



## Community Development Department

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# CHEHALIS PLANNING COMMISSION AGENDA

Meeting of June 11, 2024

6:00 PM - Chehalis City Hall Council Chamber, 350 N Market Boulevard

Position 1	Gladis Mendez	Staff:	Todd Johnson, City Planner
Position 2	Melissa Cox, Chair		Laura Fisher, Permit Technician
Position 3	Thomas Gorman		
Position 4	Kyle McKerricher, Vice chair		
Position 5	vacant		
Position 6	Scott Forsman		
Position 7	Derek Dodd		

## AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of minutes from May 14, 2024.
4. Citizen Business for items not listed elsewhere on the agenda.
5. Commission Business
  - A. Discussion of summer schedule (July 10<sup>th</sup>, August 14)
  - B. Updates of changes to work plan? (new additions in underline)  
Work plan for 2024.
    - a. Presentation—Downtown Chehalis Rejuvenation Project (June 11<sup>th</sup> meeting)
    - b. Amendments to use table (June 11<sup>th</sup> Meeting)
    - c. Hearing for amendments to zoning use table (July)
    - d. Work on MRC (Mixed Residential commercial) – July/ August/ September?
    - e. work on OSG zone (Open Space Government)—October?
    - f. Hearing on the MRC and OSG Zoning Codes (November)
    - g. Comprehensive Plan Periodic Update (2025)
6. Public Hearing
  - I. None
7. Presentation
  - I. Downtown Chehalis Rejuvenation Project
8. Public Workshop
  - I. Amendments to use table
9. Adjourn Meeting
  - I. Next meeting will be on July 9<sup>th</sup>, 2024.

Join Zoom Meeting

<https://us06web.zoom.us/j/83158558483?pwd=XgLAWN2SPMxphjFayWR2Q2QNEEE92g.1>

Meeting ID: 831 5855 8483

Passcode: 504507

1 **Planning Commission**

2 **Meeting Minutes May 14, 2024**

3 6:04pm Chairperson Melissa Cox called the meeting to order.

4 Roll call taken. Present: Scott Forsman, Kyle McKerricher, Melissa Cox, Derek Dodd

5 Kyle McKerricher motions to approve the minutes from the April meeting. Derek Dodd seconded  
6 the motion. Motion carried unanimously.

7 There being no Citizen Business, Melissa moves to item 5 on the agenda, Commission Business  
8 and to review the Work Plan for 2024.

9 Todd Johnson informed the group of one new commissioner Thomas Gorman, who was unable to  
10 attend tonight's meeting. He encourages the group to discuss vacations and scheduling for the  
11 summer months.

12 There being no concerns or conflicts known for the upcoming schedule, Chairperson Melissa  
13 moves to item 6 on the agenda, Public Hearing for the 2023 Comprehensive Plan Map  
14 amendments.

15 6:08pm Melissa Cox opens The Public Hearing being a continuation of the previous hearing that  
16 was suspended from March 5<sup>th</sup>.

17 Todd Johson speaks to the applications on the agenda which is a continuation of discussions in the  
18 Public Hearing from the February meeting. The city has been through the SEPA process on all of the  
19 applications. Staff have received SEPA comments as well as additional input from the applicants  
20 and also public comments. Tonight, he would like to recognize the public comments that were  
21 received as well as additional information received from the applicants.

22 Public Hearing for RZ-23-002 Newaukum Ventures is opened. Todd Johson reviews public  
23 comments at the end of the SEPA checklist from Tracy Spencer received in February. He also  
24 outlines the letter received from Lewis County. This request will have to go before the County Board  
25 of Commissioners for further comment/approval. DRC had no comments on this application for  
26 SEPA. He asks that the Planning Commission consider all of the public comments as well as the  
27 SEPA checklist process and conclude with a recommendation to council as to whether or not they  
28 should accept this or whether or not you would recommend a modification to the request.

29 Melissa Cox entertains a motion be made for a positive recommendation to go through with the  
30 request.

31 6:17pm Scott Forsman motions to honor the request for rezone. Derek Dodd seconds the motion.  
32 Motion carried unanimously.

33 6:18pm Public Hearing for RZ-23-002 is now closed.

34 Public Hearing for RZ-23-003 Hanna Lane is opened. Todd Johnson shares with the group a map  
35 explaining the applicant is requesting the MRC zone. He explains what the MRC zone allows for. It  
36 is a stormwater facility for a subdivision. Todd shares the applicant did provide a response

37 acknowledging that the development would be very limited. There is only a small area for  
38 development, less than a ¼ acre.

39 Melissa Cox asks for the SEPA comments.

40 Todd Johnson provides similar comments from Lewis County summarizing those comments as well  
41 as the County’s Public Works Department comments. DRC has no additional comments. It does  
42 remain a concern because of compatibility to neighbors.

43 The group deliberates over the parcel location and discusses the proposal.

44 Melissa Cox makes motion to recommend denial of the applicants request for rezone to MRC from  
45 residential. Derek Dodd seconded the motion. Motion carried unanimously.

46 6:39pm Public Hearing for RZ-23-003 is now closed.

47 Public Hearing for RZ-23-004 Shovel Ready is opened.

48 Todd reviews the SEPA comments from Lewis County Community Development, the Planning  
49 Department, Department of Ecology, and Environmental Health.

50 Derek Dodd motions to approve the Light Industrial zoning request. Scott Forsman seconds the  
51 motion. Motion carried unanimously.

52 Melissa Cox confirms the recommendation to council that the request for rezoning to Light  
53 Industrial is a positive one.

54 6:47pm Public Hearing for RZ-23-004 is then closed.

55 Public Hearing for Port of Chehalis rezone UGA-PFA-23-001.

56 The group reviews the map of the location provided in the agenda packet. Public testimony was  
57 provided in the last meeting. Todd describes the request to adjust the property lines. It is currently  
58 an R3 zone, and the Port is asking to extend the Industrial Zone. SEPA was reviewed. Staff received  
59 an email from Kat Varner, a local resident. Todd summarizes the email explaining she is not in favor  
60 of the request. Staff also received comments from Lewis County, and Environmental Health.

61 Derek Dodd motions to make the positive recommendation to council to approve the Port of  
62 Chehalis rezone request. Scott Forsman seconds the motion. Motion carried unanimously.

63 6:59pm Public Hearing for UGA-PFA-23-001 is then closed.

64 7:00pm There being no Public Workshop, Chairperson Melissa Cox adjourns the meeting.

65

66 Approved by: \_\_\_\_\_

67 Chair, Melissa Cox

68 Recorded by: \_\_\_\_\_

69 Planning Technician, Laura Fisher

# Downtown Chehalis Rejuvenation Project

Planning Commission Meeting  
June 11, 2024



**Imagine Downtown Chehalis**



# Design Team

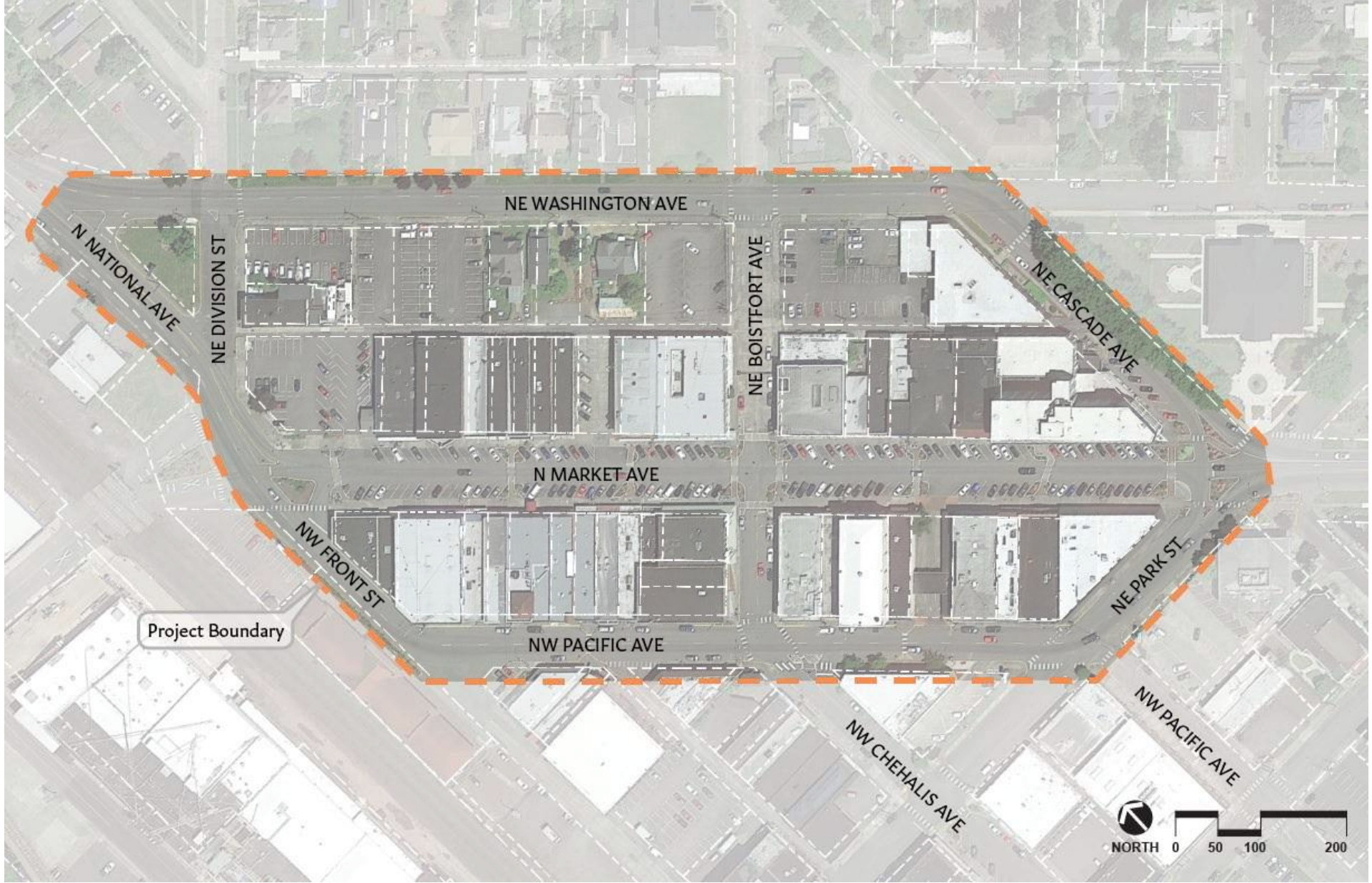
- Juliet Vong, Landscape Architect, HBB
- Aaron Luoma, Landscape Architect, HBB
- Emma Stone, Landscape Architect, HBB
- Katherine Wellens, Landscape Designer, HBB
- Alex Rolluda, Principal, Rolluda Architects
- Matt Purvis, Project Architect, Rolluda Architects
- Gina Parenteau, Principal, Perteet Engineers
- Janessa Donato, Senior Engineer, Perteet Engineers
- Daniel Dye, Transportation Engineer, Fehr and Peers
- Siddharth Sivakumar, Transportation Engineer, Fehr and Peers
- Seth Prigge, Survey Project Manager, Mtn 2 Coast



