

Chapter 14.20 Midtown (MT) Zoning District

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14.20.010 Purpose.

The purposes of the Midtown (MT) zoning district are to:

- A. Provide transition between Old Town and Commercial;
- B. Provide land for retail, service, business, office, and entertainment uses which complement, enhance, and support residential and other land use provisions of the Comprehensive Plan
- C. Provide economic, employment, and housing opportunities in developments that incorporate traditional development patterns and elements, including building location, architectural design, construction materials, and site design that are in keeping with Duvall's character;
- D. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all commercial projects.
- E. Ensure that future mixed-use development complements and enhances Old Town and adjacent residential areas; and
- F. Ensure that development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.

14.20.020 Permitted uses.

All buildings in the Midtown zoning district shall be limited to 35,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the MT zoning district are:

- A. Adult family homes
- B. Auto parts stores
- C. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- D. Day care facilities
- E. Dwelling units on upper floors
- F. Eating and drinking establishments with no drive-thrus, including restaurants, cafes, pubs, bars, coffee shops, bakeries
- G. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- H. Grocery stores (up to 20,000 square feet)
- I. Indoor and outdoor sports facilities including, fitness centers, sports clubs, and swimming pools
- J. Lodging facilities, including hotels, motels, bed & breakfasts
- K. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- L. Parks, public or private
- M. Recreational trail, non-motorized

- N. Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- O. Governmental services facilities for municipal or local district government (court, police facility, fire facility, city hall or similar local government offices not including public works yards or sewer treatment plants),
- P. Religious institutions (not including K-12 schools)
- Q. Repair shops, including bicycles, electronics, jewelry
- R. Retail sales, including building, hardware and garden materials
- S. Retail sales, including apparel and accessories, pet supplies, pet stores, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, video, art and frame supplies jewelry, hobby, toys and games; photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- T. Social service facilities, including social service offices, adult and child day care, residential care facilities
- U. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- V. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area)
- W. Wireless facilities attached to an existing building and camouflaged (See DMC 14.56)

14.20.030 Accessory uses.

Accessory on-site uses in the MT zoning district:

- A. Amateur radio facilities (See DMC 14.56)
- B. Antennae or satellite dish for private telecommunication services
- C. Drive thrus for banks, pharmacies, dry cleaners and coffee shops (50 percent minimum of gross revenues from coffee or coffee-related products), except that such use shall not be permitted between a building and Main Street
- D. Employee recreation facility
- E. Employee daycare facility (outdoor play area permitted)
- F. Employee café or cafeteria operated in conjunction with a principally permitted use (outdoor seating permitted)
- G. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an outside existing use and not located in public right-of-way
- H. Home occupation/industry (See DMC 14.54)
- I. Outside uses; including seating areas and display of retail goods
- J. Sidewalk café (See 14.64.230)
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.20.040 Conditional uses.

Uses permitted in the MT zoning district subject to conditional use permit are:

- A. Animal service facilities, including veterinary clinics, pet shops, grooming services
- B. Automobile facilities, including repair, car wash, gas station
- C. Buildings greater than 35,000 square feet
- D. Equipment rental with no outdoor storage
- E. Funeral home/crematory
- F. Public or private K-12 schools
- G. Retail sales of vehicles, boats, RVs
- H. Subregional utility

I. Transit park and ride lot.

14.20.050 Development standards.

Table 14.20.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	0
Minimum street setback	See DMC 14.34, Design Guidelines - General
Minimum interior setback	0 feet
Minimum setback from residential	0 feet
Minimum lot width	25 feet
Maximum impervious surface	75% ⁽³⁾
Maximum height	35 feet ^{(1) (2)}

- (1) See DMC 14.64 Additional Development Standards.
- (2) Two floors allowed on the uphill side and three floors allowed on the downhill side.
- (3) Maximum impervious surface (Gross area minus sensitive areas).

B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards