Chapter 17.14
Zoning Districts

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17.14.010 Zoning Districts established. In order to classify, segregate, and regulate the use of land, buildings and structures, the following zoning districts are created:

A. Low Density Residential (R-1). This zone is established to provide for lower density single family residential developments in a traditional neighborhood setting. Non-residential uses should be non-intrusive to protect and preserve the neighborhood character and property values. The district is characterized by single family units. The density in the district is generally seven (7) dwelling units or less per acre.

B. Moderate Density Residential (R-2). This zone is established to provide for moderate density residential developments in a traditional neighborhood setting. Non-residential uses should be non-intrusive to protect and preserve the neighborhood character and property values. The district is characterized by single family units and duplexes. The density in the district is generally ranges from seven (7) to twelve (12) dwelling units per acre.

C. High Density Residential (R-3).This zone is established to provide for higher density residential developments. The district is characterized by single family units, duplexes and multi-family. The density in the district generally ranges from thirteen (13) or more per net residential acreage.

D. Suburban Residential (SR) This zone is generally established to provide a transitional area between the low, medium, and high density residential zones and the outlying agricultural areas; an opportunity for suburban residential living in areas close to town where there will not be a conflict with active agricultural production; a buffer between urban areas and those areas reserved for continued agricultural production; a transitional area into which future suburban development can expand as needed; and areas for a continued mixture of low density residential development and hobby farming activities.

E. Commercial (C). This zone is established to preserve a general business district having a wide range of retail and service businesses, entertainment, government and professional offices and places of amusement in a setting that is safe, convenient, comfortable, and attractive for both pedestrian and automobile access. It is not the intent to promote residences as a primary use in this zone. Uses which by nature are noisy or emit excessive odors, dust and fumes are not appropriate in this zone.

F. Commercial - Tourist (C-T). This zone is established to provide areas for commercial establishments, which generally offer accommodations, supplies, services or recreational opportunities for the traveling public. Such zones shall only be located on or near interchanges, State highway intersections, or along any generally recognized tourist route.

G. Light Manufacturing Zone (M-1). This zone is established to ensure that suitable land will be available for businesses and industries. The intent of the light manufacturing zone (M-1) is to:

1. Establish and preserve areas near designated truck routes, freeways and the railroad for light industrial uses;

2. Direct truck traffic onto designated truck routes and off residential streets; and

3. Minimize conflicts between uses in the light manufacturing zone and surrounding land uses.

For light manufacturing, processing, research and wholesale trade, storage and distribution faculties. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.

H. Public Land/Church Zone (P/C). The purpose of this zone is to provide areas for public and private noncommercial parks, churches, synagogues, temples and open space. These areas are intended to provide Zillah area citizens with a variety of recreational and religious opportunities and areas for open space.

17.14.020 Unclassified areas. All lands not shown or classified according to the official zoning map, unclassified and pending further classification and shall be subject to the regulations of the R-1 district.

17.14.030 Boundary interpretations. When uncertainty exists as to the boundaries of any use zone shown on the zoning maps, the City shall use the following rules of interpretation:

A. Where zone boundaries are indicated as approximately following the centerline of streets, alleys or highways, the centerline shall be construed to be the boundary;

B. Where zone boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street;

C. Where zone boundaries are indicated on such map as approximately following the lot or tract lines, the actual lot or tract line shall be construed to be the boundary of such use district;

D. Where a zone boundary on such zoning map divides a tract of land, the location of such zone boundary, shall be determined by use of the scale appearing on such zoning map; and

E. When uncertainty exists, which cannot be determined by application of the foregoing rules, the Hearing Examiner shall recommend, and the City Council shall determine, the location of such use zone boundaries.