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Planning Commission  
June 11, 2024





# Imagine Downtown Chehalis

Planning Commission  
June 11, 2024



# Goals

1. Reflect the vibrancy of the businesses and community
2. Celebrate Chehalis identity and history
3. Activate spaces for pedestrian uses
4. Provide flexibility for a range of activities and special events
5. Improve safety and mobility for all
6. Maintain parking for businesses and employees
7. Provide constructible designs to secure future funding for design and construction

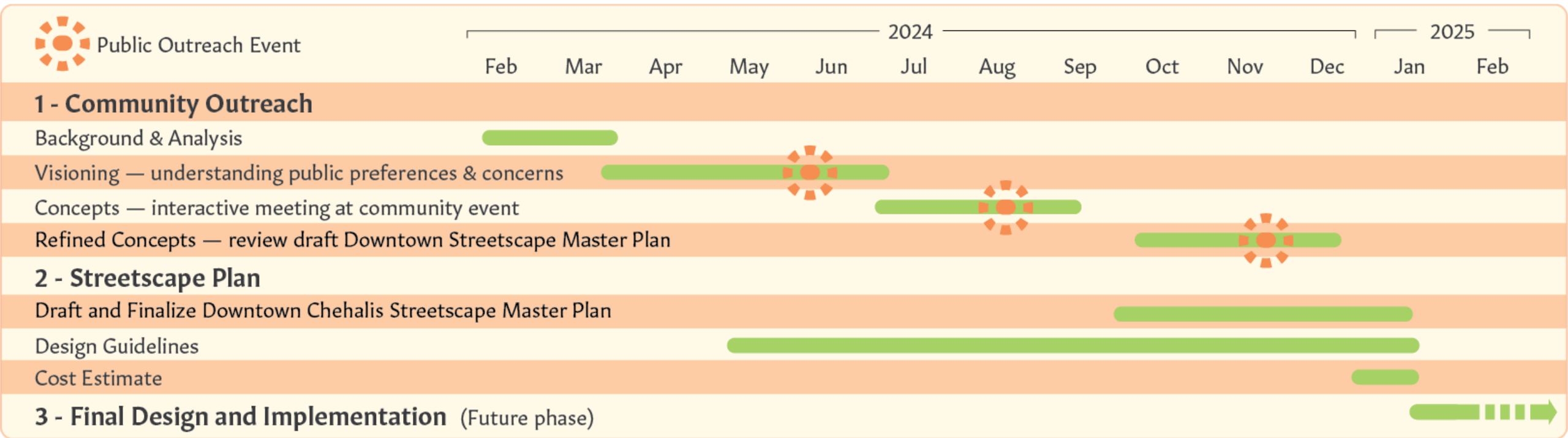


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Planning Commission  
June 11, 2024



# Schedule



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Planning Commission  
June 11, 2024





# Evaluating Guiding Principles

- Improve existing infrastructure
- Improve ease of access into downtown
- Improve ease of access within downtown
- Reduce conflicts between vehicles and pedestrians / cyclists
- Improve ease of maintenance
- Ability to host community events and festivals
- Improve environmental sustainability / climate resiliency
- Protect the historic character
- Increase available parking



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Planning Commission  
June 11, 2024



