

**CITY OF NORTH BONNEVILLE
ORDINANCE NUMBER 1053**

AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, WASHINGTON, AMENDING NORTH BONNEVILLE MUNICIPAL CODE TITLE 20 ZONING BY AMENDING CHAPTER 20.08 GENERAL PROVISIONS AND CHAPTER 20.22 (CBD) CENTRAL BUSINESS DISTRICT.

WHEREAS, updating of certain chapter titles/purposes are needed to address changes that have been made to the municipal code; and

WHEREAS, the City of North Bonneville after careful consideration and study has deemed it necessary and desirable to amend certain sections of the zoning codes to better reflect the current desires of the city; and

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

Section 1.

Amending Chapter 20.08 GENERAL PROVISIONS as follows:

20.08.010 Title/purpose.

This Chapter shall be known as the Zoning Ordinance of the City of North Bonneville, Washington. The purpose of this chapter is to promote the orderly development of North Bonneville, Washington ~~on an ongoing basis until a Comprehensive Land Use Plan and final Zoning Ordinance are adopted~~; to conserve and stabilize the value of property and the integrity of the city's extensive planning efforts; to prevent conflicts arising from incompatible land uses and to preserve the environmental quality and values of the city's unique setting; and to otherwise promote the public health, safety, and welfare.

Section 2.

Amending Chapter 20.22 (CBD) CENTRAL BUSINESS DISTRICT as follows:

20.22.010 Permitted uses.

Uses that are permitted as a matter of right:

- A. Retail and commercial uses including, but not limited to, retail shops and stores, restaurants and cafes, financial institutions;
- B. Service businesses including, but not limited to, medical offices and clinics, legal offices, accounting and other professional offices;
- C. Municipal and government buildings, offices;
- D. Private dwellings ~~including balconies, outside courts or patios~~ as an integral part of a commercial or retail structure with the following conditions:
 1. Only one dwelling unit per structure.
 2. The Each dwelling unit shall have a minimum living area of nine hundred (900) square feet.
 3. Residential uses shall not be more than fifty (50) percent of the total square footage of the structure(s) and cannot be located on the ground level.

4. The Planning Commission specifically reserves the right to disapprove any development of dwellings in conjunction with commercial development on the basis of health, safety and welfare of potential occupants and any adjacent businesses and their occupants.

E. All business uses are to be conducted wholly within a completely enclosed building except special events, including but not limited to, sidewalk sales, city wide event participation and eating establishments which may provide outdoor eating areas on commercial lots.

20.22.020 Prohibited uses.

A. All industrial and manufacturing uses or services except as provided in Section 20.22.030.

B. Motels, service stations, warehouses and storage facilities except for storage uses normally associated with the on-premise operating business.

C. Sales and service of automobiles, trucks, motor homes, recreational vehicles, trailers, motorcycles and pleasure boats and small engine repair.

D. Junk yards and salvage yards, automobile or truck wrecking yards.

E. Bus or truck terminals. A bus stop and loading areas may be designated by the City Council.

F. Open storage areas.

G. ~~A dwelling shall not be permitted on the ground level.~~

G. Livestock.

Section 3.

Severability.

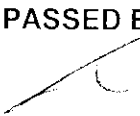
If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 4.

Effective Date and Publication.

This Ordinance shall be effective five 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 August 25, 2015.




Don Stevens, Mayor

Attest:



Steven Hasson City Administrator

Approved as to Form:



Ken Woodrich City Attorney