17.14.040 Table of Permitted Uses. Land uses shall be permitted in accordance with the following Table of Permitted Uses, provided that:

A. Only those uses identified with a P (Permitted), C (Permitted only through the issuance of a Conditional Use Permit), S (Permitted only through a Special Use Permit), or A (Permitted only as an accessory use) may be approved;

B. Uses not specifically identified as permissible (P, C, S, or A), or authorized through an administrative code interpretation, may not be approved;

C. The permissibility of uses not specifically listed, or any questions about the interpretation of this Table, shall be addressed through an administrative code interpretation utilizing the 2002 North American Industry Classification System (NAICS) Manual and the intent of each zoning district.

D. No use(s) or business(es) that is illegal under local, state, or federal law or as amended shall be allowed in any zone within the city limits.

Table of Permitted Uses

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
Accessory structure, use or building	A[4]	A[4]	A[4]	A[4]	A	A	A	A
Cemeteries - Mausoleums	C	C	C	C				P
Churches, temples, places of worship	C	C	C	C	C			C
Clubs or fraternal societies and memorial buildings					P	P		
Community Center, Meeting/Reception Halls					P	P		P
Day care, nurseries, and preschools/ Family Care Providers	C	C	C	C	C	C		C
Domestic pets	A	A	A	A				
Electric Vehicle Charging Stations	A	A	A	A	A	A	A	A
Government buildings, including fire and police stations and administrative offices					P	P	P	P
Halfway houses			C	C				
Home Occupation	C	C	C	C				
"Home Occupation, Business Administration"	P	P	P	P				
Hospitals, sanitariums, nursing homes, adult foster homes,	C	C	C	C	C			

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
convalescent homes, retirement home								
Libraries	C	C	C	C	C	C		C
Livestock				C[5]			P	
Livestock – Temporary 4-H / FFA				S[5 6]				
"Manufactured home"	P [10/12]	P [12]	P [12]	P [10/12]				
"Mobile/Manufactured Home park"			P [12/18]		P [12/18]			
Modular home (Kit Built)	P [10/12]	P [12]	P [12]	P [10/12]				
Model Homes	P[15]	P[15]	P[15]	P[15]				
Multi-family dwellings			P					
Museums, art galleries					P	P		P
Non-commercial gardening and fruit raising, floriculture, horticulture, grape vines and fruit tree's	P	P	P	P	P[11]	P[11]	P[11]	P[11]
Non-commercial greenhouses and horticultural collections	P[1]	P[1]	P[1]	P[1]				
Noncommercial recreational and meeting building, including manager's office		A	A					
One dwelling unit for each business establishment for the occupancy of the owner, operator or caretaker of the establishment					C[14]	C[14]	C[14]	C[14]
Public parks, playgrounds, and non-commercial recreational facilities	P	P	P	P	P	P		P
Public transportation terminals					P	P	P	P
Public utilities	C[3]	C[3]	C[3]	C[3]	P	P	P	P
Renting of rooms	P[2]	P[2]	P[2]	P[2]				
Schools	C	C	C	C	C			C
Secure community transition facilities					C[8]		C[8]	
Single-family dwelling	P[10]	P	P	P[10]				
Structures ordinarily appurtenant to public recreational facilities (i.e., bathrooms)	A	A	A	A	A	A	A	A
Temporary manufactured home for care of aged/infirm relatives.	C[12]	C[12]	C[12]	C[12]				
Temporary structures for major construction projects.	A[13]	A[13]	A[13]	A[13]	A[13]	A[13]	A[13]	A[13]
Temporary travel trailers	C	C	C	C				
Two-family dwellings (Duplex)		P	P					
Commercial								
Adult entertainment businesses					C[7]	C[7]	C[7]	
All chemical manufacture, storage and/or packaging, including repackaging							C	
All manufacture, storage, packaging, processing and cleaning of radioactive							C	

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
materials								
Amusement parks; theme parks; water parks; baseball and softball parks; soccer fields; and other recreational activity parks consistent with the purpose of this zone					C	C		
Animal and livestock auction and sales							C	
Arcades and video game rooms					P	P	P	
Asphalt and concrete manufacture, mixing or refining							C	
Assembly of electrical appliances, electronic instruments and devices							P	
Assembly, fabrication and electroplating of metal products including welding and machine shops						P	P	
Automobile and truck washes					P	P	P	
Automobile dismantling, wrecking or junkyards							C	
Automobile, truck and/or RV sales area					P	P	P	
Automotive and Truck: car wash, maintenance and repair shop, parts and accessories (tires, batteries, etc.), rental agencies, service stations, towing services, vehicle storage					P	P	P	
Automobile and truck reconditioning, painting, upholstering, motor rebuilding and body and fender work					P		P	
Bakery, butcher shop, delicatessen, specialty food shop, groceries					P	P	P	
Barber or Beauty Shops					P	P	P	
Bars, taverns and cocktail lounges when accessory to a café or restaurant					P	P		
Battery Exchange Stations (Electric Vehicle)					A	A	A	
Bed and breakfast inns	C	C	C		P	P		
Brewery, distillery, and winery					P	P	P	
Clothing and accessories					P	P	P	
Commercial parking lots, and garages and storage facilities					P	P	P	
Contractors' equipment storage yard, repair and rental							P	
Convenience and general merchandise store					P	P	P	
Craft Shows					S	S	S	S

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
Curio, gift, antique, handicraft, boutique and souvenir shops, but not to include flea markets or auction yards					P	P	P	
Drive thru food and beverage vender e.g.: espresso stand, juice bar, mobile food vendor					P	P	P	
Drop forges industries							C	
Eating and drinking establishments					P	P	P	
Exercise facilities, gymnasiums					P	P	P	
Explosives storage or manufacture							C	
Farm Supplies					P		P	
Farmers Markets					S	S	S	S
Fast food services, cafes and restaurants					P	P	P	
Fertilizer and pesticide sales and services							P	
Florist					P	P	P	
Food or Drug Stores					P	P	P	
Fruit and produce stands					P	P	P	
Funeral homes and undertaking establishments					P		P	
Game Room Eight (8) or More Tables					C[16]	C[16]	C[16]	
Game Room up to Seven (7) Tables					A[16]	A[16]	A[16]	
Gasoline service stations and automotive and truck repair garages					P	P	P	
Gasoline service stations; provided that no open space may be used for storage, display or sale of used vehicles or equipment					P	P	P	
General medical practice					P	P	P	
Golf courses, clubhouses, pro shops, golf driving ranges						C		
Hotels and motels					P	P	P	
Indoor theaters, movie theaters, bowling alleys, skating rinks, electronic game arcades and other lawful indoor commercial amusements					P	P	P	
Laundry and dry cleaning establishments					P	P	P	
Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials, such as bone, cellophane, canvas, cloth, metals, and glass							P	

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
Manufacture, compounding, assembling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, and food and beverage products							P	
Mobile home & farm equipment rental and sales lots					P	P	P	
Nurseries, greenhouses and landscaping contractors and supplies					P	P	P	
Offices, banks, professional services and financial institutions					P	P	P	
Off-site hazardous waste treatment and storage facilities							C	
On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone					A	A	A	
Outdoor Concerts					S	S	S	S
Parades					S	S	S	S
Personal services					P	P	P	
Pet Shops					P		P	
Plants for the processing and storage of agricultural products, such as fruit packing plants, canneries, milk plants, warehouses, fruit and vegetable cold storage plants							P	
Printing and photocopy establishments					P	P	P	
Recreational equipment sales and rentals, to include motorized vehicles					P	P		
Recycling operations Center							C	
Repair and storage of heavy equipment, including farm equipment							P	
Residential and Commercial mini-storage					P	P	P	
Retail businesses					P	P	P	
Retail lumber and building materials					P	P	P	
RV Parks						C		
Self-service Laundromats					P	P	P	
Sheet metal and cabinet shops							P	
Smelting, reduction or refining of metallic ores							C	
Storage and distribution facilities for bulk fuel, coal and oil							C	
Tire retreating and recapping							C	