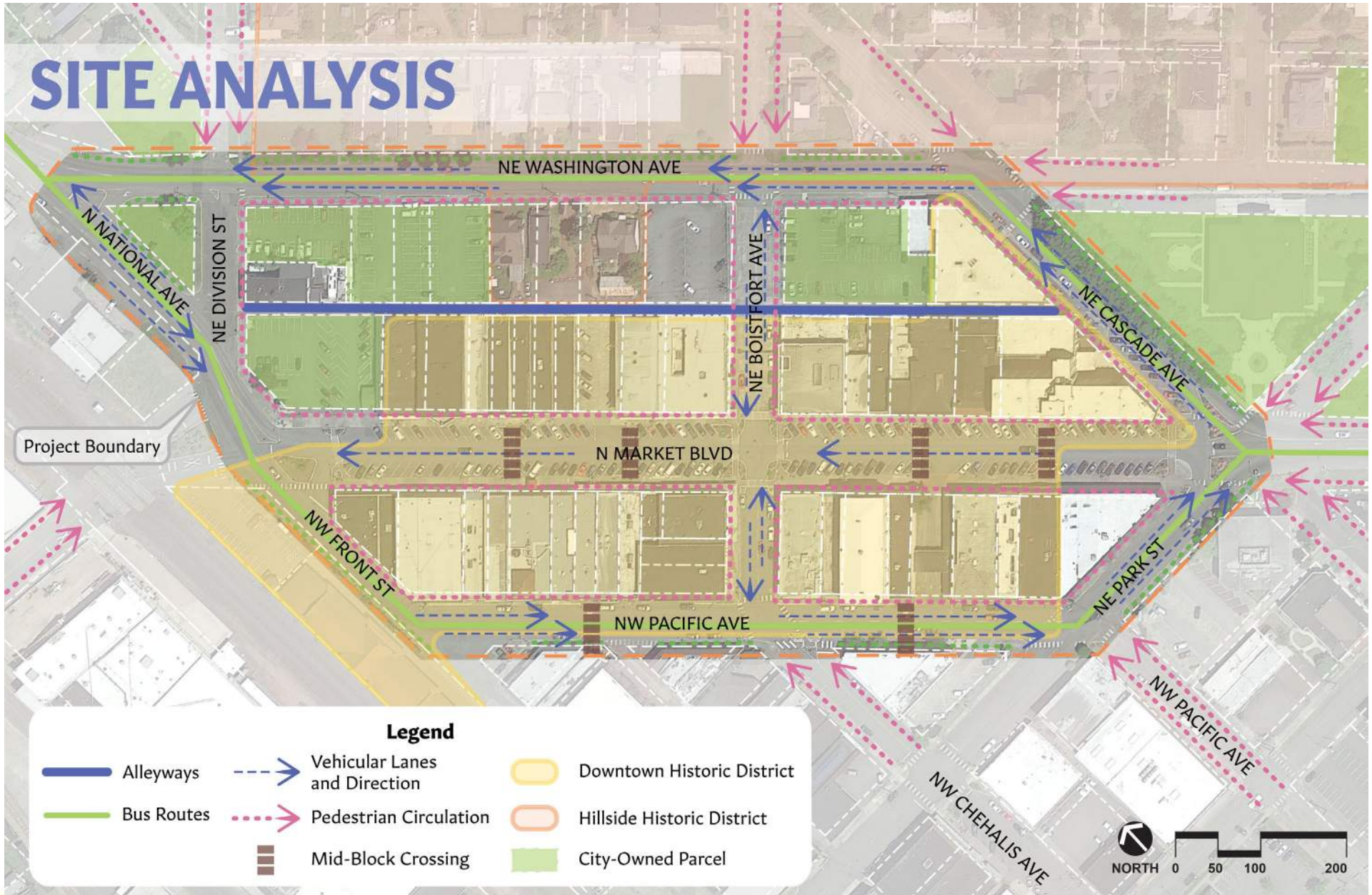


# Imagine Downtown Chehalis

Planning Commission  
June 11, 2024



# SITE ANALYSIS



Imagine Downtown Chehalis

Planning Commission  
June 11, 2024



# Parking Occupancy in Downtown Chehalis



### Parking Lots (% Occupancy)



### On-street Parking (% Occupancy)



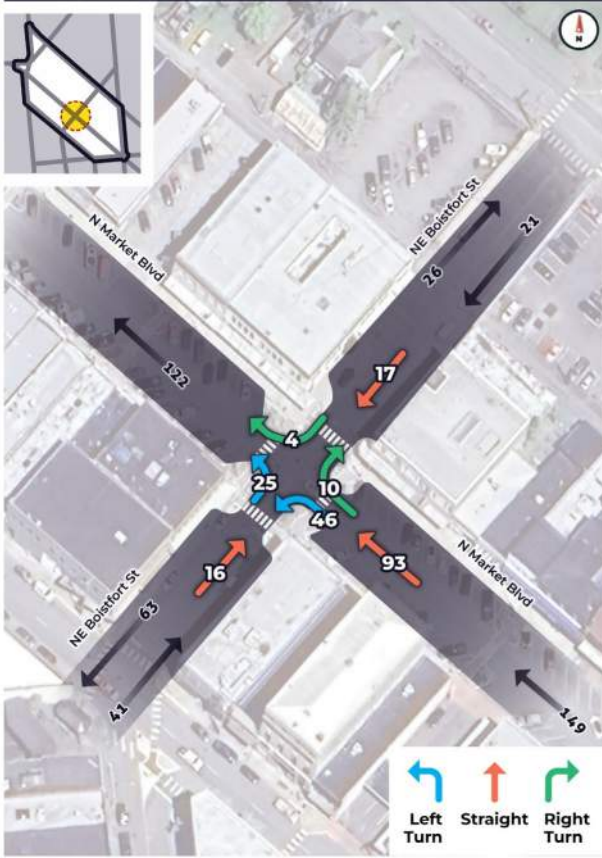
# Imagine Downtown Chehalis

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June 11, 2024

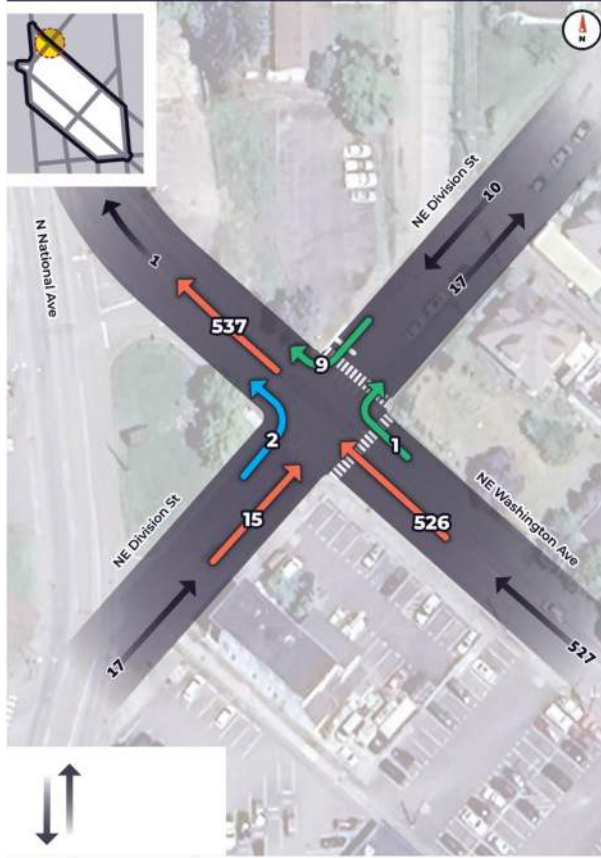


# Traffic Patterns

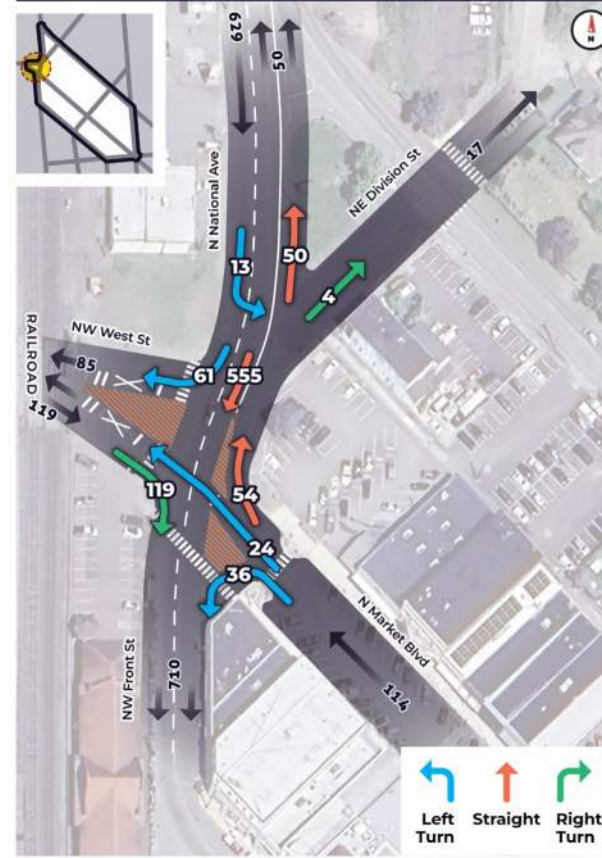
Turning Movement Counts, Weekday PM Peak (4 - 6PM)  
NE Boistfort Street & N Market Boulevard



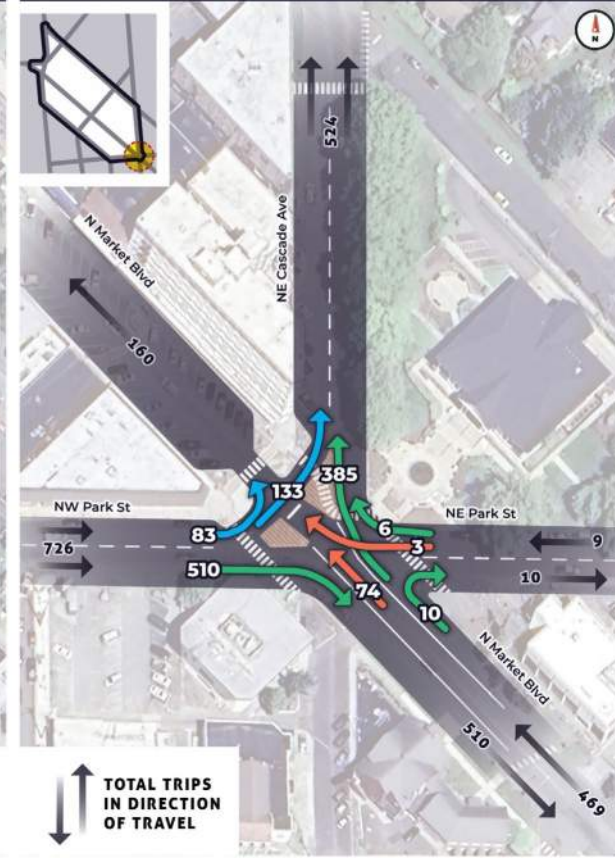
Turning Movement Counts, Weekday PM Peak (4 - 6PM)  
NE Division Street & NE Washington Ave



Turning Movement Counts, Weekday PM Peak (4 - 6PM)  
NW Front Street & N Market Boulevard



Turning Movement Counts, Weekday PM Peak (4 - 6PM)  
NE Cascade Avenue & NW Park Street

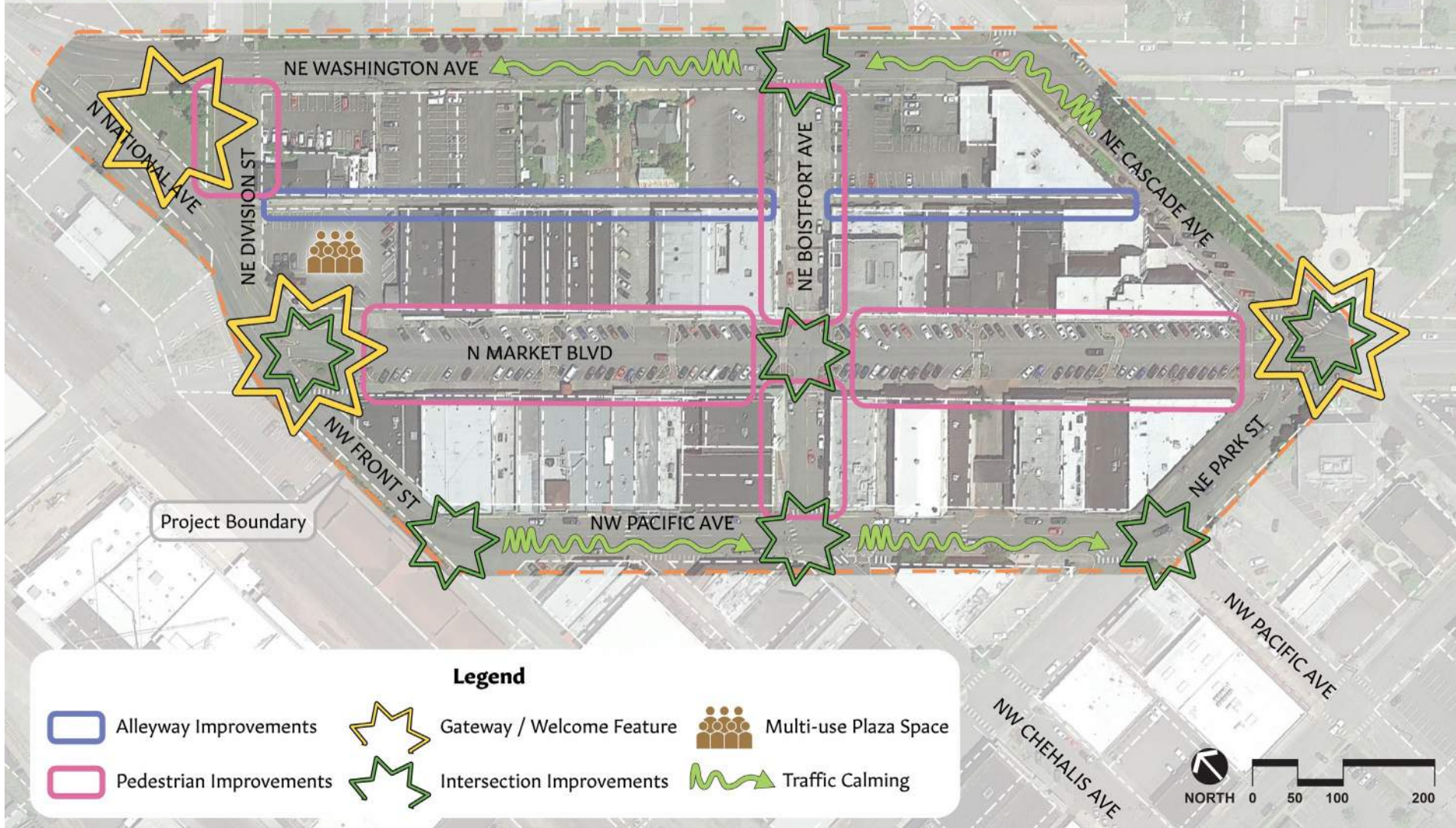


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# SITE OPPORTUNITIES



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June 11, 2024



# Possible Improvements or Additions

- Gateway /welcome feature
- Ornamental planting
- Street trees
- Pedestrian access
- Seating
- Vehicle circulation
- Parking
- Plaza space
- Public art
- Weather protection
- Historic character
- Wayfinding / signage
- Bicycle facilities
- Pedestrian lighting



