCIAL)										
Agriculture, Horticulture, Gen. Farming (Not feedlots & stockyards)	1	1	1	1	1	x	1	1	1	1
Agricultural Stand (*)	1	1	1	1	x	1	1	1	x	x
Agriculturally Related Industries (*) (Also see Wineries, <i>Distilleries, and</i> Breweries under Manufacturing)	x	x	x	x	x	x	x	1	1	1
Animal Husbandry (*) (3)	See Chapter 20.130, Animals									
Aquaculture	x	x	x	x	x	x	x	1	1	3
Concentrated Animal Feeding Operation (*)	x	x	x	x	x	x	x	x	x	x
Floriculture	1	1	1	1	1	1	1	1	x	1
AMUSEMENT AND RECREATION										
Amateur radio towers	3	3	3	3	3	1	1	1	1	1
Amusement Park (Permanent)	x	x	x	x	x	2	2	3	x	2
Bowling Alleys	x	x	x	x	x	1	1	x	x	x
NOTES:										
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.										
2. (*) refers to definition in Chapter 20.06.										
3. No closer than 300' from any residential dwelling units.										

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - AMUSEMENT AND RECREATION (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Campground (*)	x	x	x	x	1	x	1	1	x	3
Drive-In Theaters	x	x	x	x	x	x	1	1	x	x
Fairgrounds	x	x	x	x	2	x	x	x	x	2
Game Rooms, Card Rooms, Electronic Game Rooms	x	x	x	x	x	2	2	x	x	3
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3	1	x	1	1	x	2
Gymnasiums, Exercise Facilities	x	x	x	3	1	1	1	1	x	1
Horse Racing Tracks	x	x	x	x	x	x	x	3	x	3
Miniature Golf Courses	x	x	x	x	x	1	1	3	x	x
Movie Theaters, Auditoriums, Exhibition Halls	x	x	x	x	2	1	1	3	x	3
Outdoor Swimming Pools, Public	3	3	3	3	1	1	1	1	x	3
Public Parks & Playgrounds	3	3	3	3	1	1	1	x	x	2
Roller Skating Rink	x	x	x	x	3	1	1	1	x	2
Special Event (*)	x	x	x	x	2	2	2	2	x	2
COMMUNITY SERVICES										
Cemetery	x	x	x	x	1	x	x	x	x	x

Churches, Synagogues, Temples	3	3	3	3	1	1	1	3	x	3
Colleges (other than state education facilities)	3	3	3	3	1	1	1	2	x	3
Community Animal Shelters	x	x	x	x	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	3	3	2	1	1	1	2	x	2

NOTES:
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - COMMUNITY SERVICES (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Day Care Centers: Mini (1-6 children) (*)	1	1	1	1	1	1	1	1	x	1
Day Care Centers: Mini (7-12 children) (*)	1	1	1	1	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	3	3	3	3	3	3	x	1
Essential Public Facilities★	3	3	3	3	3	3	3	3	3	3
Fire Stations, Police Stations & Ambulance Service	3	3	3	3	1	1	1	1	x	1
Funeral Homes, Crematories, Mausoleums & Columbariums	x	x	x	3	1	1	1	3	x	x
Government Offices, quasi-government offices, community services agencies offices	x	x	x	3	1	1	1	1	1	1
Hospitals	3	3	3	3	1	x	3	3	x	x
Libraries	3	3	3	3	1	1	1	3	x	x
Museums, Art Galleries	3	3	3	3	1	1	1	3	x	x
Schools, Public/Private Schools	3	3	3	3	1	2	2	x	x	x
Schools, Vocational Schools	3	3	3	3	2	2	2	2	x	2
Shelters, Temporary Housing - Emergency	3	3	3	1	1	1	1	x	x	x
Storage of Gravel & Equipment for Street Construction (Permanent)	x	x	x	x	x	x	x	3	1	3
Zoo	x	x	x	x	1	x	x	x	x	x
MANUFACTURING										
Apparel & Accessories	x	x	x	x	x	x	1	1	1	1

NOTES:
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.
3. (★) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - MANUFACTURING (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Bakery Products (Wholesale)	x	x	x	x	x	1	1	1	1	1
Beverage Industry										