	R-1[10]	R-2	R-3	SR[10]	C-1[9]	C-T[9]	M-1[9]	P/C[9]
Transportation brokerage offices, with truck parking						C	P	
Transportation brokerage offices, without truck parking					P	P		
Truck service stations, washes and Truck Shops						C		
Upholstery and furniture repair shops					P	P	P	
Veterinary clinics and animal hospitals provided that all animal holding facilities are indoors					P	P	P	
Video Stores					P	P	P	
Wholesale businesses, warehouses and storage buildings							P	
Wineries and wine tasting rooms					P	P	P	
Wireless Communication Facilities					C[17]		C[17]	

Footnotes:

1. No greenhouse or combination thereof shall exceed one hundred fifty (150') square feet of floor area.

2. Only for accommodation and not to exceed two persons.

3. Not subject to minimum lot size requirements.

4. Incidental to the principal use including private garages and storage sheds, providing that no accessory building or combination thereof shall occupy more than fifteen percent of the total lot area.

5. As defined in ZMC 17.04.020 (B)(48) and meeting the provisions of the animal control ordinances, and:

   a. The Planning Official is authorized to interpret all provisions of this Title regarding livestock, including but not limited to determinations whether an animal meets the definition of a permitted livestock. Decisions of the Planning Official may be appealed to the Hearing Examiner in accordance with the provisions of this Title;

      i. The Planning Official may establish such conditions of Special Use Permit for 4-H and FFA projects approval as may be necessary to ensure compliance with the requirements of this Title, to promote compatibility with neighboring uses, and to protect environmentally sensitive areas.

   b. Fowl (chickens, ducks, geese, etc) shall not be permitted in any zone under any circumstances;

   c. Only one (1) horse, mule, donkey, pony or other animals as determined by the Planning Official to be similar in nature and size per two (2) acres of irrigated pasture, only one (1) cow, llama, emu or other animals as determined by the Planning Official

to be similar in nature and size per one (1) acre of irrigated pasture, five (5) sheep, goat, pygmy goat or other animals as determined by the Planning Official to be similar in nature and size per one (1) acre of irrigated pasture based on a finding that the amount of land available is adequate and that all other requirements can reasonably be met;

d. Under no circumstances will livestock be allowed on lots less than one (1) acre of irrigated pasture;

e. Pastures must be fenced and maintained;

f. All livestock, barns, animal shelters, and livestock byproducts must be setback at least fifty feet from property lines, provided that the setback may be reduced to ten (10) feet on the side and rear setback and twenty (20) feet on the front when the adjoining property is also zoned SR. At the discretion of the Planning Official/ Planning Commission, the above referenced setbacks may incorporate off-site physical features such as, but not limited to, road right of ways, railroad right of ways and canal right of ways, as part, or all, of the setback requirements, when in the determinate of the Planning Official/ Planning Commission, the setback meets the intent of the provision.

g. Barns and shelters for housing livestock must be maintained in a clean, healthful, and sanitary condition;

h. Offspring of permitted livestock shall be removed within six months of birth, if their presence exceeds permit conditions;

6. Swine may only be permitted in the SR Zone in accordance with the following provisions:

   a) The swine may only be kept for a period not to exceed five (5) months in a calendar year and only in conjunction with an approved FFA or 4H approved project/event; and

   b) No more than four swine per parcel may be permitted.

   c) The fees for a Special Use Permit associated with keeping livestock in conjunction with an approved FFA or 4H activity or event shall be listed on the City of Zillah's current land use fee schedule.

7. Only if more than six hundred lineal feet from any public park or open space, residentially zoned property, publicly owned building or property opened to the general public on a regular schedule, church, or school property used by any number of enrolled students during the regular school year. Distances shall be measured from closest property line to closest property line.

8. Consistent with the requirements and state limitations of state law (RCW 71.09.250 or as it may be amended, and any community based facilitates established under RCW Chapter

71, and operated by or under contract with the Secretary of the Department of Social and Health Services).