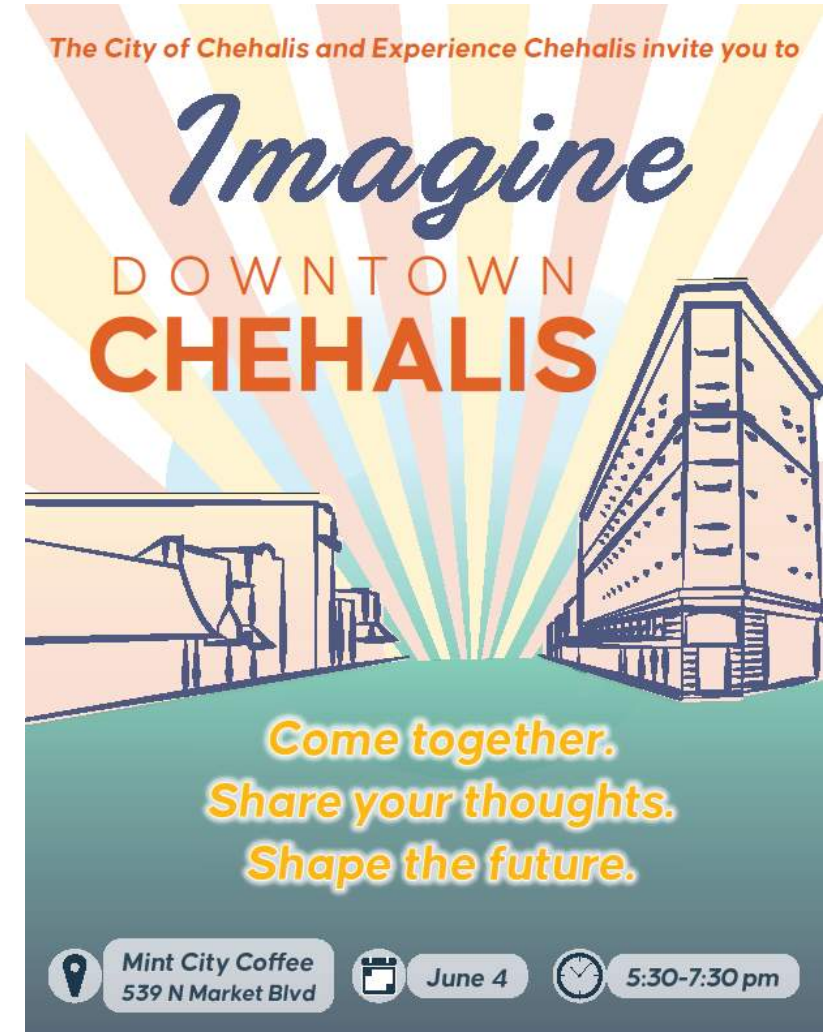
# Public Engagement

## Farmer's Market

- Tuesday June 4<sup>th</sup>, 11 am – 4 pm

## Open House

- Mint City Coffee
- Tuesday June 4<sup>th</sup>, 5:30 pm – 7:30 pm
- Summary of Feedback
  - To be provided at June 11 meeting



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# Public Engagement

## Survey

- Opened June 4, closes July 3
- <update to be provided for June 11 meeting>

### Chehalis Visioning Survey

#### Welcome to the Imagine Downtown Chehalis Project!

The City of Chehalis is developing a downtown rejuvenation plan that will enhance streetscapes and public spaces, improve accessibility and safety, and preserve the historic charm of the downtown area. The goal is to create a safer and more welcoming streetscape, fostering a sense of community and supporting economic prosperity.

- This survey should take approximately **10 minutes to complete**.
- **Survey closes July 3rd, 2024**

If you need assistance completing the survey, please contact Celest Wilder, the Capital Improvement Project Manager for Chehalis Public Works at [cwilder@ci.chehalis.wa.us](mailto:cwilder@ci.chehalis.wa.us) & 360-748-0238.



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# Public Engagement

- Preliminary survey feedback
  - <to be included in June 11 meeting>



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# Next Steps

- Early July: Review all feedback from 1st phase of public engagement.
- Early August: Meet with Advisory Committee to review public feedback.
- July-August: Prepare for 2nd phase of public engagement as a multi-day open studio downtown to develop up to 3 concepts.
- End August: Multi-day open studio to develop up to 3 concepts:
  - Day 1: afternoon/evening set up, prepare
  - Day 2: all day working session to develop concepts, present in evening to public
  - Day 3: refine ideas based on initial feedback, present refined concept to City staff and Advisory Committee, open to public



# Thank you!

## Questions? Comments?

For more information, please contact:

Celest Wilder

Capital Improvement Project Manager

City of Chehalis Public Works

[cwilder@ci.chehalis.wa.us](mailto:cwilder@ci.chehalis.wa.us)

360-748-0238



**Imagine Downtown Chehalis**

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## **SUMMARY / INTRODUCTION**

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The City of Chehalis Municipal Code in Chapter 17.78 contains the allowed uses in each zoning district. Review of the Use table should occur on a regular basis to maintain compliance with changes in legislation and update the use table to address inconsistencies identified through project reviews completed by City review staff. Changes have been identified in project reviews that should be addressed. More changes will be identified through the Comprehensive Plan Periodic Update process to be completed by December of 2025. These changes may be necessary to address in a timelier manner.

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## **ANALYSIS**

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1. The Zoning Use Tables identify uses for each Zoning District within the City. These zoning districts have sections in the Municipal Code that identify specific regulations in each zone and are applied to land through Comprehensive Plan designations and Zoning. Zoning applied to mapped areas must be consistent with the comprehensive plan designation for that area. Allowed zones within comprehensive Plan designations are listed in the adopted Comprehensive Plan Chapter 3, Land Use Elements, Figure 9. There are several zones listed in Figure 9 and in the City Code that are not implemented on the adopted Zoning Map. The City is currently working on a Comprehensive Plan Periodic Update. Planning commission should consider the utility of maintaining the zoning designations not applied in the zoning map within the code and Comprehensive Plan and provide input into the Periodic Update process for the deletion, modification, or elimination of these zoning designations. The most recent zoning map does not have CF “freeway commercial”; CN “Neighborhood Commercial”; R-UGA “Urban Growth Area Residential” within the legend, nor do any parcels appear to be zoned CF, CN or R-UGA, yet, the zones still exist in the Title 17 zoning chapter, under CMC 17.66, 17.60, and 17.52, respectively and in Figure 9 of the comprehensive plan. Figure 9 and the City’s Zoning Map are attached for reference.
2. The City’s Use Chart is currently out of compliance with RCW 35A.21.312, which requires jurisdictions to regulate manufactured homes build to federal manufactured housing construction standards no differently than they regulate other types of single-family homes. With that in mind, Staff propose to update the use chart to reflect the same allowances as Single-family dwellings. The only change to the use chart is manufactured homes (R315) will be permitted outright in the R-1 zone. Mobile Homes- single wide (R316) do not apply under RCW 35A.21.312 because they do not meet the definition of a manufactured home in RCW 35.63.160 which in part defines the Manufactured Home “Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long”. Copies of

RCW35A.21.312 and RCW 35.63.160 are attached for review as well as a Use Chart modified to include staff's recommendations.

3. The use tables identify uses as Permitted (P), Accessory(A), Temporary(T), Conditional (C or blank), or Prohibited(X). It is unclear why the Conditional Uses are designated with Blank cells or a "C". It is more appropriate to have consistent designations in the Use Tables to identify each Use and the appropriate provisions of code. Staff is recommending that the Blanks (currently considered conditional uses) be filled in with a "C" and that footnotes and references be modified to delete the references to blank cells as a conditional use.
4. House Bill 1220 (HB 1220), enacted in 2021, requires significant updates to zoning codes across Washington State to ensure that emergency housing, emergency shelters, permanent supportive housing, and transitional housing are adequately planned for and accommodated. These housing types must be permitted in all zones where residential dwellings and hotels are allowed. This includes single-family and multi-family residential zones, ensuring that these facilities can be in diverse areas across municipalities. It is recommended that the Use Table be modified to allow as a conditional use Shelter, family homeless (R147) and Shelter, transient homeless (R148) in the residential zones and in the EPF, C-O, C-G, C-F and CBD zones where hotels are allowed.

## **RECOMENDATION**

It is recommended that the Planning Commission consider these changes and recommendations from staff and make recommendations to the Comprehensive Plan Periodic Update process for code changes to be included in the 2025 Comprehensive Plan Periodic update, and to consider if any of these changes should be made before the completion of the Periodic Update and if so, forward a recommendation to council for modifications to the Zoning Use Table, Zoning Code, or Comprehensive Plan.

### Exhibits:

1. Figure 9 from the 2022 Comprehensive Plan
2. City of Chehalis Zoning Map
3. RCW35A.21.312
4. RCW 35.63.160
5. CMC 17.78 Uses/ Occupancy with staff recommended modifications

## Zoning Designations

Corresponding Comprehensive Plan Designation	Corresponding Zoning Designation
Residential, Low Density	1. R-1: single-family residential – low density; 4-6 du/ac
	2. R-2: single-family residential – medium density; 4-10 du/ac
Residential, High Density	3. R-3: multifamily residential – medium density; 6-18 du/ac
	4. R-4: multifamily residential – high density; 10-24 du/ac
Residential Commercial	MRC: Mixed Residential Commercial; density 6 – 18 units/ac
R-UGA: urban growth area residential;	5. R-UGA: urban growth area residential; provided, the R-UGA zone shall be further subdivided into the following categories:
	a. R-1: single-family residential – low density; 4-6 du/ac
	b. R-2: single-family residential – medium density; 4-10 du/ac
	c. R-3: multifamily residential – medium density; 6-18 du/ac
	d. R-4: multifamily residential – high density; 10-24 du/ac
MCR: mixed commercial residential	6. MCR: mixed neighborhood commercial and medium density residential
Commercial	7. C-O: commercial office/mixed use;
	9. C-G: general commercial;
	10. C-F: freeway-oriented commercial;
	11. CBD: central business district;
Open Space/Public Facility	OSPF: Open Space Public Facility
Industrial	13. I-L: light industrial;
	14. I-H: heavy industrial.

**Figure-9**

The land use pattern described above is also reflected in the city's zoning map. This pattern reflects a balance of uses and densities that helps to define the community's character.

Land uses within the city are allocated between residential, commercial, industrial and essential public facility uses.

The city's zoning ordinance regulates land use densities. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged.

