

CITY OF NORTH BONNEVILLE
ORDINANCE NUMBER 1039

AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, AMENDING
NORTH BONNEVILLE MUNICIPAL CODE TITLE 20 ZONING

WHEREAS, the City of North Bonneville has determined conditional use permit usage in various zones of Title 20 NBMC needs to be qualified to accommodate land uses, and

WHEREAS, the City has adopted Title 20 NBMC to regulate land use within the City, and;

WHEREAS, the Council deems it in the public's best interest to have conditional use permit language to help discern a host of land uses within the City's zones;

NOW, THEREFORE, The City Council of the City of North Bonneville does hereby ordain as follows:

Section One

Title 20 Zoning

Shall be amended as follows:

20.16 Single Family Residential [SFR]

20.16.030 Conditional uses

- A. Churches, schools, day care and assisted living facilities, bed and breakfast or tourist homes with a conditional use permit.
- B. Livestock with a livestock conditional use permit.
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.18 Multifamily Uses [MF]

20.18.030 Conditional uses

- A. Adult boarding homes, nursing homes;
- B. Churches, schools, day care and assisted living facilities, bed and breakfast or tourist homes.
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.20 Manufactured Home Subdivision [MH]

20.20.025 Conditional uses

- A. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.22 Central Business District [CBD]

20.22.030 Conditional uses

- A. Veterinarian facilities and offices.
- B. Low impact manufacturing uses including, but not limited to: (1) small component assembly; (2) printing or copying; and (3) manufacture of handcrafted products may be permitted if the manufacturing operation does not create any nuisances or discharge any toxic substances that could be considered disruptive to the public or adjacent businesses. In addition, the primary focus of the business shall be onsite retail sales of the manufactured product(s).
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.24 Commercial [C-1]

20.24.030 Conditional uses

- A. Veterinarian clinics;
- B. Light manufacturing and assembly of light and small items made from previously manufactured materials. These items may include office machines, components thereof, cabinets, electronic equipment, electromechanical and other small items. Provided, that all operations, except off-street parking, are conducted wholly within a completely enclosed building;
- C. ~~For conditional uses, the proponent must demonstrate an ability to minimize hazards to general retail commercial businesses including, but not limited to, employee parking, loading and unloading, waste handling and storage, equipment storage, smoke, odor, light, dust, noise and vibration.~~
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.26 Commercial Recreation [CR]

20.26.050 Conditional uses

- A. Commercial uses such as restaurants and small retail shops, if they are not located as part of a primary recreational or visitor use with a conditional use permit.
- B. Livestock with a livestock conditional use permit.
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.28 Light Commercial Recreation and Wetland Preservation [LC-P]

20.28.030 Conditional uses

- A. Single-family residential construction, surface mining, small boat marinas with a conditional use permit.
- B. Livestock with a livestock conditional use permit.
- C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.30 Agriculture and Wetland Preserve [AG-P]

20.30.030 Conditional uses

- A. Single-family residential construction, camp-grounds, stables
- B. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.32 Timber Conservancy [TC]

20.32.030 Conditional uses

- A. Livestock with a livestock conditional use permit.
- B. Communications facilities, public and private, including towers, masts, antennas, accessory buildings, fences, access roads and parking.
- C. Single-family residential construction
- D. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.34 Mixed Use [MU]

20.34.030 Conditional uses

- A. Livestock with a livestock conditional use permit
- B. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.36 Industrial Business Park [I/BP]

20.36.040 Conditional uses

- A. wholesale and retail sales of goods and service not manufactured on site; lodging; restaurant, deli, including carry-out and delivery; card lock fuel; warehouse storage; on-site

living quarters complying with the requirements of the International Building Code for a resident caretaker or manager; vehicle and equipment storage.

B. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.38 Churches [C]

20.38.025 Conditional uses

A. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.40 Health Care Facilities [H]

20.40.025 Conditional uses

A. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.44 State Land [ST]

20.44.040 Conditional uses

A. Senior home.

B. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.46 School Site/Community Center [SC]

20.46.025 Conditional uses

A. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.48 Municipal Utilities Sites [U]

20.48.020 Conditional uses

Uses that require a conditional use permit:

1- A. Storage of private recreational vehicles, motor homes, trailers, boats, boat trailers.

2- B. Communications facilities, public and private, including towers, masts, antennas, accessory buildings, fences, access roads, and parking.

C. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.50 Open Space Preserve [O]

20.50.025 Conditional uses

A. Uses that are not specifically permitted or prohibited shall be a conditional use.

20.52 Public Parks [PK]

20.52.030 Conditional uses

A. Uses for which a conditional use permit is required: Carnivals, special holiday events, private gatherings at which more than fifty (50) persons are expected.

B. Uses that are not specifically permitted or prohibited shall be a conditional use.

Section Two

Title 20 Zoning

Shall be amended as follows:

20.10 Establishment of Zones/Exclusive Land Uses

20.10.020 Interpretation of Zone Boundaries

When uncertainty exists as to the boundaries as shown on the official zoning map, the Board of Appeals and Adjustments Planning Commission shall interpret the zone boundaries.

Section Three

Severability

If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section Four

Effective Date and Publication

This Ordinance shall be effective five [5] days after publication of the Ordinance, or a summary thereof consisting of its title, in the official newspaper of the City.

PASSED BY THE CITY COUNCIL ON MAY 13, 2014



Don Stevens, Mayor

Attest:



Steven Hasson City Administrator

Approved as to Form:



Ken Woodrich City Attorney