9. Any and all construction, alteration or modifications to buildings, structures, walkways, signs, landscaping or lighting, and designs on properties located within the boundaries designated on the Design District maps 1 and 2, except for existing single-family residence dwellings not used for commercial purposes, shall conform in exterior design to the Old World European architectural theme adopted by the city.(ZMC 15.30) All such areas shall be designated as being in the Old World European Design District. These requirements shall include, but are not limited to, any painting, signage, doors, windows, wall finish, fencing, exterior improvements or substantial alteration or remodeling of structures as well as new construction

10. The design standards per Section 17.22.060 (G) shall apply to all newly constructed or newly placed dwellings in the R-1 and SR Zones.

11. Landscaping shall be continuously maintained in a neat and orderly fashion such that it presents a well kept, visually pleasing appearance at all times. Landscaping shall be maintained insect free. Recommended planting materials are listed in the Design Standards for the Old World European Theme for the City of Zillah.

12. The placement of a manufactured home shall comply with Section 15.20.090 (D).

13. The placement of a temporary structure(s) per Section 17.82.040 (A) for the housing of equipment or containing supervisory offices in connection with major construction projects.

14. Single-family dwelling unit accessory to an professional, commercial or industrial use for occupancy by the caretaker, guards, or watchmen consisting of a dwelling unit not exceeding eight hundred (800) square feet of living area and occupied by a caretaker, guards, or watchmen. Dwelling unit must be attached or inside the existing structure and only be in the Commercial, Commercial-Tourism, Manufactured-Light and Public Lands and Churches Zone.

15. Model homes shall be established subject to Section 15.20.120 criteria.

16. Game rooms or Meeting Halls shall be established subject to the current or amended RCW 9.46 or as it may be amended, for the State of Washington and any current or amended City of Zillah regulation on Gambling.

17. Nothing in this Title shall operate to restrict or limit the City's ability to adopt and enforce all appropriate ordinance requirements for telecommunications carriers' and providers' use of the rights of way and public property, procedures for application and approval of telecommunication business registrations, telecommunications rights of way use authorizations, franchises and facilities leases, and describing violations and establishing penalties. Nothing in this chapter shall operate to release in whole or in part any Applicant for a WCF facility from the obligation to comply with such ordinances, rules and regulations of the City of Zillah.

18. Recreational Vehicles may be used as a permanent residence only within legally established Mobile/ Manufactured Home Park(s) if meeting the following requirements allowed by RCW 35A.21.312 or as it may be amended:

A. A working smoke detector shall be installed

1. per NFPA 1192 Current Edition, Section 6.3 for recreational vehicles; or

2. per ANSI A119.5 Current Edition Section 3-3 for recreational park trailers;

B. A working carbon monoxide (CO) alarm shall be installed

1. per NFPA 1192 Current Edition, Section 6.4.6 for recreational vehicles; or

2. per ANSI A119.5 Current Edition Section 3-5 for recreational park trailers;

C. There shall be egress directly from the sleeping area consisting of a door, or an egress window with a minimum size of 24" x 17"

1. per NFPA 1192 2008 Edition, Section 6.2 for recreational vehicles; or

2. per ANSI A119.5 Current Edition Section 3-2 for recreational park trailers;

D. A recreational vehicle or recreational park trailer electrical cord shall be protected within rigid conduit;

E. The unit shall be connected to the water supply provided within the park, in accordance with the applicable plumbing provisions of the adopted uniform plumbing code, and all applicable fees shall be paid;

F. The unit shall be connected to the sanitary sewer system provided within the park, in accordance with the plumbing provisions of the adopted uniform plumbing code, and all applicable fees will be paid;

G. All steps, landings, stairways, decks, and balconies shall meet the requirements of the International Residential Code and shall be independently supported; and

H. Recreational vehicles or recreational park trailers shall be equipped with an internal toilet and an internal shower; or the manufactured home park shall provide a common toilet and shower facility for the residents of the park.

I. Skirting shall be attached to the bottom of the recreational vehicle or recreational park trailer upon completion of installation.