### **SINGLE FAMILY RESIDENTIAL**

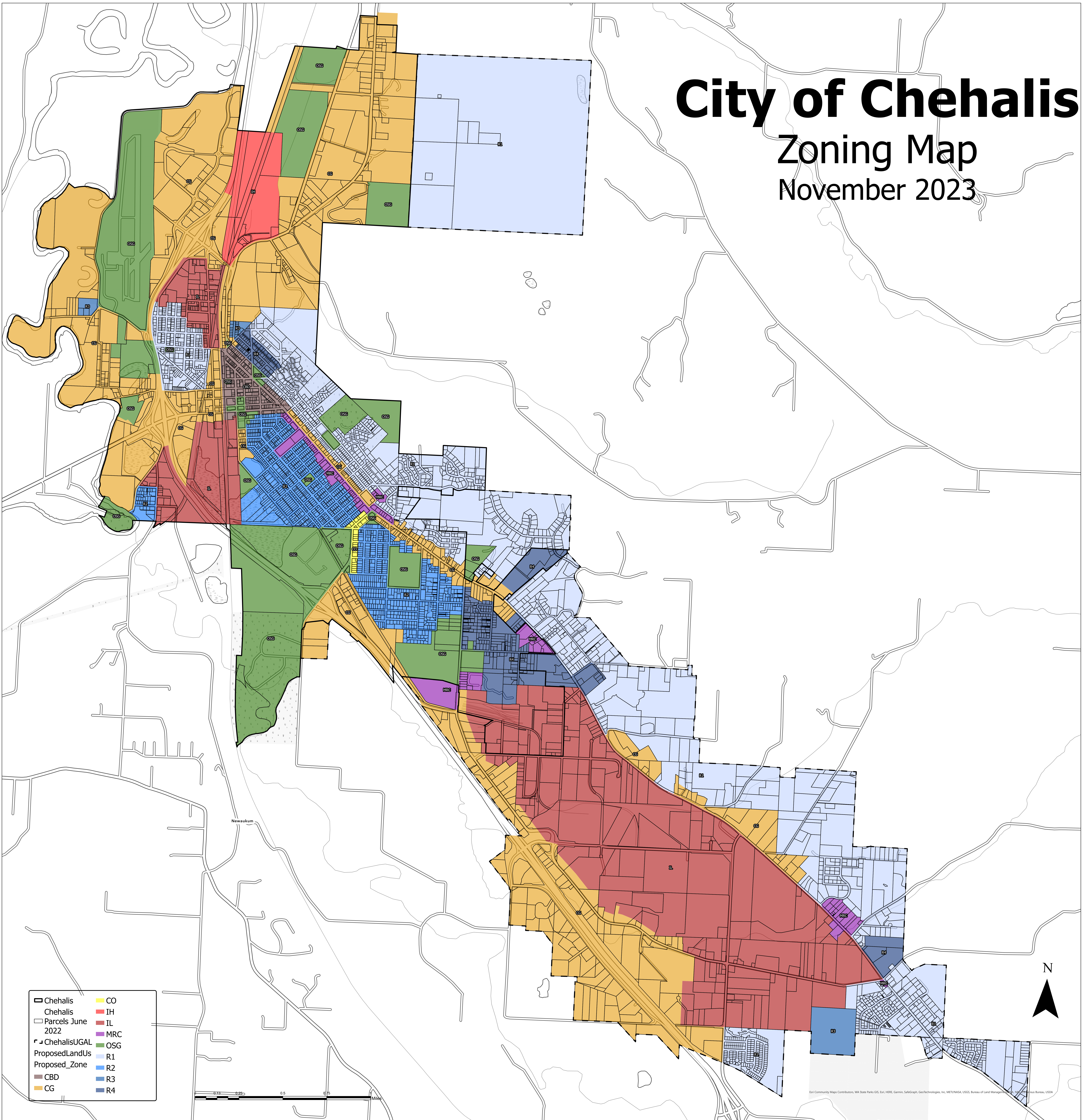
The single family home is seen as the cornerstone of a community. It is the basic form of housing that often determines the character of the community. Single family residential R-1 and R-2 zoning constitutes 22% of the total land area. The amount of land zoned for single family development in R-1 and R-2 zones according to current city zoning regulations is approximately 813 acres. According to records of the Lewis County Assessor's office, the total number of single family housing units located in the city in 2016 was 1,913. However, not all single family housing is located in the R-1 and R-2 zones, as this housing type is also a permitted use in R-3 and R-4 zones, if the lot size in these zones allows only one unit under the density calculation; otherwise it may be conditionally permitted. All four residential zones combined amount to 884 acres, or 24% of the total land area within the City limits.

The vision of Chehalis' future residential development includes both single family and multi-family development, subdivided further by development densities. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged. New development in this density range may occur in appropriate areas of

# City of Chehalis

## Zoning Map

November 2023



▬ Chehalis	▬ CO
▬ Chehalis	▬ IH
▬ Parcels June 2022	▬ IL
▬ ChehalisUGAL	▬ MRC
▬ ProposedLandUs	▬ OSG
▬ Proposed_Zone	▬ R1
▬ CBD	▬ R2
▬ CG	▬ R3
	▬ R4

0 0.25 0.5 1.0 Miles

Esri Community Maps Contributors, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METRO/ANGA, USGS, Bureau of Land Management, NOAA, US Forest Service, USDA



**RCW 35A.21.312 Authority to regulate placement or use of homes—  
Regulation of manufactured homes—Issuance of permits—Restrictions on  
location of manufactured/mobile homes and entry or removal of  
recreational vehicles used as primary residences.**

(1) A code city may not adopt an ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard. However, except as provided in subsection (2) of this section, any code city may require that:

- (a) A manufactured home be a new manufactured home;
  - (b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;
  - (c) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
  - (d) The home is thermally equivalent to the state energy code;
- and
- (e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

A code city with a population of one hundred thirty-five thousand or more may choose to designate its building official as the person responsible for issuing all permits, including department of labor and industries permits issued under chapter 43.22 RCW in accordance with an interlocal agreement under chapter 39.34 RCW, for alterations, remodeling, or expansion of manufactured housing located within the city limits under this section.

(2) (a) A code city may not adopt an ordinance that has the effect, directly or indirectly, of restricting the location of manufactured/mobile homes in manufactured/mobile home communities that were legally in existence before June 12, 2008, based exclusively on the age or dimensions of the manufactured/mobile home.

(b) A code city may not prohibit the siting of a manufactured/mobile home on an existing lot based solely on lack of compliance with existing separation and setback requirements that regulate the distance between homes.

(c) A code city is not precluded by (a) or (b) of this subsection from restricting the location of a manufactured/mobile home in manufactured/mobile home communities for any other reason including, but not limited to, failure to comply with fire, safety, or other local ordinances or state laws related to manufactured/mobile homes.

(3) Except as provided under subsection (4) of this section, a code city may not adopt an ordinance that has the effect, directly or indirectly, of preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities.

(4) Subsection (3) of this section does not apply to any local ordinance or state law that:

- (a) Imposes fire, safety, or other regulations related to recreational vehicles;

(b) Requires utility hookups in manufactured/mobile home communities to meet state or federal building code standards for manufactured/mobile home communities or recreational vehicle parks; or

(c) Includes both of the following provisions:

(i) A recreational vehicle must contain at least one internal toilet and at least one internal shower; and

(ii) If the requirement in (c)(i) of this subsection is not met, a manufactured/mobile home community must provide toilets and showers.

(5) For the purposes of this section, "manufactured/mobile home community" has the same meaning as in RCW 59.20.030.

(6) This section does not override any legally recorded covenants or deed restrictions of record.

(7) This section does not affect the authority granted under chapter 43.22 RCW. [2019 c 390 § 15; 2009 c 79 § 2; 2008 c 117 § 2; 2004 c 256 § 3.]

**Finding—Intent—2019 c 390:** See note following RCW 59.21.005.

**Tax preference performance statement and expiration—2019 c 390:** See note following RCW 84.36.560.

**Findings—Intent—Effective date—2004 c 256:** See notes following RCW 35.21.684.

**RCW 35.63.160 Regulation of manufactured homes—Definitions.**

(1) A "designated manufactured home" is a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:

(a) Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

(b) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and

(c) Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

(2) "New manufactured home" means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

(3) Nothing in this section precludes cities from allowing any manufactured home from being sited on individual lots through local standards which differ from the designated manufactured home or new manufactured home as described in this section, except that the term "designated manufactured home" and "new manufactured home" shall not be used except as defined in subsections (1) and (2) of this section. [2004 c 256 § 5; 1988 c 239 § 1.]

**Findings—Intent—Effective date—2004 c 256:** See notes following RCW 35.21.684.

**Chapter 17.78**  
**USE/OCCUPANCY**

Sections:

- 17.78.010 Uses categorized.  
17.78.020 Use chart adopted.

**17.78.010 Uses categorized.**

A. For the purpose of implementing and administering this title, certain uses as defined in Chapter 17.06 CMC and Appendix Chapter F are regulated as provided in this chapter.

B. Every use or occupancy of buildings, structures or property within the city and the city's UGA shall be categorized by definition into one of the use codes established in CMC 17.78.020. Where a disagreement may exist relating to an appropriate definition for a proposed use, the administrator shall determine such definition and category, subject to appeal to the hearing examiner as provided in CMC 17.09.160.

C. Every use code which is listed in Appendix Chapter R (shoreline uses), CMC 17.30.020 (airport uses) and CMC 17.78.020 (regular land use zones) as a permitted use or an accessory use in the applicable district and zone shall be permitted to exist, subject to and in compliance with all applicable regulatory and performance requirements of this title, and any other agency with jurisdiction.

D. Every use code which is listed in Appendix Chapter R (shoreline uses), CMC 17.30.020 (airport uses) or CMC 17.78.020 (regular land use zones) as a conditional use in the applicable district or zone shall require an application to be reviewed and decided by the hearing examiner except as provided in subsection (G) of this section. Such application shall provide the information necessary for a proper review consistent with CMC 17.09.185 (conditional use), and with any applicable provisions of any special district or environmental district.

E. Every use code which is proposed to be located within a PUD shall be reviewed and decided by the planning commission as provided in Chapter 17.39 CMC, Planned Unit Development (PUD).

F. Every use code which is not listed in any use chart as a permitted, accessory, temporary, conditional or prohibited use in the applicable regular land use zone and/or special district shall be considered a conditional use for the purpose of permit application and review and subject also to the special review criteria of CMC 17.09.185 except as provided in subsection (G) of this section.

G. Every use code which is located within any IDD, and for which the applicant is the Port of Chehalis, shall be considered a permitted use for the purpose of permit review. Any site-specific use or detailed site plan which is identified in any subdivision approved under CMC 17.12A.100 et seq. shall be vested as a permitted use.

H. Any use code which is listed on any use chart in this title as a prohibited use in the applicable regular land use zone, environmental district or special district, and which does not constitute a lawful nonconforming use, shall not be allowed or permitted under such circumstance except as provided in subsection (G) of this section.

I. Every building or structure housing a specific use or occupancy shall comply with the requirements of this title for such use or occupancy. No development permit shall be issued for any development accommodating any use which is not consistent with all applicable provisions of this title. [Ord. 1087B § 5, 2024; Ord. 847B § 13, 2009; Ord. 720B § 1, 2002.]

**17.78.020 Use chart adopted.**

A. There shall be, and hereby is, created a use chart which shall identify whether a specific proposed use is permitted, accessory, conditional, temporary or prohibited in each regular land use zone. From and after the date of adoption of the ordinance codified in this title, all uses of property within the city shall comply with the applicable requirements of this title.

B. In determining which use category or use code to apply to a specific project or proposal, the administrator shall first apply the most narrow definition identified in Appendix Chapter F. In cases where two or more definitions may apply, the administrator shall use the definition imposing the greatest restriction and/or highest standards as the primary use. At such time as an appropriate category or code is determined, all requirements of this title, including the following chart, shall be applicable.