Beverage Industry: <i>Non-alcoholic</i> (Also see Wineries, Breweries)	x	x	x	x	x	1	1	1	1	1
Beverage Industry: Breweries	x	x	x	x	x	See Chap. 20.172				
Beverage Industry: Distilleries	x	x	x	x	x	See Chap. 20.172				
Beverage Industry: Wineries	x	x	x	x	x	See Chap. 20.172				
Canning, Preserving & Packaging Fruits, Vegetables & Other Foods	x	x	x	x	x	x	x	3	1	1
Cement and Concrete Plants	x	x	x	x	x	x	x	x	1	x
Chemicals (Industrial, Agricultural, Wood, etc.)	x	x	x	x	x	x	x	3	1	1
Concrete, Gypsum and Plaster Products (Wholesale)	x	x	x	x	x	x	x	x	1	x
Confectionery and Related Products (Wholesale)	x	x	x	x	x	1	1	1	1	x
Cutlery, Hand Tools and General Hardware	x	x	x	x	x	x	1	1	1	x
Distilleries	*	*	*	*	*	See Chap. 20.172				
Electrical Transmission and Distribution Equipment	x	x	x	x	x	x	x	1	1	x
Electronic Components and Accessories	x	x	x	x	x	x	x	1	1	1
Engineering, Medical, Optical, Dental & Scientific Instruments	x	x	x	x	x	3	x	1	1	x
Fabricated Structural Metal Products	x	x	x	x	x	x	x	x	1	x
Food Processing	x	x	x	x	x	x	x	3	1	x
Furniture and Custom Cabinet Shops	x	x	x	x	x	3	3	1	1	x
Glass, Pottery and Related Products	x	x	x	x	x	3	3	1	1	x
Grain Mill Products	x	x	x	x	x	x	x	1	1	x
Heating Apparatus Wood Stoves	x	x	x	x	x	x	x	1	1	1
Leather Products	x	x	x	x	x	x	x	1	3	1

NOTES:
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - MANUFACTURING (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Leather Tanning and Finishing	x	x	x	x	x	x	x	x	1	x
Machinery and Equipment	x	x	x	x	x	x	x	1	1	x
Meat, Poultry and Dairy Products	x	x	x	x	x	x	x	3	1	x
Mechanical Parts	x	x	x	x	x	x	x	2	1	1
Metal Cans	x	x	x	x	x	x	x	1	1	x

Paints, Varnishes, Lacquers, Enamels & Allied Products	x	x	x	x	x	x	x	3	3	x
Paperboard Containers & Boxes	x	x	x	x	x	x	x	1	1	x
Pharmaceuticals	x	x	x	x	x	x	x	1	1	1
Plastic Products, Product Assembly	x	x	x	x	x	x	x	1	1	1
Prefabricated Structural Wood Products & Containers	x	x	x	x	x	x	x	1	1	x
Printing, Publishing and Binding	x	x	x	x	x	3	1	1	1	1
Printing Trade (Service Industries)	x	x	x	x	x	1	1	1	x	x
Rendering Plants, Slaughter Houses	x	x	x	x	x	x	x	x	x	x
Sawmills and Planing Mills	x	x	x	x	x	x	x	3	1	x
Sheet Metal and Welding Shops	x	x	x	x	x	x	x	1	1	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x	x	x	x	x	x	1	1	1	x
Transportation Equipment, Including Trailers & Campers	x	x	x	x	x	x	x	1	1	1
Wineries	*	*	*	*	*	See Chap. 20.172				

NOTES:
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
MINING/REFINING/HAZARDOUS WASTE STORAGE & TREATMENT										
Asphalt Paving & Roofing Materials	x	x	x	x	x	x	x	x	3	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	x	x	x	x	3	x	3	3	1	2
Offsite Hazardous Waste Treatment and Storage Facilities	x	x	x	x	x	x	x	x	3	x
Onsite Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator									
Sand & Gravel Pits (*)	x	x	x	x	3	x	x	x	3	x
RESIDENTIAL										
Accessory Dwelling Unit, Attached	1	1	1	1	x	x	x	x	x	x
Accessory Dwelling Unit, Detached	2	2	2	2	x	x	x	x	x	x
Adult Family Home	1	1	1	1	1	x	x	x	x	x
Animals	See Chapter 20.130									
Boarding House (*)	3	3	3	1	x	x	x	x	x	x
Congregate Care Facility (*)	3	3	3	3	3	1	1	x	x	x
Conversion of Historic Structures to Non-Residential Use	See Chapter 20.146									
Detached Single Family Dwelling	1	1	1	1	x	x	x	x	x	x
Dwelling Unit, Security Personnel	x	x	x	x	x	x	1	1	1	1
Garage Sales (*) (§ 4)	1	1	1	1	1	1	1	x	x	x

