

**PROPOSED Chapter 18.205:
USES**

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18.205.010 Purpose.

- A. The purpose of this chapter is to establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone.
- B. The use of a property is defined by the primary activity for which the building or lot is intended, designed, arranged, occupied or maintained.
- C. All applicable requirements of the RDC, or other applicable City, State, or Federal requirements, shall govern a use located in the City.

18.205.015 Use types.

- A. Permitted uses. Permitted uses are listed in Table 18.205.020-1 with a “P”. These uses are allowed, subject to site plan review if required per RDC 18.500, if they comply with the development standards and other regulations contained in the RDC.
- B. Limited uses. Allowed uses with additional limitations are listed in Table 18.205.020-1 with an “L”. These uses are allowed if they comply with the limitations listed in RDC 18.205.030 and the development standards and other regulations contained in the RDC. Limited uses are subject to a Type I or II review process as indicated for each use in RDC 18.205.030, and site plan review as governed by RDC 18.500.
- C. Conditional uses.
 - 1. Uses listed in Table 18.205.020-1 with a “C” are allowed if approved through the conditional use review process (see Chapter 18.340) and site plan review process (Chapter 18.500). These uses must satisfy the conditional use approval criteria, the development standards, and other regulations contained in the RDC applicable to the use proposed.
 - 2. The uses identified by a “C-L” in the Master Use Table are permitted conditionally. As part of the Type III Conditional Use review process, applicants must demonstrate compliance with the applicable limitations listed in RDC 18.205.030. The limitations shall serve as additional criteria for conditional use approval.
- D. Prohibited uses. Uses listed in Table 18.205.020-1 with an “N” are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of RDC 18.340, Nonconforming Uses.
- E. Unlisted uses.
 - 1. Recognizing that there may be uses not specifically listed in this title, either because of advancing technology or any other reason, the Director may permit or condition such use upon review of an application for Code interpretation for an unlisted use (RDC 18.310.060, Type I Action) and by considering the following factors:

- i. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts, and
- ii. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located.

2. A record shall be kept of all unlisted use interpretations made by the Director.

F. Temporary uses. A use which will operate for less than 60 days is considered a temporary use and requires a temporary use permit.

1. A temporary use permit is a mechanism by which the city may permit a use to locate within the city (on private or public property) on an interim basis, without requiring full compliance with the RDC standards or by which the city may permit seasonal or transient uses not otherwise permitted.

2. The Director may approve or modify and approve an application for a temporary use permit through a Type I process if:

- a. The temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use; and
- b. The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use; and
- c. Adequate parking is provided for the temporary use and, if applicable, the temporary use does not create a parking shortage for the existing uses on the site; and
- d. Hours of operation of the temporary use are specified; and
- e. The temporary use will not create noise, light, or glare which would adversely impact surrounding uses and properties.

3. A temporary use permit is valid for up to 60 calendar days from the effective date of the permit, except that the Director may establish a shorter time frame or extend a temporary use permit for up to one year.

18.205.020 Master use table.

RESIDENTIAL GENERAL												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU ¹	WLS	OFF	IND	P/OS	PF
Single-Family Attached Residential	L	L	N	N	N	C-L	L	N	N	N	N	N
Single-Family Detached Residential	P	L	N	N	N	N	L	N	N	N	N	N
Duplex	L	L	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit	L	L	N	N	N	N	N	N	N	N	N	N
Home Occupation	L	L	L	L	N	L	L	L	N	N	N	N

Multifamily Residential	N	P	C-L	C-L	N	L	L	L	C-L	N	N	N
Manufactured Home Park	P	P	N	N	N	N	N	N	N	N	N	N

GROUP RESIDENCES												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Boarding House	C-L	C	C	C	N	C	N	N	N	N	N	N
Community Residential Facility	C-L	C-L	C-L	C	C	C-L	N	N	N	N	N	N

TEMPORARY LODGING												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Bed and Breakfasts	L	L	C-L	C-L	N	C-L	P	C-L	N	N	N	N
Hotel/Motel	N	N	N	P	P	C	P	L	N	N	N	N
Recreational Vehicle, Single	L	L	L	L	L	L	L	L	N	N	N	N
Recreational Vehicle, Park	N	N	N	C	C	N	L	N	N	N	N	N
Tent City	L	L	L	L	L	C-L	L	L	L	L	L	L