C. The footnotes identified in the following chart (as well as all other charts in this title) are an integral and essential part of the chart. They shall be used in determining applicable provisions of the chart.

**USE CHART Sorted Alphabetically within the ASSEMBLY Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
A405	Amusement park (nonhabitable buildings)	1/3 occupants	X	X	X	X	X	A	T		P	C	T		
A406	Arcade (amusement)	1/3 occupants	X	X	X	X	X	A		X	P	P		A	X
A100	Assembly of 1,000 or more persons and a stage	1/4 occupants	X	X	X			C	C		P	P	C		
A212	Assembly of 1,000 or more persons not otherwise classified and no stage	1/4 occupants	X	X	X			C	C		P	P	C	A	A
A211	Assembly of 300 to 999 persons not otherwise classified and no stage	1/4 occupants	X	X	X			C	C		P	P	C	A	A
A301	Assembly of 50 to 299 persons not otherwise classified and no stage	1/4 occupants	X	X	X			C	C		P	P	C	A	A
A200	Assembly of less than 1,000 persons and a stage	1/4 occupants	X	X	X			C	C		P	P	C		
A404	Bleachers	1/3 occupants	T	T	T	T	T	T	P	T	P	P	P	P	P
A306	Church seating up to 299 persons	1/4 occupants	X	X		C	C		P		C	X	X	X	X
A310	Church facility (mixed use)	As required for the individual uses	1/3	1/3	1/3	P	P		P		P	X	X		X
A308	Commercial recreation facility accommodating 50 to 299 persons	1/3 occupants	X	X	X						P	P	C		
A305	Fast food facility seating 101 to 299 persons	1/3 occupants	X	X	X				C		P	P	C		X
A309	Funeral home seating 50 to 299 persons	1/3 occupants	X	X	X				P		C				
A403	Grandstand	1/3 occupants	X	X	X			P			C			A	A
A303	Lounge seating 101 to 299 persons	1/3 occupants	X	X	X				C		P	P	P		X
A302	Restaurant seating 101 to 299 persons	1/3 occupants	X	X	X				P		P	P	P		X
A402	Reviewing stand	1/3 occupants	T	T	T	T	T	T	T	T	P	T	T	T	T
A401	Stadium	1/3 occupants	X	X	X			C			C	C			
A304	Tavern seating 101 to 299 persons	1/3 occupants	X	X	X				C		P	P	P		X
A307	Transportation terminal accommodating 50 to 299 persons	1	X	X	X		C	C	P	C	P	P	C	P	C

NOTES

A. P=Permitted use; A=Accessory use; C=Conditional use; T=Temporary use (one year or less); X=Prohibited use; Blank=Conditional use (see CMC 17.09.185 and the .010 sections of Division V of this title)

B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

1=None if transfer station only; otherwise 1/4 occupants

2=Permitted if underground; conditional if above grade

3=Permitted if located above a commercial ground floor; otherwise X

4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

11=See also WAC 197.11.800(27) for ipersonal communications antenna

12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

13=C if the lot is adjacent to an arterial street or associated with an approved use; otherwise X

14=P if owner/grower; otherwise T

15=The facility must comply with any and all state requirements.

16=The facility must comply with city restrictions regarding control of odor so that no odor can be detected outside the facility. Every applicant (before commencing business) must conduct their operations in a manner that results in no detectable odor outside of the facility. All facilities must provide an odor control plan identifying locations and model numbers of all odor control systems as well as sizing calculations for the proprietary devices to be installed. If at any time the city determines that the odor control system is not sufficient, the facility must upgrade their odor control plan and implement identified upgrades within 30 days of a written notice from the city. During operation, if the building official detects odor problems, the business shall be immediately shut down and will not be allowed to operate until the odor issue is resolved to the city manager or designee's satisfaction.

17=Outdoor production facilities shall be prohibited.

18=The number of cannabis retail facilities shall be limited to two within the city limits of Chehalis.

19=The number of production, processing and growing facilities shall be limited to one within the city limits of Chehalis.

20=Even though this city ordinance limits production and processing facilities to one operation, the city recognizes the following business applicants as being vested to operate in the city subject to state and municipal regulations. These businesses are:



Washington State Producers, LLC

355 N.W. State Avenue

Chehalis, Washington 98532

CBD Management, LLC/Loaded Soda

420 N.E. Alaska Way

Chehalis, Washington 98532

Chiliwist Creek Farms

1132 N.W. State Avenue

Chehalis, Washington 98532

Wild Mint, LLC

1132 N.W. State Avenue

Chehalis, Washington 98532

Doc Croc

1132 N.W. State Avenue

Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the BUSINESS Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
B103	Adult education building/classroom	1/3 occupants	X	X	X			P	P		P	A	A	A	A
B102	Adult education facility (campus)	1/3 occupants	X	X	X			P	C		C				
B011	Animal hospital/clinic (veterinary facility)	3/1,000 GSF	X	X	X	X	X		C		P	C			
B014	Animal shelter/pound	3/1,000 GSF	X	X	X	X	X	P			C				
B010	Assembly of 1 to 49 persons not otherwise classified	1/3 occupants							P		P	P	C	A	A
B030	Bank/financial deposit institution	5/1,000 GSF	X	X	X				P	P	P	P	P	C	
B040	Barber shop	2/station	X	X	X				P	P	P	P	P	A	A
B050	Beauty shop	2/station	X	X	X				P	P	P	P	P	A	A
B008	Bus stop facility	none	P	P	P	P	P	P	P	P	P	P	P	P	P
B060	Car wash facility (commercial, public)	3/line	X	X	X	X	X		C	C	P	P			
B005	Church seating 1 to 49 persons	1/4 occupants				C	C		P	P	C	X	C	X	X
B101	College/university facility (campus)	1/3 occupants	X	X	X	X	X	P	C		C				
B150	Commercial laundry	5/1,000 GSF	X	X	X	X	C		P	P	P	P	P	A	A
B172	Commercial mailing/packaging service	3/1,000 GSF	X	X	X	X			P	P	P	P	P	P	
B181	Commercial print shop	2/1,000 GSF	X	X	X	X	X		P		P	P	P	P	
B007	Commercial recreation facility ñ 1 to 49 persons	1/3 occupants	X	X	X						P	P	C		
B110	Computer/data processing facility	1/3 occupants	X	X	X				P		P	P	P	P	
B231	Constructed wetland/habitat	none	P	P	P	P	P	P	P	P	P	P	P	P	P
B090	Dry cleaning pick-up (no plant)	5/1,000 GSF	X	X	X	X	C		P	P	P	P	P	A	A
B015	Espresso stand (independent building)	2	X	X	X			A	P		P	P	P	P	A
B004	Fast food facility seating 1 to 100 persons	1/3 occupants	X	X	X				C		P	P	C	C	

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
B226	Flood control device/structure/facility	none	P	P	P	P	P	P	P	P	P	P	P	P	P
B182	General circulation newspaper publishing facility	2/1,000 GSF	X	X	X	X	X		C		P		P	P	
B070	Government office/administration	3/1,000 GSF	X	X	X	X	X	P	P		P	C	C	C	
B171	Government post office	5/1,000 GSF	X	X	X	X	X	P	P		P	P	P		
B133	Greenhouse/nursery facility >1,000 square feet (commercial)	2/1,000 GSF	X	X	X	X	X		C		P			C	
B132	Greenhouse/nursery facility 1,000 square feet or less (commercial)	3/1,000 GSF	X	X	X				C		P				
B012	Kennel	1/1,000 GSF	X	X	X	X	X				P				
B002	Lounge seating 1 to 100 persons	1/3 occupants	X	X	X	X	X		C		P	P	P		X
B194	Model home (sales office)	2/1,000 GSF	6	6	6	T	T		P		P	P		A	A
B020	Motor vehicle showroom/sales facility	2/1,000 GSF	X	X	X	X	X		P		P	P	P		A
B225	Municipal equipment storage facility	1/1,000 GSF	X	X	X	X	X	P			C			P	P
B120	Municipal fire station	3/1,000 GSF						P	C		P	P		P	P
B224	Municipal storm water treatment facility	1/1,000 GSF	2	2	2	2	2	P	2	2	P	P	2	P	P
B221	Municipal swimming pool	1/4 occupants	X	X	X	X	X	P	C		P				
B222	Municipal wastewater treatment facility	1/1,000 GSF	X	X	X	X	X	P			C			P	P
B223	Municipal water treatment facility	1/1,000 GSF	X	X	X	X	X	P			C			P	P
B080	Outpatient clinic/medical service	5/1,000 GSF	X	X	X		C	C	P	C	P	P	P	C	
B193	Personal service office/facility	3/1,000 GSF	X	X	X				P	P	P	P	P	A	A
B160	Police/sheriff/state patrol facility	1/1 occupant	X	X	X	C	C	P	C	C	P	P	C	C	C
B192	Professional sales office/facility	3/1,000 GSF	X	X	X	X	X		P	C	P	P	P	P	
B191	Professional service office	5/1,000 GSF	X	X	X	X			P	C	P		P	P	
B201	Radio broadcasting facility	3/1,000 GSF	X	X	X	X	X		C		P		P		
B140	Research/testing laboratory	1/3 occupants	X	X	X	X	X		C		C			C	

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
B001	Restaurant seating 1 to 100 persons	1/3 occupants	X	X	X			A	P	P	P	P	P	P	A
B131	Retail florist	5/1,000 GSF	X	X	X	X	X		C		P	P	P		
B183	Silk-screening shop	3/1,000 GSF	X	X	X	X	X		P		P		P		
B013	Stable	1/1,000 GSF	X	X	X	X	X								
B190	Tattoo parlor/body piercing parlor	2/station	X	X	X	X	X	X	X	X	P		X	X	X
B003	Tavern seating 1 to 100 persons	1/3 occupants	X	X	X	X	X		C		P	P	P	P	
B104	Technical training building/classroom	1/3 occupants	X	X	X			P	P		P	A	A	A	A
B211	Telephone exchange/terminal facility	1/1,000 GSF				C	P	P	P	P	P	P	P	P	P
B202	Television broadcasting facility	3/1,000 GSF	X	X	X	X	X		C		P		C	P	
B006	Transportation terminal accommodating 1 to 49 persons	1					C	C	P	C	P	P	C	P	C
B227	Utility conveyance conduit/structure	none	2	2	2	2	2	P	2	2	P	P	2	P	P

NOTES

A. P=Permitted use; A=Accessory use; C=Conditional use; T=Temporary use (one year or less); X=Prohibited use; Blank=Conditional use (see CMC 17.09.185 and the .010 sections of Division V of this title)

B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

1=None if transfer station only; otherwise 1/4 occupants

2=Permitted if underground; conditional if above grade

3=Permitted if located above a commercial ground floor; otherwise X

4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

11=See also WAC 197.11.800(27) for ipersonal communications antennai

12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

13=C if the lot is adjacent to an arterial street or associated with an approved use; otherwise X

14=P if owner/grower; otherwise T

15=The facility must comply with any and all state requirements.