Notes:
 1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
 2. (*) refers to definition in Chapter 20.06.
 3. Subject to specific development standards. See Chapter 20.170.
 § 4. No residential premises shall have more than 4 per year for a total of 12 days a year. See Section 20.118.060 050.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - RESIDENTIAL (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Group Housing for Handicapped Persons (6 or fewer clients)	1	1	1	1	1	x	x	x	x	x
Group Housing for Handicapped Persons (More than 6 clients)	3	3	3	1	1	x	x	x	x	x
Home Occupations	See Chapter 20.122									
Manufactured Home Parks (*)	3	3	3	3	x	x	1	x	x	x
Single-family, including Manufactured Home Subdivision (*)	4	4	4	x	x	x	x	x	x	x
Mobile Home (*) or Manufactured Homes (*) (4 3)	2	2	2	2	2	x	x	x	x	x
Multi-Family Dwelling	x	x	x	1	3	x	3	x	x	x
Nursing Care, Home (9 or fewer clients)	3	3	3	2	2	2	2	x	x	x
Nursing Care Facility (10 or more clients)	3	3	3	3	3	3	3	x	x	x
Planned Residential Development (Level 4 Review)	See Title 19, Subdivision Code									
Residential Use, Commercial Districts (6 4)	x	x	x	x	x	1	1	1	x	x
Satellite Dishes, Receive Only Earth Station, Residential Use (3 5)	1	1	1	1	x	x	x	x	x	x
Temporary Hardship Units (Mobile Home) (4 3)	2	2	2	2	2	x	x	x	x	x
Two Family Dwelling (Duplex) (*)	1	x	x	1	x	x	x	x	x	x

NOTES:
 1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
 2. (*) refers to definition in Chapter 20.06.
 3. Subject to specific development standards. See Chapter 20.170.
 4. Subject to specific development standards. See Division V.
 6 4. Second story and above.
 7 5. Subject to specific development standards. See Chapter 20.169 170.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
RETAIL TRADE AND SERVICE										
Addressing, Mailing & Stenographic Services	x	x	x	x	x	1	1	1	x	x
Advertising Agencies	x	x	x	x	x	1	1	x	x	x
Animal Clinic/Hospital	x	x	x	x	x	1	1	1	x	x
Antique Stores	x	x	x	x	x	1	1	1	x	x
Artist's Supplies	x	x	x	x	x	1	1	1	x	x
Automobile, Truck, Manufactured Home & Travel Trailer Sales	x	x	x	x	x	x	1	1	x	1

Automotive:										
Automotive: Car Wash	x	x	x	x	x	1	1	1	x	x
Automotive: Commercial Parking Lots & Garages	x	x	x	x	x	1	1	1	1	x
Automotive: Maintenance & Service Shops	x	x	x	x	x	1	1	1	1	x
Automotive: Paint & Body Repair Shops	x	x	x	x	x	x	1	1	1	x
Automotive: Paint & Accessories (Tires, Batteries, etc.)	x	x	x	x	x	1	1	1	1	x
Automotive: Service Station	x	x	x	x	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	x	x	x	x	1	1	1	x
Automotive: Towing Services	x	x	x	x	x	x	1	1	x	x
Automotive: Wrecking & Dismantling Yard	x	x	x	x	x	x	x	x	1	x
Bakery	x	x	x	3	x	1	1	1	x	x

NOTES:
1. Level I & II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.

TABLES OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - RETAIL TRADE AND SERVICE (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Beauty & Barber Shops	x	x	x	x	x	1	1	1	x	x
Bed & Breakfast (3)	1	1	1	1	x	1	1	x	x	x
Boats & Marine Accessories	x	x	x	x	x	x	1	1	x	x
Books, Stationery, Office Supplies	x	x	x	x	x	1	1	1	x	x
Building & Trade (e.g. Plumbing, Heating, Electrical)	x	x	x	x	x	1	1	1	1	x
Butcher Shop	x	x	x	x	x	1	1	1	x	x
Camera Stores & Photographic Studios	x	x	x	x	x	1	1	1	x	x
Candy Store	x	x	x	x	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	2	2	x	1	1	1	x	x
Clothing & Accessories	x	x	x	x	x	1	1	1	x	x
Coin & Stamp Shops	x	x	x	x	x	1	1	1	x	x
Convenience Store (*) (4)	3	3	3	3	x	1	1	1	x	x
Delicatessen	x	x	x	3	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	x	x	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	x	x	x	1	1	1	x	x
Dry Cleaning Plants	x	x	x	x	x	1	1	1	x	x
Employment Agencies (Private)	x	x	x	x	x	1	1	1	x	x
Fabric Store	x	x	x	x	x	1	1	1	x	x

