

Chapter 18.04
DISTRICT REGULATIONS

Sections:

- 18.04.010 SF-1 – Single-family residential district, low density.
- 18.04.020 SF-2 – Single-family residential district, medium density.
- 18.04.025 SF-3 – Single-family residential district, high density.
- 18.04.030 MF-1 – Multifamily residential district, medium density.
- 18.04.040 MF-2 – Multifamily residential district, high density.
- 18.04.110 C-1 – Downtown commercial district.
- 18.04.140 C-2 – General commercial district.
- 18.04.145 Curb cuts.
- 18.04.150 MU – Mixed use district.
- 18.04.180 I – Industrial district.
- 18.04.185 AP – Aerospace district.
- 18.04.187 Airport overlay zone.
- 18.04.190 Planned unit development – PUD.

18.04.010 SF-1 – Single-family residential district, low density.

E. Accessory Uses. Permitted accessory uses are as follows:

- 3. Customary incidental home occupations subject to the provisions of EMC 18.0408.040;

18.04.020 SF-2 – Single-family residential district, medium density.

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- 3. Customary incidental home occupations subject to the provisions of EMC 18.0408.040;

18.04.020 SF-3 – Single-family residential district, high density.

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Chapter 18.08
GENERAL AND SUPPLEMENTARY PROVISIONS

18.08.030 General conditional uses.

A. Purpose. It is the purpose of this section to identify certain types of land uses that usually require relatively greater freedom of location than other uses restricted to certain districts by this title. It is also the purpose of this section to reconcile potential conflicts between public necessity of or private desire for certain uses and their possible detrimental effects on other uses. General conditional uses may be allowed in the various zoning districts following the procedures in this section. General conditional uses may have one or all of the following characteristics:

1. Public necessity requires such use in all or several districts;
2. Their technical, operating or service characteristics are such as to make it impractical to restrict their location only to certain districts;
3. Although they fit the description in subsections (A)(1) and (A)(2) of this section, their impact or effect on the immediate neighborhood or vicinity in which they are located may be detrimental in the absence of adequate performance standards, development controls or good site planning.

B. Types of Uses Identified. The uses identified for the purpose of this section will generally fall into several broad categories, as follows:

1. Utility, transportation and communication facilities: includes electrical substations, pumping or regulating devices for the transmission of water, gas, steam, petroleum, etc., bus stops, transit stations, etc.;
2. Public facilities: includes firehouses, police stations, libraries and administrative offices of governmental agencies, primary and secondary schools, vocational schools and colleges. Except public facilities determined to be a Temporary Use shall not require a conditional use permit, but may be approved through the Zoning Permit process pursuant to EMC 18.08.205;
3. Open space uses: includes cemeteries, parks, playgrounds, golf courses and other recreational facilities, including buildings or structures associated therewith;
4. Drive-in churches and welfare facilities: drive-in churches, retirement homes, convalescent homes, and other welfare facilities (excluding group homes class I, II, and III as defined in EMC 18.02.173), whether privately or publicly operated, facilities for rehabilitation or correction, private clubs, fraternal lodges, etc.;
5. Duplexes; provided there shall be no more than one duplex within 250 feet of any other duplex, measured from the corner of the lot from the nearest existing permitted duplex to the nearest corner of the proposed subject lot;
6. Oversized private garages or carports, as accessory to principal residential uses; provided, that the following conditions are met, in addition to those required for all general conditional uses:

a. The lot area shall be no less than the zone minimum plus an additional area calculated as follows: sum the proposed total attached and detached garage and carport area; then subtract the area permitted by right; then divide the difference by the maximum site coverage for the zone.

b. The exterior of the building shall be of a residential character complementary to that of the principal structure on the site.

18.08.205 Temporary use regulations.

B. Conditions of Temporary Use.

1. Each site occupied by a temporary use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the use.
 2. A temporary use conducted in a parking facility shall not occupy more or remove from availability more than 25 percent of the spaces required for the permanent use, except in the downtown commercial zoning district or as approved by the town council.
 3. Each site occupied by a temporary use must provide or have available sufficient off-street parking and vehicular maneuvering area for customers. Such parking need not comply with the development requirements of Chapter 18.05 EMC, but must provide safe and efficient interior circulation and ingress and egress from the public right-of-way.
 4. No temporary use shall occupy or use public rights-of-way, parks or other public lands in any manner unless specifically approved by the town council.
 5. No temporary use shall occupy a site or operate within the town for more than 30 days within any calendar year except as follows:
 - a. When authorized by the commission, a temporary use may operate an additional 90 days if it is found that such an extension will be consistent with the requirements of subsection (C) of this section.
 - b. When authorized by the town council, a temporary use may operate up to one additional year if it is found that such an extension will be consistent with the requirements of subsection (C) of this section.
 - c. Exception: When authorized administratively, temporary uses that are public facilities may operate up to five (5) years if found to be consistent with the requirements of subsection (C) of this section.
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Chapter 12.18
PLANTING OR REMOVING TREES AND SHRUBS
Sections:

12.18.010 Planting requires pre-approval.

12.18.020 Permit required for removal.

12.18.030 Permit process.

12.18.010 Planting requires pre-approval.

No person or persons shall plant any tree or shrub on public property without first obtaining written approval from the Public Work Director or mayor. The Public Works Department may keep a list of pre-approved trees.

Chapter 17.08
DEFINITIONS

17.08.450 Street tree.

“Street tree” means a tree planted along the edge of a right-of-way or easement, or just inside the lot or parcel from the right-of-way on a landscape easement and which is of a variety approved by the Public Work Director or mayor~~town~~ for such placement. The Public Works Department may keep a list of pre-approved trees.