RETAIL/SERVICE												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
General Retail Trade/Services	N	N	P	P	P	P	L	L	N	L	N	N
Eating and Drinking Establishments	N	C-L	P	P	P	P	L	C-L	L	L	N	N
Motor Vehicle Related Uses	N	N	N	P	P	N	L	L	C	P	N	N
Electric Vehicle Infrastructure	L	L	P	P	P	L	L	L	P	P	L	P
Gasoline Service Stations	N	N	P	P	P	P	P	N	N	P	N	N
Animal Kennel and Shelter	N	N	N	C-L	L	C-L	N	N	N	L	N	N
Veterinary Clinics and Hospitals	N	N	L	L	L	L	P	C-L	L	L	N	N
Daycare Facilities	L	L	P	P	P	P	P	L	P	P	N	N
Funeral Home/Crematory/ Columbarium /Cemetery	C-L	C-L	N	P	P	P	P	N	N	L	N	N

EMPLOYMENT												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
General Office	N	N	P	P	P	P	L	L	P	P	N	L
Light Manufacturing	N	N	N	N	C	C	N	C	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C	P	N	N
Heavy Equipment and Truck Related Uses	N	N	N	N	N	N	N	N	N	C	N	N
Individual Transportation, Taxi and Courier Service	N	N	N	C	C	C	N	N	C	P	N	N
Warehousing	N	N	N	N	N	N	L	N	C	P	N	N
Wholesale Sales	N	N	N	N	N	N	N	N	P	P	N	N

ENTERTAINMENT AND RECREATION												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Adult Use Facilities	N	N	N	L	L	L	N	N	N	C-L	N	N
Indoor Entertainment Facility	N	N	N	P	P	P	P	N	N	N	N	N
Community Recreation and Social Facility	C-L	C-L	C	P	P	P	P	C-L	P	C	N	P
Gambling Uses	N	N	C-L	C-L	C-L	C-L	N	N	N	N	N	N
Outdoor Performance Center	N	N	N	N	C	N	N	N	C	C	N	N
Parks and Trails ²	P	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
College and University	N	N	L	P	P	P	P	C-L	P	P	N	P
School: Elementary/Middle/High	C	C	N	N	N	P	P	N	P	C	N	P

Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	C-L	P	C	N	P
Conference Center	C-L	C-L	L	P	P	P	P	L	P	P	N	P
Religious Institutions	C	C	P	P	P	P	P	C-L	P	P	N	N
Cultural Institutions	C	C	P	P	P	P	P	C-L	P	P	N	P

HEALTH												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Hospital	N	N	C-L	L	L	C-L	N	N	L	P	N	N
Medical Clinic/Laboratory	N	N	P	P	P	P	P	L	P	P	N	N
Nursing and Personal Care Facilities	N	C	C	P	P	P	P	L	C	C	N	N

INFRASTRUCTURE, CIVIC AND REGIONAL												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Emergency Services	P	P	P	P	P	P	L	L	P	P	N	P
Public Agency or Utility Yard	N	N	N	N	L	N	L	L	N	L	N	C
Utility Facility	C	C	C	P	P	P	L	L	C	P	C	C
Wireless Communication Facility	L	L	L	L	L	L	L	L	L	L	C-L	L
Broadcasting and Telecommunications	N	N	N	N	P	P	P	N	P	P	N	C
Interim Recycling Facility	L	L	L	L	L	L	N	N	L	L	N	C
Waste-Related Facility	N	N	N	C	C	N	N	N	N	C	N	C
Airport and Helistop	N	N	N	N	N	N	N	N	N	C	N	N
Bus Base	N	N	N	C	C	N	N	N	C	C	N	C
Transit Park and Ride Lot	L	L	L	P	P	L	N	N	P	P	N	C
Secure Community Transitional Facility	N	N	N	N	C-L	N	N	N	C-L	C-L	N	N
Work Release Facility	N	N	N	N	C-L	N	N	N	N	C-L	N	N

MARINE												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	OFF	IND	P/OS	PF
Floating Home Moorages	N	N	N	N	N	N	L	P-L	N	N	N	N
Marinas and Boating Facilities	N	N	N	N	N	N	L	P-L	N	N	N	N

Table Notes:

- 1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1.
- 2) Public and private trails are allowed in all zoning districts.