NOTES:
1. Level I & II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.
3. Subject to specific development standards. See Chapter 20.138.
4. Subject to specific development standards. See Chapter 20.166.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS
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LAND USES - RETAIL TRADE AND SERVICE (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Farm Implements, Tools & Heavy Construction Equipment	x	x	x	x	x	x	1	1	1	x
Farm Supplies	x	x	x	x	x	1	1	1	1	x
Financial Institutions	x	x	x	x	x	1	1	1	x	x
Florist Shop	x	x	x	x	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	x	x	x	1	1	1	x	x
Fuel, Oil & Coal Distributors	x	x	x	x	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	x	x	x	1	1	1	x	x
General Hardware, Garden Equipment & Supplies	x	x	x	x	x	1	1	1	x	x
Heating & Plumbing Equipment Stores	x	x	x	x	x	1	1	1	x	x
Horse & Pony Boarding, Riding Stables, Schools (Commercial)	x	x	x	x	x	x	3	1	x	2
Insurance Agents, Brokers & Service Agencies	x	x	x	3	x	1	1	1	x	x
Jewelry, Watches, Silverware Sales & Repair	x	x	x	x	x	1	1	1	x	x
Kennels (*)	x	x	x	x	x	x	1	1	x	3
Laundries	x	x	x	x	x	1	1	1	x	x
Laundromats	x	x	x	3	x	1	1	1	x	1
Liquor Stores	x	x	x	x	x	1	1	x	x	x
Lumber Yards	x	x	x	x	x	x	1	1	1	x
Malls, Multi-Tenant, Retail Complex	x	x	x	x	x	1	1	x	x	x
NOTES:										
1. Level I & II uses may require a higher level of review if the use or development is in an overlay zone.										
2. (*) refers to definition in Chapter 20.06.										

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - RETAIL TRADE AND SERVICE (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Medical & Dental Facilities (3)	x	x	x	3	1	1	1	1	x	x
Motels & Hotels	x	x	x	x	x	1	1	1	x	x
Motorcycle Sales & Repairs (Including Maintenance & Parts)	x	x	x	x	x	1	1	1	x	x
Music Stores	x	x	x	x	x	1	1	1	x	x
Nursery (*)	x	x	x	x	x	1	1	1	x	1
Outside Advertising (Billboards)	See Section <i>Chapter</i> 20.204.160									
Paint, Glass & Wallpaper Stores	x	x	x	x	x	1	1	1	x	x
Pet Stores, Pet Supplies, & Dog Grooming	x	x	x	x	x	1	1	1	x	x
Printing, Photocopy Service	x	x	x	x	x	1	1	1	x	x
Professional Office Buildings (3)	x	x	x	3	x	1	1	1	x	x
Real Estate Offices	x	x	x	x	x	1	1	1	x	x
Recycling Center (*)	x	x	x	x	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	x	x	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	x	x	x	x	x	1	1	x

Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	x	x	x	x	1	1	1	x
Rental: Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	x	x	x	1	1	1	x	x

NOTES:
1. Level I & Level II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.
3. In an RM Zone, subject to specific development standards. See Chapter 20.168.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - RETAIL TRADE AND SERVICE (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Repairs: Small Appliances, T.V.'s, Business Machines, etc.	x	x	x	x	x	1	1	1	x	x
Repairs: Locksmiths & Gunsmiths	x	x	x	x	x	1	1	1	x	x
Repairs: Re-Upholstery & Furniture	x	x	x	x	x	1	1	1	x	1
Repairs: Small Engine & Garden Equipment	x	x	x	x	x	1	1	1	x	x
Restaurants, Cafes & Drive-In Eating Facilities	x	x	x	x	x	1	1	1	x	1
Second Hand Store	x	x	x	x	x	1	1	1	x	x
Shoe Repair & Shoe Shine Shops	x	x	x	x	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	x	x	x	1	1	1	x	x
Taverns & Bars, Dine, Drink & Dance Establishments	x	x	x	x	x	1	1	3	x	x
Taxidermy	x	x	x	x	x	x	x	1	1	1
Toy & Hobby Stores	x	x	x	x	x	1	1	1	x	x
Truck Service Stations & Shops	x	x	x	x	x	x	1	1	1	x
Waste Material Processing & Junk Handling (*)	x	x	x	x	x	x	x	3	1	x
TRANSPORTATION										
Electric Vehicle- Level 1 & 2 Charging Stations(3)	1(2)	1(2)	1(2)	1(2)	1(2)	1	1	1	1	1
Electric Vehicle- Level 3 Charging Station(4)	x	x	x	x	1(2)	1	1	1	1	1
Electric Vehicle- Battery Exchange Station(5)	x	x	x	x	x	1	1	1	1	1
Bus Terminals	x	x	x	x	1	1	1	1	x	1
Transportation Brokerage Offices: Without Truck Parking	x	x	x	x	x	1	1	1	x	1
Transportation Brokerage Offices: With Truck Parking	x	x	x	x	x	x	1	1	1	1

NOTES:
1. Level I & II uses may require a higher level of review if the use or development is in an overlay zone.
2. (*) refers to definition in Chapter 20.06.
3. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.
4. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
5. See Chapter 20.156. The term "rapid" is used interchangeably with Level 3 and fast charging. Only "electric vehicle charging stations-restricted" as defined in Chapter 20.156.

