

4-2-070K

COMMERCIAL ARTERIAL (CA)

Uses allowed in the CA Zone are as follows:

USES:	TYPE:
AGRICULTURE AND NATURAL RESOURCES	
Natural resource extraction/recovery	H
ANIMALS AND RELATED USES	
Kennels, hobby	AC #37
Pets, common household, up to 3 per dwelling unit or business establishment	AC
RESIDENTIAL	
Semi-attached dwelling	AD #18
Attached dwelling	AD #18
OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS	
Group homes I	H
Group homes II for 7 or more	H
Home occupations	AC #6
SCHOOLS	
K-12 educational institution (public or private)	H #9
K-12 educational institution (public or private), existing	P #9
Other higher education institution	P
Schools/studios, arts and crafts	P
Trade or vocational school	H
PARKS	
Parks, neighborhood	P
Parks, regional/community, existing	P
Parks, regional/community, new	AD
OTHER COMMUNITY AND PUBLIC FACILITIES	
Community Facilities	
Cemetery	H
Religious institutions	H
Service and social organizations	H
Public Facilities	
City government offices	AD

USES:	TYPE:
OTHER COMMUNITY AND PUBLIC FACILITIES (Continued)	
City government facilities	H
Other government offices and facilities	H
OFFICE AND CONFERENCE	
Conference center	P #38
Medical and dental offices	P
Offices, general	P
Veterinary offices/clinics	P
RETAIL	
Adult retail use	P #43
Big-box retail	P #72
Drive-in/drive-through, retail	AC
Eating and drinking establishments	P
Horticultural nurseries	H
Retail sales	P #68
Retail sales, outdoor	P #15
Taverns	P #20
Vehicle sales, large	P #41
Vehicle sales, small	P #20
ENTERTAINMENT AND RECREATION	
Entertainment	
Adult entertainment business	P #43
Card room	P #52
Cultural facilities	AD
Dance clubs	P #20
Dance halls	P #20
Gaming/gambling facilities, not-for-profit	H #20
Movie theaters	P #20
Sports arenas, auditoriums, exhibition halls, indoor	P #20
Sports arenas, auditoriums, exhibition halls, outdoor	AD #20
Recreation	
Recreation facilities, indoor	P
Recreation facilities, outdoor	H #20

TYPES:

Blank = Not Allowed
= Condition(s)

P = Permitted Use AC = Accessory Use
P# = Permitted provided condition can be met

H = Hearing Examiner Conditional Use
AD = Administrative Conditional Use

Uses may be further restricted by: RMC 4-3-020, Airport Related Height and Use Restrictions; RMC 4-3-040C, Uses Permitted in the Automall Improvement District; RMC 4-3-050, Critical Areas Regulations; RMC 4-3-090, Shoreline Master Program Requirements

USES:	TYPE:
SERVICES	
Services, General	
Hotel	P #20
Motel	P #20
Off-site services	P #38
On-site services	P #69
Drive-in/drive-through service	AC
Vehicle rental, small	P #20
Day Care Services	
Adult day care I	P #22
Adult day care II	P #22
Day care centers	P #22
Family day care	AC
Healthcare Services	
Convalescent centers	H
Medical institutions	H
VEHICLE RELATED ACTIVITIES	
Body shops	H #31
Car washes	P #22
Express transportation services	AD #20
Parking garage, structured, commercial or public	P #20
Parking, surface, commercial or public	P #20
Park and ride, shared-use	P #109
Park and ride, dedicated	P #105
Transit centers	H #20
Vehicle fueling stations	P
Vehicle service and repair, small	P
Air Transportation Uses	
Helipads, accessory to primary use	H #20
STORAGE	
Indoor storage	AC #11
Outdoor storage	P #64
Self-service storage	H #26
Vehicle storage	AD #38
INDUSTRIAL	
Industrial, General	
Laboratories: light manufacturing	P #20
Laboratories: research, development and testing	P #20

USES:	TYPE:
INDUSTRIAL (Continued)	
Manufacturing and fabrication, light	H #20
Solid Waste/Recycling	
Recycling collection station and processing center	P #38
Recycling collection station	P
UTILITIES	
Communications broadcast and relay towers	H
Electrical power generation and cogeneration	H #66
Utilities, small	P
Utilities, medium	AD
Utilities, large	H
WIRELESS COMMUNICATION FACILITIES	
Lattice towers support structures	AD #47
Macro facility antennas	P #44
Micro facility antennas	P
Mini facility antennas	P #44
Minor modifications to existing wireless communication facilities	P #49
Monopole I support structures on private property	P #44
Monopole I support structures on public right-of-way	P #44
Monopole II support structures	AD #47
Parabolic antennas – Large	P #44
GENERAL ACCESSORY USES	
Accessory uses per RMC 4-2-050 and as defined in chapter 4-11 RMC, where not otherwise listed in the Use Table	AC
TEMPORARY USE	
Model homes in an approved residential development: one model home on an existing lot	P #53
Sales/marketing trailers, on-site	P #53
Temporary or manufactured buildings used for construction	P #10
Temporary uses	P #53

(Ord. 4773, 3-22-1999; Ord. 4786, 7-12-1999; Ord. 4803, 10-25-1999; Ord. 4827, 1-24-2000; Ord. 4917, 9-17-2001; Amd. Ord. 4963, 5-13-2002; Ord. 4999, 1-13-2003; Ord. 5080, 6-14-2004; Ord. 5100, 11-1-2004; Ord. 5124, 2-7-2005; Ord. 5191, 12-12-2005; Ord. 5241, 11-27-06)

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4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