18.205.025 Use limitations.

- A. The limitations in this section serve to clarify the conditions in which given uses are permitted, outright or conditionally.
- B. Uses will be reviewed through a Type I or Type II process for compliance with the applicable limitations, or through a Type III conditional use review for uses listed “C-L”.

18.205.030 Limitations.

- A. Accessory dwelling units.
 1. No lot may have more than one accessory dwelling.
 2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least 5,000 square feet in area.
 3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
 4. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.
 5. An accessory dwelling unit in a detached structure shall be located behind the primary street façade of the primary dwelling.
 6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
 7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.
 - i. If the proposed accessory dwelling is located in an area subject to private covenants and restrictions (CC&Rs), the planning director shall not find the application complete unless the application contains a letter from the developer or homeowner's association of the subdivision stating that the proposed accessory dwelling not violate any provision of the recorded CC&Rs of the subdivision.
 - ii. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.

- iii. The city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
- iv. Prior to approval of an accessory dwelling the planning director shall make the following findings:
 - a. The homeowners association, if applicable, has provided a written statement that the proposed use does not violate any provision of the recorded CC&Rs of the subdivision.
 - b. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
 - c. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
 - d. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.
- v. Approval of the accessory dwelling unit shall become final until the property owner records an instrument with the Clark County Department of Records and Elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principle dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated.

8. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

B. Adult use facilities. Adult use facilities are prohibited within 400 feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors.

C. Bed and breakfasts.

- 1. Are permitted only as an accessory to the permanent residence of the operator subject to Type I review.
- 2. Serve only breakfast and only to paying lodgers.
- 3. Limit on-site sign size to one non-illuminated identification sign, not exceeding four square feet.
- 4. In the WLS and WMU zone, are a conditional use in city shorelines; see SMP Chapter 6.

D. Boarding houses. In an RLD-4, RLD-6, or RLD-8 zone a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.

E. College and universities. In the WLS zone, college and university uses are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

F. Community recreation and social facilities.

1. In a residential zone, a sports facility not part of a PUD approval may be allowed subject to conditional use review.
2. In the WLS zone, sports centers, as defined in the SMP, are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.
3. Golf facility structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

G. Community residential facilities (CFR).

1. CRF-I is a conditionally permitted use in the low and medium density residential zones (RLD-4 to RLD-8 and RMD-16 zones). A conditional use permit is required, along with a neighborhood meeting and public notification of all property owners within 500 feet of the site. They are also allowed outright in all commercial zones. A City of Ridgefield building permit may be required.
2. A CRF-II is not permitted in the low and medium density zones. It is permitted in the commercial zones without a land use permit. A City of Ridgefield building permit may be required.
3. Household arrangements that consist of eight or fewer people, including small group homes, are not regulated by the City's Development Code. In a group home the number of people includes residents and each 24 staff hours. Such homes are included in the definition of "family" in the RDC 18.100. They are allowed outright in all residential zones without any special permits.

H. Conference center. A conference center is permitted in a residential zone and the CNB zone as accessory to building listed on the National Register of Historic Places or designated as a Clark County Landmark.

I. Cultural institutions. In the WLS zone, cultural institutions are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

J. Daycare facilities.

1. Daycare I facilities are permitted in residential zones only as an accessory to residential use subject to Type I review, provided the applicant:

- i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of 42 inches; and
- ii. Restricts the hours of operation to ensure compatibility with surrounding development.

2. Daycare II facilities are permitted in residential zones only by Conditional Use Permit, provided the applicant:

- i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
- ii. Sets back outdoor play equipment a minimum of 20 feet from property lines adjoining residential zones.

iii. Restrict the hours of operation to ensure compatibility with surrounding development.