16=The facility must comply with city restrictions regarding control of odor so that no odor can be detected outside the facility. Every applicant (before commencing business) must conduct their operations in a manner that results in no detectable odor outside of the facility. All facilities must provide an odor control plan identifying locations and model numbers of all odor control systems as well as sizing calculations for the proprietary devices to be installed. If at any time the city determines that the odor control system is not sufficient, the facility must upgrade their odor control plan and implement identified upgrades within 30 days of a written notice from the city. During operation, if the building official detects odor problems, the business shall be immediately shut down and will not be allowed to operate until the odor issue is resolved to the city manager or designee's satisfaction.

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Chehalis, Washington 98532

Doc Croc

1132 N.W. State Avenue

Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the EDUCATIONAL Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
E302	Adult day care center	1/4 occupants	13	13	13	P	P	P	C	C				X	X
E301	Childrens day care center	1/3 occupants	13	13	13	13	P	P	13	C				C	A
E202	Elementary school building	1/4 occupants	X	X	13	13	13	P	13		C			X	X
E102	Elementary school facility	1/4 occupants	X	X	13	13	13	P	13					X	X
E204	High school building	1/3 occupants	X	X	X	X	X	P			C			X	X
E104	High school facility	1/3 occupants	X	X	X	X	X	P						X	X
E206	Home school building	1/3 occupants	A	A	A	A	A							X	X
E201	Kindergarten building	1/4 occupants	X	X	13	13	13	P	13					X	X
E101	Kindergarten facility	1/4 occupants	X	X	13	13	13	P	13					X	X
E203	Middle school building	1/4 occupants	X	X	X	13	13	P	13		C			X	X
E103	Middle school facility	1/4 occupants	X	X	X	13	13	P	13					X	X
E205	Private school building	1/3 occupants	X	X	13	13	13		13		C			X	X
E303	Special needs day care center	1/4 occupants	X	X	13	13	C	P	C					A	A

NOTES

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B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

1=None if transfer station only; otherwise 1/4 occupants

2=Permitted if underground; conditional if above grade

3=Permitted if located above a commercial ground floor; otherwise X

4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

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Doc Croc

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**USE CHART Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group**

(See Appendix Chapter F for Definitions)

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F101	Aircraft manufacturing facility	1/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F106	Alcoholic beverage processing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F102	Appliance manufacturing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F103	Athletic equipment manufacturing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F105	Bakery (w/retail <10% of GSF)	2/1,000 GSF	X	X	X	X	X	X		X	P	P		P	
F107	Bicycle manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F108	Boat manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				C	P
F202	Brick/masonry manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F109	Broom/brush manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		P	P
F142	Cabinet/woodworking specialty shop facility	5/1,000 GSF	X	X	X	X	X	X		X			X	P	P
F112	Camera/photo equipment manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X				P	P
F111	Canvas/fabric manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F113	Carpet/rug manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F203	Ceramic product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		C	P
F114	Clothing/textile manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F124	Commercial laundry facility (plant)	5/1,000 GSF	X	X	X	X	X	X		X	C			P	
F115	Construction/agricultural machinery manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F116	Dry cleaning/dyeing facility (plant)	3/1,000 GSF	X	X	X	X	X	X		X				P	P
F117	Electronic assembly facility (no semi-conductor fabrication)	5/1,000 GSF	X	X	X	X	X	X		X	C	X		P	P

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F120	Food product processing/packaging facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F204	Foundry/stamping mill facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	X	
F121	Furniture manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X			X	P	P
F205	Glass/glass product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F206	Gypsum/gypsum product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F122	Hemp fiber processing/fabrication facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F122A	Indoor cannabis production, processing and growing facility 15 16 17 19 20	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	P	P
F126	Industrial machinery manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F123	Jute fiber processing/fabrication facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F125	Leather product fabrication facility (no tanning)	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F127	Machine shop/metal fabrication (no smelting)	3/1,000 GSF	X	X	X	X	X	X		X	P	X		P	P
F110	Mechanical business machine manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		P	P
F118	Mechanical engine/motor manufacturing/rebuilding facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F-2 142	Micro-breweries and micro-wineries	1/3 occupants	X	X	X	X	X	X	X	X	P	X	P	X	X
F141	Millwork manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F104	Motor vehicle manufacturing facility	1/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F139	Motor vehicle utility trailer manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	P	P
F128	Movie/television studio facility	5/1,000 GSF	X	X	X	X	X		C	X	P		C	P	C
F129	Musical instrument manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X		X		P	P
F201	Nonalcoholic beverage processing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F130	Optical lens/eyewear manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	A		A	A	A	P	P
F131	Paper product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X		C

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F119	Photographic film manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X		X	X	P	P
F132	Plastic product manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X		C
F133	Printing/publishing machinery manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F134	Recreational vehicle manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F135	Refuse/garbage incineration facility	1/1,000 GSF	X	X	X	X	X		X	X	X	X	X		C
F136	Shoe/footwear manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F137	Soap/detergent manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	C	P
F207	Steel product fabrication/assembly facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	P	P
F138	Tobacco processing manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F140	Wood/wood product preservative treatment facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X		C

NOTES

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B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

1=None if transfer station only; otherwise 1/4 occupants

2=Permitted if underground; conditional if above grade

3=Permitted if located above a commercial ground floor; otherwise X

4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

11=See also WAC 197.11.800(27) for ipersonal communications antennai

12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

13=C if the lot is adjacent to an arterial street or associated with an approved use; otherwise X

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15=The facility must comply with any and all state requirements.

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Chiliwist Creek Farms

1132 N.W. State Avenue

Chehalis, Washington 98532

Wild Mint, LLC

1132 N.W. State Avenue

Chehalis, Washington 98532

Doc Croc

1132 N.W. State Avenue

Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the HAZARDOUS Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
H501	Aircraft repair garage using welding or torch	3/1,000 GSF	X	X	X	X	X	P	X	X	P	P	C	P	P
H100	Any group H division 1 occupancy (explosion)	3/1,000 GSF	X	X	X	X	X		X	X			X	C	C
H200	Any group H division 2 occupancy (burning)	3/1,000 GSF	X	X	X	X	X			X			X	C	C
H300	Any group H division 3 occupancy (hazard)	3/1,000 GSF	X	X	X	X	X			X			X	C	C
H700	Any group H division 7 occupancy (health)	3/1,000 GSF	X	X	X	X	X			X	C			C	P
H502	Heliport	2/pad	X	X	X	X	X	P	X	X	A	A	X	A	A
H401	Motor vehicle repair garage using welding or torch	5/1,000 GSF	X	X	X	X	X	A	X	X	P	P	C	A	A
H601	Semi-conductor fabrication facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	C	P
H602	Semi-conductor research/development facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P

NOTES

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  - B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation
- 1=None if transfer station only; otherwise 1/4 occupants
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- 6=T if associated with a regular subdivision (10 or more lots); otherwise X
- 7=See Chapter 17.81 CMC for RV provisions
- 8=As required for the individual occupancies
- 9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

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12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

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Wild Mint, LLC

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Chehalis, Washington 98532

Doc Croc

1132 N.W. State Avenue

Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the INSTITUTION Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
I202	Childrens home (6 or more persons 6 to 18 years of age)	1/3 beds	X	X	13	13	C	P		X		X		X	X
I112	Hospital facility	1/bed	X	X	X	X	X	P		X			X	X	X
I303	Jail	1/3 cells	X	X	X	X	X	P		X	C	X		X	X
I306	Juvenile detention facility	1/3 beds	X	X	X	X	X	P	X	X		X	X	X	X
I121	Medical clinic (ambulatory persons)	1/3 occupants	X	X	X	X	13	A	P	P	P		P	P	A
I301	Mental hospital	1/3 beds	X	X	X	X	X	P		X		X		X	X
I302	Mental sanitarium	1/3 beds	X	X	X	X	X	P		X		X	X	X	X
I111	Nursery (6 or more children under 6 years of age)	1/3 occupants	X	X	13	13	P	A	13	13		X	X	X	X
I201	Nursing home (6 or more ambulatory persons)	1/3 beds	X	X	13	13	13	P		X		X		X	X
I114	Nursing home (6 or more nonambulatory persons)	1/bed	X	X	13	13	P	P		X			X	X	X
I304	Prison	1/3 cells	X	X	X	X	X	C	X	X	X	X	X	X	X
I305	Reformatory	1/3 beds	X	X	X	X	X	C	X	X	X	X	X	X	X
I113	Sanitarium facility	1/bed	X	X	X	X	X	P		X			X	X	X
I122	Trauma center	1/3 occupants	X	X	X	X	X	P	C	X	C		X	X	X

NOTES

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B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

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11=See also WAC 197.11.800(27) for ipersonal communications antenna

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Wild Mint, LLC

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Chehalis, Washington 98532

Doc Croc

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Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the MERCANTILE (CONSUMER PRODUCTS) Occupancy Group**

(See Appendix Chapter F for Definitions)

