

## **Chapter 14.28 Commercial (CO) Zoning District**

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### **14.28.010 Purpose.**

The purposes of the Commercial zoning district are to:

- A. Provide land for large-scale retail, service, business, office, and entertainment uses which complement, enhance, and support residential and other land use provisions of the Comprehensive Plan;
- B. 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;
- C. 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.
- D. Ensure that development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.
  - 1. Allow for large-scale retail developments as long as they are designed to reduce perceived bulk and scale and provide for pedestrian connectivity from one site to another.
  - 2. Incorporate the preservation of sensitive natural features on-site as an amenity to the development.
  - 3. Encourage the use of sustainable design principles in new development.

### **14.28.020 Permitted uses.**

Each building in the Commercial zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the CO zoning district are:

- A. Adult entertainment facilities, including theaters, retail stores, clubs (See DMC 5.02 for licensing criteria and DMC 14.64.220 for location restrictions)
- B. Animal service facilities, including veterinary clinics, pet shops, indoor pet daycare, grooming services, kennel or cattery
- C. Automotive rental and leasing
- D. Automotive service facilities, including gas stations, auto parts stores, auto repair, car washes, auto glass repair
- E. Cemeteries
- F. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- G. Day care facilities, including family day care providers
- H. Dwelling units on upper floors
- I. Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, and bakeries
- J. Equipment rental (recreational)

- K. 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
- L. Governmental services (court, police, fire, city hall or similar local government not including public works yards or sewer treatment plants)
- M. Grocery/convenience stores
- N. Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- O. Lodging facilities, including hotels, motels, bed & breakfasts
- P. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- Q. Parks, public or private
- R. Recreational trails, non-motorized
- S. 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
- T. Religious institutions (not including K-12 schools)
- U. Repair shops, including bicycles, electronics, jewelry
- V. Retail sales of building, hardware and garden materials
- W. Retail sales of vehicles, boats, and recreational vehicles
- X. Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, book, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, pets and pet supplies, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- Y. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Z. Senior citizen-assisted living facility
- AA. Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- BB. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area).
- CC. Wireless facilities attached to an existing building and camouflaged (See DMC 14.56)

**14.28.030 Accessory uses.**

Accessory on-site uses in the CO zoning district are limited to indoor uses and on site uses unless specifically stated and include:

- A. Antennae or satellite dish for private telecommunication services – outdoor
- B. Drive thrus for banks, pharmacies, and dry cleaners, except that such use shall not be permitted between a building and a street
- C. Employee recreation facility
- D. Employee daycare facility (outdoor play area permitted)
- E. Employee café or cafeteria operated in conjunction with a principally permitted use (outdoor seating permitted)
- F. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- G. Home occupation/home industry (See DMC 14.54)
- H. Outside uses, including seating areas, and display of retail goods brought in at night
- I. Sidewalk cafés (See DMC 14.64.230)
- J. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

**14.28.040 Conditional uses.**

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

- A. Buildings greater than 65,000 square feet in area
- B. Bulk retail
- C. Eating and drinking establishments with drive-thrus, including restaurants, coffee shops, although no drive-thrus shall be located between a building and street
- D. Equipment rental, with outside storage
- E. Funeral home/crematory
- F. Indoor shooting range
- G. Public or private K-12 schools
- H. Public works yard
- I. Subregional utility
- J. Transit park and ride lot
- K. Wireless communication facilities, freestanding or attached to an existing building, not camouflaged.

**14.28.050 Development standards.**

Table 14.28.050.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	0square feet
Minimum street setback	0-20 feet
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	85% <sup>(4)</sup>
Maximum height – uphill side	45 feet <sup>(1)(2)(3)</sup>

- (1) See DMC 14.34, Design Guidelines
- (2) Three floors allowed on the uphill side and four floors are allowed on the downhill side.
- (3) See DMC 14.64 for building height calculations.
- (4) Maximum impervious surface (Gross area minus sensitive areas).

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