3. In the WLS zone, Daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.

K. Duplex. Duplexes in the single-family zoning district must comply with the site and design standards of the base zone including, but not limited to yard area, height, density architectural variety, landscape and the supplemental standards for Hillhurst and Pioneer streets. Two or more duplexes in the multi-family zone must comply with either the multifamily or single-family attached residential design standards.

L. Eating and drinking establishments.

1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.

2. In the IND and OFF zones no more than 15 percent of the gross area of a property may be dedicated to eating and drinking establishments.

3. In the WMU zone, drive-through restaurants are prohibited.

4. In the WLS zone, eating and drinking establishments are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

M. Electric vehicle infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as accessory to a principal permitted use or conditional use. Rapid charging stations and battery exchange stations are prohibited.

N. Emergency services.

1. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of 35 feet from the street;

2. Outdoor storage is not permitted; and

3. If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.

4. In the WMU zone, see also public safety docks and boathouses in RDC Table 18.235.030-1.

5. In the WLS zone, a police or fire facility is allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

O. Funeral home/crematory/columbarium/cemetery.

1. Funeral homes, crematories, columbarium, and cemeteries are allowed as an accessory to a church or other religious use in the residential zones; provided that the area dedicated to the use may not reduce the required parking or landscaping.

2. Permanent structures must be set back a minimum of 100 feet from adjoining residential zones and uses.

P. General office.

1. In the WMU zone, drive-through banks are prohibited.

2. In the WLS zone, public or private offices are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

Q. General retail.

1. In the IND zones no more than 15 percent of the gross area of a property may be dedicated to general or specialty retail uses. The retail use is permitted outright if it is associated with the industrial use. All other retail uses are permitted conditionally.

2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited.

3. In the WLS and WMU zone, general retail is allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

R. Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:

Comment: *The following home occupation limitation combines the best provisions of the existing RDC code and the RUDC proposed code. The requirement that the planning director shall not find an application technically complete unless it contains a letter from an HOA or the controlling developer if the HOA is not yet in existence, is part of the current development regulations. The benefit of the requirement is that the city usually does not want to insert itself into a private matter between the lot owner and the HOA. The negative is that if the HOA or developer fails to provide the letter, a legitimate home occupation could be stymied by inaction.*

1. Review process. The planning director or designee shall review requests for home occupation use listed in subsection (B) as a Type I review unless the site of the home occupation is subject to the CC&Rs of a subdivision, in which case the city shall process the application as a Type II review, consistent with subsection (3).

2. Type I review. The planning director shall review the following home occupation requests through a Type I process: offices, studios, special education schools that do not exceed four students in the dwelling at any one time, and uses the planning director finds to be materially similar to a listed Type I use. The geographic scope of the notice shall include a neighborhood association, registered with the city clerk's office, whose geographic boundaries include the subject dwelling.

3. Homeowners or neighborhood association coordination required.

i. If the proposed use is located in a dwelling subject to the codes, covenants and restrictions (CC&Rs) of a subdivision, the planning director shall not find the application complete unless the application contains a letter from the developer or homeowners association stating that the proposed use does not violate any provision of the recorded CC&Rs binding the lots within the subdivision.

ii. The planning director shall process the request for home occupation permit as a Type II review and shall provide notice of the pending application to developer or homeowners association.

iii. The planning director shall not approve the request for home occupation use unless the application contains a letter from the subject homeowners association

stating that the proposed use does not violate any provision of the applicable recorded CC&Rs.

4. Business license required. Every person conducting a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.

5. Site and use limitations. In addition to the applicable base zone limitations, all home occupations are subject to the following limitations:

i. The total area devoted to all home occupation activity shall not exceed 25 percent of the living space floor area of the dwelling unit. Garage and storage building area is not considered part of the living area but garage and storage building space may be used for storage of materials associated with the home occupation.

ii. All home occupation business activity, including storage, shall be conducted indoors, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use.

iii. A home occupation use may not employ more than one full time person who is not a resident of the dwelling unit.

iv. The following activities are prohibited:

- a. Activities which use fireworks, or explosives on site;
- b. Automobile, truck, heavy equipment or marine repair, sales or storage;
- c. Auto body work or painting;
- d. Parking or storage of heavy equipment, trucks larger than two tons or boats;
- e. Overnight lodging;
- f. Alterations of the exterior of the dwelling; and
- g. Displays of stock in trade of articles not produced on the premise; or
- h. An increase of vehicular traffic and customer parking of more than two non-resident vehicles at a time.

v. A home occupation shall not use electrical or mechanical equipment that results in:

- a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;
- b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;
- c. Fluctuations in line voltage off-premises; or
- d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.

vi. The permitted home occupation use may display one sign, no larger than two square feet.