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
M053	Arterial mall building with exterior entrances	5/1,000 GSF	X	X	X	X	X		P	P	P	P	P		X
M051	Cannabis retail facility <i>15 17 18</i>	5/1,000 GSF	X	X	X	X	X	X	X	X	P	X	X	P	X
M077	Convenience store 1,000 square feet or less	5/1,000 GSF	X	X	X			A	P	P	P	P	P		
M076	Convenience store 1,001 to 5,000 square feet	5/1,000 GSF	X	X	X	X	X	A	C	C	P	P	P		
M075	Convenience store with gas dispensing facility	5/1,000 GSF	X	X	X	X	X	A	C	C	P	P	C	C	
M052	Covered mall building with interior entrances	5/1,000 GSF	X	X	X	X	X	X			P	P	P		X
M021	Drug store over 5,000 square feet	5/1,000 GSF	X	X	X	X	X	X		X	P	P	P		X
M033	Farmers market (no permanent structure)	5/1,000 GSF	X	X	X	X			T	T	P	P	P	<i>14</i>	<i>14</i>
M074	Grocery store 5,000 square feet or less	5/1,000 GSF	X	X	X	X	X	X	C	C	P	P	P		X
M031	Grocery store over 5,000 square feet	5/1,000 GSF	X	X	X	X	X	X		X	P	P	P		X
M032	Meat market/store over 5,000 square feet	5/1,000 GSF	X	X	X	X	X	X		X	P	P	P		X
M062	Merchandise show/display/sales room 5,000 square feet or less	5/1,000 GSF	X	X	X	X	X	A			P	P	P	A	A
M061	Merchandise show/display/sales room over 5,000 square feet (large merchandise)	5/1,000 GSF	X	X	X	X	X	A		X	P	P	P	A	A
M011	Other retail store over 5,000 square feet	5/1,000 GSF	X	X	X	X	X			X	P	P	P		X
M041	Paint store over 5,000 square feet	5/1,000 GSF	X	X	X	X	X	X		X	P	P	P		X
M081	Pawnshop	5/1,000 GSF	X	X	X	X	X	X	X	X	P		C	X	X
M078	Retail store 1,000 square feet or less	5/1,000 GSF	X	X	X	X	X	A	P	P	P	P	P	A	A
M073	Retail store 1,001 to 5,000 square feet	5/1,000 GSF	X	X	X	X	X	A	C	C	P	P	P	A	A
M051	Shopping mall building with exterior entrances	5/1,000 GSF	X	X	X	X	X	X		X	P	P	P		X

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
M072	Warehouse store (public) 5,000 square feet or less	5/1,000 GSF	X	X	X	X	X				P	P	P	A	A
M013	Warehouse store (public) over 5,000 square feet	5/1,000 GSF	X	X	X	X	X			X	P	P	C		X
M071	Wholesale store (public) 5,000 square feet or less	5/1,000 GSF	X	X	X	X	X				P	P	P	A	A
M012	Wholesale store (public) over 5,000 square feet	5/1,000 GSF	X	X	X	X	X			X	P	P	P		X

NOTES

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Doc Croc

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USE CHART Sorted Alphabetically within the RESIDENTIAL Occupancy Group (See Appendix Chapter F for Definitions)

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
R310	Accessory dwelling unit*	2	A	A	C	P	P	C			A3		A3	P	P
R312	Accessory living quarters (single-family dwelling)*	1	A	A	A	A	A	A	A	X	A	A	A	A	A
R341	Adult family home	2 + 1 per guest room	P	P	P	P	P		X	X	X	X	X	X	X
R141	Adult family residence	2 + 1 per guest room	C	C	P	P	P		X	X	X	X	X	X	X
R121	Apartment house	2 per du	X	X	C	P	P		4	X		X	3	X	X
R161	Bed and breakfast	2 + 1 per guest room	12	12	P	C	P		P		P		C	X	X
R010	Backyard wildlife habitat	none	A	A	A	A	A	A	A	A	A	A	A	X	X
R142	Children's family home	1 per 3 occupants	X	X	P	P	P	P	X	X	X	X	X	X	X
R313	Condominium*	2	P	P	P	P	P		X	X	X	X	3	X	X
R140	Congregate residence	1 per occupant	X	X	X	X	X	X	X	X	X	X	X	X	X
R143	Convalescent center	1 per occupant	X	X	P	P	P	P				X	X	X	X
R321	Dwelling, duplex*	4	5	5	C	P	P		X	X	X	X	X	X	X
R122	Dwelling, multiple-unit*	2 per du	X	X	C	P	P		4	X		X	3	X	X
R311	Dwelling, single-family*	2	P	P	P	10	10		X	X	X	X	X	X	X
R314	Dwelling, special care	1	C	C	C	A	A		X	X	X	X	X	X	X
R144	Group care facility	1 per occupant		13		C	C	P		X		X	X	X	X
R009	Home occupation (see Chapter 17.90 CMC)	8	A	A	A	A	A	A	A		A		A		
R111	Hotel	1 per guest room	X	X	X	X	X			X	P	P	C	X	X
R112	Inn	1 per guest room	X	X	X	X	X			X	P	P	C	X	X
R331	Lodging house	1 per guest room	X	X	C	P	P		X	X				X	X

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
R315	Manufactured home (single-family dwelling) 7*	2	C	P	P	10	10		X	X	X	X	X	X	X
R316	Mobile home (single-wide)	n	X	X	X	X	X	X	X	X	X	X	X	X	X
R317	Modular home (single-family dwelling)*	2	P	P	P	10	10		X	X	X	X	X	X	X
R113	Motel	1 per guest room	X	X	X	X	X			X	P	P	C	X	X
R013	Recreational vehicle park (campground)	1 per space	X	X	X	13	13	A	13	X	P	P	X	A	A
R145	Rehabilitation center (halfway house)	1 per occupant	X	X	9,13	9,13	9,13	9,13		X	X	X	X	X	X
R146	Rehabilitation center (Oxford house)	1 per occupant	X	9,13	9,13	9,13	9,13	9,13		X	X	X	X	X	X
R401	Residential group care facility for 6 to 16 persons	1/bed	X	X		X	C		C	X	X	X	X	X	X
R012	Retirement center	8	X	X	C	P	P			X		X	X	X	X
R151	Retirement home	1 per occupant			P	P	P			X	X	X	X	X	X
R147	Shelter, family homeless	1/3 beds	X	X		C	C		C	C			X	X	X
R148	Shelter, transient homeless	1/3 beds	X	X	X	X		9,13	X	X	X	X	X	X	X

NOTES

\* The minimum size for any dwelling unit is 310 square feet and must comply with the currently adopted International Building Code and the International Residential Code, as applicable.

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B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

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4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

11=See also WAC 197.11.800(27) for ipersonal communications antennaî

12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

13=C if the lot is adjacent to an arterial street or associated with an approved use; otherwise X

14=P if owner/grower; otherwise T

15=The facility must comply with any and all state requirements.

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Chehalis, Washington 98532

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Chehalis, Washington 98532

Doc Croc

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Chehalis, Washington 98532

**USE CHART Sorted Alphabetically within the STORAGE Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
S501	Aircraft storage/repair hangar (no welding or torch)	1/1,000 GSF	X	X	X	X	X	P	X	X	P	P	A	A	A
S101	Distribution center	1/1,000 GSF	X	X	X	X	X	A	X	X			X	P	A
S303	Enclosed parking garage	ñ	X	X	X	13	13	P	P	C	P	P	P	P	A
S102	Mini storage facility (public)	1/unit	X	13	13	13	13		P	P	P		X	P	X
S302	Motor vehicle fuel dispensing facility	1/nozzle set	X	X	X	X	X	A	A	A	A	P		A	A
S301	Motor vehicle repair garage (no welding or torch)	5/1,000 GSF	X	X	X	X	X	A	C	C	P	P	P	A	A
S401	Open parking garage	ñ	X	X	X	13	13	P	P	C	P	P	P	P	A
S402	Open parking lot	ñ	13	13	13	P	P	P	P	P	P	P	P	P	P
S200	Storage of low hazard noncombustible material	1/1,000 GSF	A	A	A	A	A	A	P	A	P	P	P	A	A
S100	Storage of moderate hazard combustible material	1/1,000 GSF	X	X	X			A	A	A	A	A	A	A	A
S304	Wrecking yard facility	as required for sales floor	X	X	X	X	X	X	X	X	X	X	X		P

NOTES

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B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

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6=T if associated with a regular subdivision (10 or more lots); otherwise X

7=See Chapter 17.81 CMC for RV provisions

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**USE CHART Sorted Alphabetically within the UTILITY (ACCESSORY) Occupancy Group**

(See Appendix Chapter F for Definitions)

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
U112	Agricultural building 1,000 square feet or less	none	A	A	A	A	A			X			X	A	A
U113	Agricultural building over 1,000 square feet	none			A					X		X	X		
U204	Antenna tower 30 feet high or less <i>11</i>	1				A	A	A	A	A	P	P	P	P	P
U205	Antenna tower over 30 feet high <i>11</i>	1						C						A	A
U201	Fence over 7 feet high	none						A			A	A		A	A
U202	Nonflammable liquid storage tank 5,000 gallons or less	none	A	A	A	A	A	A	A	A	A	A	A	A	A
U203	Nonflammable liquid storage tank over 5,000 gallons	none			A			A						A	A
U103	Private carport for 3 vehicles or less	ñ	A	A	A	A	A	A	P	P	P	P	P	A	A
U104	Private carport for over 3 vehicles	ñ	A	A	A	A	A	A	P	C	P	P	P	A	A
U101	Private garage for 3 vehicles or less	ñ	A	A	A	A	A	A	P	P	P	P	P	A	A
U102	Private garage for over 3 vehicles	ñ	A	A	A	A	A	A	P	C	P	P	P	A	A
U108	Private greenhouse 1,000 square feet or less	none	A	A	A	A	A	A	A	A	A	A	A	A	A
U109	Private greenhouse over 1,000 square feet	none	C	C	A	A	A	A	C		C	C	C	A	A
U105	Private storage shed 120 square feet or less	none	A	A	A	A	A	A	A	A	A	A	A	A	A
U106	Private storage shed 121 to 1,000 square feet	none	A	A	A	A	A	A	A	A	A	A	A	A	A
U107	Private storage shed over 1,000 square feet	none			A			A	C		C	C	C	A	A
U110	Private swimming pool 5,000 gallons or less	none	A	A	A	A	A	A	A		A	A	A	A	A
U111	Private swimming pool over 5,000 gallons	none	C	C	A	A	A	A	C		A	A	C	A	A
U206	Residential above-grade swimming pool	none	A	A	A	A	A	A						A	A



CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
U207	Residential below-grade swimming pool	none	A	A	A	A	A	A						A	A
U208	Residential spa/hot tub	none	A	A	A	A	A	A	A	A	A	A	A	A	A
U209	Satellite receiver/dish	none	A	A	A	A	A	A	A	A	A	A	A	A	A

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[Ord. 1015B § 1, 2021; Ord. 988B § 4, 2018; Ord. 977B § 3, 2017; Ord. 961B § 13, 2016;  
Ord. 960B § 3, 2016; Ord. 956B § 3, 2016; Ord. 847B §§ 14, 15, 2009; Ord. 821B § 2, 2007;  
Ord. 769B § 21, 2004; Ord. 750B § 14, 2003; Ord. 720B § 1, 2002.]