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6. Subject to the requirements of RMC 4-9-090, Home Occupations, with the written approval of the property owner, if tenant occupied.
9. Development consistent with an approved "Master Plan" is considered to be a permitted use. Other activities which are outright permitted include the addition of up to four (4) new portables, or changes in facilities not exceeding ten percent (10%) of gross floor area. Other proposed activities require a Hearing Examiner conditional use permit.
10. Permitted when approved by the Development Services Division and associated with an active building or construction permit, for a period not to exceed the duration of construction.
11. Limited to storage of products in conjunction with retail, service, or office uses. Shall not be located along the building street frontage or in areas visible to the public.
15. Use is limited to building, hardware, and garden. Except in the CD Zone, size restrictions apply per RMC 4-2-120A.
18. **a. General Requirements:** Subject to the density limits of the development standards for this zone and only permitted within a structure containing retail and/or on-site service uses on the ground floor except in the Employment Area Valley or Commercial Business Districts, as described below.
b. Employment Area Valley: Residential uses are not permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.
c. Commercial Business Districts: Townhouse units are allowed without ground floor retail within the building if located more than one hundred fifty feet (150') from an arterial in the NE 4th Business District, Sunset Business District, and Puget Business District with an administrative conditional use permit, subject to the criteria in RMC 4-9-030K. Residential units developed as part of a same building mixed-use project are allowed at a maximum of sixty (60) du/acre if the requirements for mixed use development in the Business District Overlay are met.
20. Not allowed in locations within the Sunset Business District, the NE 4th Business District, and within the Puget Business District.
22. Size restrictions apply per use in RMC 4-2-120A. In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE.
26. Size restrictions apply per use in RMC 4-2-120A. Must be part of a mixed use development.
31. Operations must be conducted entirely within an enclosed structure.

37. **a. General Requirements:** Subject to requirements of RMC 4-4-010, Standards for Animal Keeping Accessory to Residential/Commercial Uses. Additional animals require an Additional Animals Permit per RMC 4-9-100.

b. IL Zone – Kennels: In the IL Zone, when operations are predominantly conducted out of doors rather than completely enclosed within an enclosed structure, an administrative conditional use permit is required.

c. IM Zone – Kennels: Within the area south of I-405 and north of SW 16th Street only indoor kennels are permitted.

38. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.

41. Limited to the area south of I-405 and west of SR-167/Rainier Avenue S.

43. Subject to the provisions of RMC 4-3-010, Adult Retail and Entertainment Regulations, and chapter 5-12 RMC, Adult Entertainment Standards. In the CO zone, uses shall be developed as part of larger office structures, shall not stand alone, and shall not occupy more than twenty five percent (25%) per building whose primary use is office.

44. Permitted provided that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel, otherwise an administrative conditional use permit is required.

47. May be allowed by an administrative conditional use permit if the monopole II facility is to be constructed on property where wireless communication support structures presently operate, and the new monopole II facility will not exceed the height of the existing support structures. Prohibited if located within three hundred feet (300') of an RC, R-1, R-4, R-8, R-10, or R-14 Zone unless the Development Services Division determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC 4-3-050); then the new wireless support structure can be reviewed as an administrative conditional use.

52. Permitted when ancillary to a permitted use where food and beverages are served on the premises and located in an area with an Employment Area Valley (EAV) land use designation as shown on the City's Comprehensive Plan Land Use Map, and located south of I-405. In the case of the IM Zone, the location is further limited to IM-zoned areas south of SW 16th Street. Should any court of competent jurisdiction find that the City zoning for card rooms is unconstitutional or illegal, then the City elects to permit the existing card rooms to continue operation as nonconforming legal uses and otherwise bans card rooms.

53. Provided a temporary use permit is obtained consistent with the provisions of RMC 4-9-240, Temporary Use Permits.

64. Limited to storage in association with rental services. In the CV Zone and within one thousand two hundred feet (1,200') of NE 4th Street within the NE 4th Corridor, an administrative conditional use permit is required. Not allowed within one thousand two hundred feet (1,200') of Sunset Boulevard within the Sunset Corridor. Size restrictions apply per RMC 4-2-120A.

66. Requires a Hearing Examiner conditional use permit, except that electrical power generation and co-generation is permitted as an accessory use when located more than one hundred feet (100') from any property zoned for residential use, i.e. RC, R-1, R-4, R-8, R-10, R-14, RM, and producing less than ten (10) megawatts of electricity. In the CO Zone, the use must be accessory to a medical institution.

68. Within the NE 4th Business District, within the Sunset Business District and within the Puget Drive Business District:

a. Uses are subject to the size restrictions of RMC 4-2-120A, and

b. Within Puget and Sunset Business Districts, department stores are not permitted.

69. Within the NE 4th Business District, within the Sunset Business District and within the Puget Drive Business District, uses are subject to the size restrictions of RMC 4-2-120A. Within the Sunset and Puget Business Districts, only the following on-site services are permitted: entertainment media rental, financial and real estate services, and repair services (excluding auto repair). Rental services require an administrative conditional use permit.

72. Big-box retail uses are subject to compliance with design regulations applicable to District 'C' as detailed in RMC 4-3-100, except in the Employment Area – Valley south of Interstate 405.

Big-box retail uses are not permitted in the NE 4th Street Commercial Corridor, Puget Commercial Corridor, and NE Sunset Boulevard Commercial Corridor within the Commercial Arterial (CA) Zone.

105. Not permitted when west or north of I-405.

109. Not permitted in the area bounded by SW 7th Street, Shattuck Avenue, Airport Way and Hardie Avenue except when part of a mixed-use transit oriented development with structured parking.