S. Hospital.

1. In the CCB, CRB and OFF zones, hospitals are allowed only following City Council approval of a development agreement between the applicant and the city. A development

agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:

- i. Description of proposed uses and facilities, including building sites, size and bulk.
- ii. Circulation, transportation and parking plans.
- iii. Any requested variances to the RDC.
- iv. Plans for minimizing impacts on neighboring users.
- v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
- vi. Trip reservation.
- vii. Vesting.
- viii. System development charge and impact fee credits.
- ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.

2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.

T. Hotel/Motel. In the WMU and WLS zones, hotels and motels within the City shorelines are subject to the provisions of SMP Chapter 6.

U. Interim recycling facility.

1. Interim recycling facilities in the residential zones shall be limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

2. In CNB, CCB, CMU, WLS and OFF zones, all processing and storage of material shall be within enclosed buildings, except drop box facilities for the collection and temporary storage of recyclable materials. Yard waste processing is not permitted.

V. Manufactured home. See RDC 18.730 for applicable limitations.

W. Marinas and boating facilities.

1. In the WMU and WLS zone, such uses are subject to provisions of SMP Chapter 6.

2. In the WMU zone, marinas are allowed outright. For specific boating facility uses, see WMU Table 18.235.030-1.

X. Medical clinic/laboratory. In the WLS zone, medical office and outpatient clinic uses are allowed outright outside of city shorelines. Such uses are allowed conditionally as part of a mixed-use development within city shorelines per SMP Chapter 6.

Y. Motor vehicle related uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.

Z. Multifamily residential.

1. In the CNB, CCB, CMU and OFF zones, residential uses are limited to upper stories. Residential uses shall achieve a minimum density of eight dwelling units per acre and a maximum density of 16 dwelling units per acre.

2. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than 4 units per net acre nor more than 18 units per net acre.

4. In the WLS zone, floating home moorages are classified as multifamily residential. Moorages are permitted to serve existing floating homes legally established prior to January 1, 2011. See SMP Chapter 6.

3. In the WMU and WLS zone, multifamily residential uses are subject to provisions of SMP Chapter 6 within City shorelines.

AA. Public agency or utility yard.

1. In the CRB and IND zones, utility yards are permitted only on sites with utility district offices.

2. In the WMU zone, public agency and utility yards may include storage of Port-related machinery and equipment, and production and assembly of materials and equipment for Port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.

3. In the WLS zone, a public agency or utility yard is allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

BB. Recreational vehicle. Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks with the permission of the property owner. The following conditions apply:

1. Only one RV may be occupied on a lot at any time.

2. Occupancy is subject to the city's animal, public health, and nuisance standards

3. An RV shall be parked off-street and not within a required setback.

4. Commercial activity is not permitted in the RV.

5. RVs shall not use generators while parked in a residential zone.

CC. Recreational vehicle park. In the WMU zone, recreational vehicle parks are limited to no more than 25 percent of the total area zoned WMU, whether in a single location or multiple locations within the zone.

DD. Religious Institutions. In the WLS zone within city shorelines, religious institutions are allowed as part of a mixed-use development per the provisions of SMP Chapter 6.

EE. Secure community transitional facility (SCTF).

1. SCTFs are permitted as an SCTF Special Use-Type III action, granted by the City Council in the CRB, OFF and IND zones provided:

i. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.

- ii. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.
- iii. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.
- iv. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within 600 feet of unobstructed sight distance or 200 feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the 200-foot criteria shall not apply if the State Department of Social and Health Services determines it is not needed to protect public safety.