TABLE OF PERMITTED LAND USES	ZONING DISTRICTS									
LAND USES - TRANSPORTATION (Continued)	R-60	R-72	R-96	RM	PR	CC	CH	IL/C	IH	AD
Air, Rail, Truck Terminals (Short Term Storage, Office, etc.) (other than regional transportation facilities)	x	x	x	x	x	x	1	1	1	1
Railroad Switch Yards, Maintenance & Repair Facilities, etc. (other than regional transportation facilities)	x	x	x	x	x	x	x	x	1	x
Taxicab Terminals, Maintenance & Dispatching Centers, etc.	x	x	x	x	x	1	1	1	x	1
UTILITIES										
Power Generating Facilities	x	x	x	x	x	x	x	x	5	5
Local Utility Service Systems	3	3	3	3	1	1	1	1	1	1
Regional Transmission Storage/Collection Systems	3	3	3	3	3	3	3	3	3	3
Wireless Communication Facilities and related structures (3)	x	x	x	x	3	1	1	1	1	1
Large Satellite Dish Antennas (3)	2	2	2	2	1	1	1	1	1	1
WHOLESALE TRADE-/STORAGE										
Warehouses (*)	x	x	x	x	x	1	1	1	1	1
Wholesale Trade	x	x	x	x	x	1	1	1	1	1
Storage Facilities, Bulk (*)	x	x	x	x	x	x	x	1	1	1
Commercial (*)	x	x	x	x	x	x	1	1	2	x
Residential Mini-Storage (*) (3) (4)	x	x	x	x	x	1	1	1	1	1
NOTES: 1. Level I & II uses may require a higher level of review if the use or development is in an overlay zone. 2. (*) refers to definition 20.06. 3. Subject to specific regulations provided in Chapter 20.170. 4. No sales, storage of commercial goods, repair facilities, offices light manufacturing or other uses shall be permitted in residential mini-storage facilities.										

Section 5: The index to any chapter of the Walla Walla Municipal Code in which sections are added or removed or in which section titles are changed herein shall also be amended to reflect the section amendments.

Section 6: The index and captions to any chapter of the Walla Walla Municipal Code which is left empty by the repeal, re-enactment, re-numbering, and re-codification of code sections by this ordinance shall be removed from the Walla Walla Municipal Code and said chapters are hereby reserved.

Section 7: The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8: If any section of this ordinance, or part thereof, shall be adjudged invalid by a

court of competent jurisdiction, its invalidity shall not effect the remainder hereof.

Section 9: This ordinance is remedial and shall be deemed to be effective as of April 25, 2012.

Section 10: The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 35A.12.160 of the Revised Code of Washington.

Section 11: Notice is hereby given that any petition requesting Growth Board review of the City's adoption of this ordinance must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla, Washington, this 19th day of December, 2012.

Mayor

Attest:

Approved as to form

City Clerk

City Attorney

SUMMARY AND NOTICE OF ADOPTION OF ORDINANCE 2012-36

A REMEDIAL ORDINANCE REPEALING WALLA WALLA MUNICIPAL CODE SECTIONS 20.70.050, 20.94.030, 20.98.080 AND 20.98.090 AND AMENDING WALLA WALLA MUNICIPAL CODE SECTIONS 20.50.070, 20.51.030, AND 20.100.040 REGARDING LAND USE AND RELATED MATTERS

The Walla Walla City Council passed Municipal Ordinance 2012-36 at its December 19, 2012 open public meeting which in summary repeals sections 20.70.050, 20.94.030, 20.98.080 and 20.98.090 of the Walla Walla Municipal Code and corrects sections 20.50.070, 20.51.030, and 20.100.040 of the Walla Walla Municipal Code.

The full text of Municipal Ordinance 2012-36 will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. Third Ave., Walla Walla, WA 99362.

Notice is hereby given that any petition requesting Growth Board review of the City's adoption of this ordinance must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

Summary approved as to form

City Attorney