The distances specified in this subsection shall be measured by following a straight line from the nearest point of the building in which the SCTF is to be located, to the nearest point of the property line of the lot occupied by the risk potential activity or facility.

v. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.

vi. Applicants shall submit the following items in addition to the standard permit application:

- a. The siting process used for the SCTF, including alternative locations considered.
- b. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
- c. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
- d. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
- e. A schedule and analysis of all public input solicited during the siting process.

2. Decision criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:

- i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
- ii. The siting of an SCTF shall not create an over concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
- iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and

iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.

FF. Single-family attached dwellings.

1. Single-family attached dwellings in RLD-4 through RLD-8 zones shall comply with applicable RLD-4 through RLD-8 dimensional and density standards in RDC 18.210.040 and 18.210.050, and multifamily residential design standards detailed in RDC 18.220.065 and 18.220.140.
2. In the RMD zone, single-family attached residential development shall only be approved if the applicant provides an approved site plan which meets the minimum density standard of the RMD-16 zone.
3. Single-family attached dwelling development shall not result in greater density than would otherwise be permitted on site.
4. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.

GG. Single-family detached dwellings.

1. In the RMD zone, single-family detached residential development shall only be approved if the applicant provides an approved site plan which meets the minimum density standard of the RMD-16 zone.
2. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.

HH. Specialized instructional and vocational schools.

1. Specialized instruction schools are permitted, provided, that 50% or more of the instruction area is within an enclosed structure; and
2. As a conditional use in a residential district:
 - i. The number of students is limited to 12 per one-hour session; and
 - ii. Structures and areas used for instruction must be set back a minimum of 25 feet from abutting property lines.
3. On lots over 2.5 acres:
 - i. Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet;
 - ii. Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school; and
 - iii. Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use.

4. In the WLS zone, specialized instructional and vocational schools are allowed outright outside of city shorelines. Within city shorelines, such uses are subject to SMP Chapter 6.

II. Tent city.

1. The use shall be authorized by a temporary and revocable use permit, not to exceed 90 days during one calendar year.

2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The City Manager shall approve the time and location of the meeting and the applicant shall notify all property owners within 1,000 feet of the proposed site by U.S. Mail at least 14 days prior to the information meeting.

3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.

4. Tent cities are not permitted in critical areas or buffers.

5. Permanent structures are prohibited.

6. The maximum size of a tent city is 100 occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.

7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.

8. The tent city shall be screened and buffered to an L2 standard from adjacent residential zones and from public right-of-ways.

JJ. Transit park and ride lot.

1. ~~Limited in residential zones to 50 stalls unless~~ Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use; and.

2. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to Site Plan review pursuant to RDC 18.500 and shall provide:

a. Be limited to 50 stalls in the RLD or RMD zones;

b. Provide sScreening and/or landscaping on interior setbacks that abut residentially zoned properties; and

c. Provide aAdditional landscaping along street frontages; and

d. Direct lLighting directed to the interior of the site and away from adjacent residentially zoned properties.

KK. Utility facility.

1. In the WLS and WMU zones, minor utility facilities are allowed outright outside of city shorelines. Within city shorelines, utility uses are regulated per SMP Chapter 6.

2. Minor utilities are allowed outright as permitted uses in RLD 4-8, RMD 16, and PF zones. Minor utility uses require Type II site plan review in the P/OS zone.

3. Major utility facility uses require a conditional use permit in RLD 4-8, RMD 16, P/OS and PF zones.

4. In the WMU zone, municipal wastewater treatment facilities are prohibited.

LL. Veterinary clinics and hospitals. Veterinary clinics and hospitals are permitted under the following provisions:

1. No burning of refuse or dead animals is allowed.

2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.

3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.

4. The provisions of this Code relative to animal keeping are met.

5. In the WLS zone, veterinary clinics and hospitals are allowed outright outside of City shorelines. Such uses are allowed conditionally as part of a mixed-use development within City shorelines per SMP Chapter 6.

MM. Warehousing.

1. In the WMU zone, warehousing requires a Resolution made by the Port of Ridgefield Commissioners that the proposed use was anticipated in the master plan approved by the City.

NN. Wireless communication facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.

OO. Work release facilities. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade 12 students.