

PROPOSED AMENDMENTS

22.22.040 Downtown commercial neighborhoods.

2. *Historic Main Area (HM)*. The historic main area encompasses the blocks along Main Street between Madison Street and the railroad tracks and along Lewis Street between Fremont Street and the railroad tracks (except those areas within the downtown promenade per subsection (A)(3) of this section). The historic main area will be the core area for specialty commercial uses that serve the entire community and even the region. The goal for this area is to continue to have a high concentration of retail, dining, and entertainment functions, while accommodating professional services and some residential housing. Cultural and recreational facilities should also be a part of the area’s mix of uses.

3. *Downtown Promenade (DTP)*. The downtown promenade area encompasses the entire ground and/or street level portion commercial tenant spaces and suites portion of all buildings facing Main Street between Madison Street and Woods Street, specifically including without limitation all commercial tenant spaces and suites located on the ground and/or street level of such buildings, and shall be considered a “promenade” within the Historic Main area of the downtown commercial district. The goal for this area is to ~~have those land uses that~~ promote pedestrian activity and interaction. ~~Only a commercial land use shall occupy the ground floor in the downtown promenade.~~

22.22.050 Land use.

A. *Land Use Matrix*. The following zoning matrix found in Table 22.22.050: Land Use in the Downtown Commercial Zoning District summarizes land uses permitted in the downtown commercial zoning district (DC). A land use not explicitly permitted by Table 22.22.050 is prohibited.

Table 22.22.050. Land Uses in the Downtown Commercial Zoning District

NOTE: No proposed changes for the DC-Residential (DC-RN) or DC-East Downtown (DC-ED) with this project. There will be future opportunities to review the entire Downtown Commercial Zoning District with the comprehensive plan update and/or the Downtown Master Plan Update.

Conforming use ⁽¹⁾	DC-Historic Main (DC-HM)	DC-Downtown Promenade (DC-DTP) ⁽²⁾
1. RESIDENTIAL LAND USES		
Dwelling Units, Accessory	A ⁽²⁾	
Dwelling Units, Attached	p ⁽³⁾	
Dwelling Units, Detached	C	
Dwelling Units, Temporary Security Guard	A	
Group Homes	P	
Halfway Houses	EPF	
Home Occupations	P	
Retirement Housing and Assisted Living Facilities	P	
Retirement Housing	<u>P</u>	
2. COMMERCIAL LAND USES		
Building Material and Garden Supply Establishments		
• Hardware Stores	p ⁽⁵⁾	p ⁽⁵⁾

• Plant Nurseries	P	P
Food and Beverage Establishments		
• Bakeries	P	P
• Coffee Shops	P	P
• Convenience Stores	P	P
• Grocery Stores	p ⁽⁴⁾	p ⁽⁴⁾
• Liquor Stores	P	
• Restaurants	P	P
• Tasting Rooms	P	P
• Taverns	P	P
General Retail	P	P
Mobile Vendors	p ⁽⁶⁾	p ⁽⁶⁾
Motor Vehicle Sales Facilities		
• Motorsports Vehicles and Boats		
Pharmacies and Drug Stores	P	P
3. SERVICE LAND USES		
Business and Professional Services		
• Professional Offices	P	
• Technical Consulting Services	P	
Day Care Services		
• Adult Day Services	P	
• Child Care Centers	P	
• Family Child Care Services	P	
• Preschools		
General Services	P	
Health Care Services		
• Diagnostic Imaging Centers	C	
• Health Care Provider Offices	C	
• Medical Laboratories	C	
• Nursing and Residential Care Facilities	P	
• Outpatient Health Care Clinics	C	
• Outpatient Mental Health Treatment Facilities	C	
• Outpatient Substance Abuse Treatment Facilities	C	
Membership Organizations	C	A
Parking Facilities	A	
Parking Facilities, Stand-Alone	C	
Personal Services	P	P
Rental and Leasing Services		
• Tools, Machinery, and Equipment		
Social Services		
• Community Food Services	P	
• Community Housing Services	P	
• Emergency and Relief Services	P	
Temporary Lodging Services		
• Bed and Breakfast Inns	C	
• Hotels and Motels	P	

• <u>Motels¹</u>	<u>P</u>	
Veterinary Clinics	C	
4. INSTITUTIONAL LAND USES		
Community Facilities		
• Community-Oriented Open-Air Market	P	P
• Religious Institutions	C	
Educational Facilities		
• Schools, Colleges, Universities, and Professional	EPF	EPF
• Schools, Elementary and Secondary (K-12)	EPF	EPF
Government Facilities		
• Courts	C	
• Fire Stations	C	
• Government Administration Buildings	C	
• Police Stations	C	
• Public Works Maintenance and Storage Facilities	C	
• U.S. Post Offices	C	
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES		
Entertainment Facilities		
• Arcades and Gaming Establishments <u>(Amusement Arcade)</u>	<u>P</u>	<u>P</u>
• Art Galleries	<u>P</u>	<u>P</u>
• <u>Art Studio</u>	<u>P</u>	<u>P</u>
• <u>Bowling center and billiards hall</u>		
• Libraries	<u>P</u>	<u>P</u>
• <u>Movie Theaters</u>	<u>p⁽⁷⁾</u>	<u>p⁽⁷⁾</u>
• Museums	<u>P</u>	<u>P</u>
• Theaters	<u>p^(7&)</u>	<u>p^(7&)</u>
Parks		
• Concessions	A	A
• Parks and Open Spaces	P	P
<u>Boutique gym</u>	<u>C</u>	
Club, Fitness	C	
6. INDUSTRIAL LAND USES		
Craft Manufacturing	P	P
Storage Facilities		
• Indoor (On-Site Only)	A	A
7. UTILITY AND TRANSPORTATION LAND USES		
Electric Vehicle Charging Stations (All Levels)	A	A
Major and Regional Utility Facilities		
• Regional Utility Corridors	C	C
• Wastewater Treatment Plants		
Major and Regional Transportation Facilities		
• Regional Transit Station	EPF	
• State and Regional Transportation Facilities	EPF	
Wireless Communications Facilities	P	P
8. UNCLASSIFIED LAND USES		

Accessory Structures	A	A
Mixed Use Developments	P	P
P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)		
Table Notes:		
<ol style="list-style-type: none"> 1. A land use not explicitly permitted by Table 22.22.050 is prohibited within the downtown commercial zone. 2. Accessory dwelling units are subject to the requirements of MMC 22.16.050. 3. In the downtown promenade, attached dwellings are only allowed in conjunction with mixed use structures. 4. Grocery stores shall not exceed thirteen <u>thirty thousand (30,000)</u> square feet in gross floor area. 5. Hardware stores shall not exceed twenty <u>thirty thousand (30,000)</u> square feet in gross floor area. 6. Mobile vendors must meet the criteria outlined in MMC 22.60.040(B), Mobile Vendors. 7. Downtown promenade ground floor uses shall be commercial <u>Theaters shall not exceed twenty thirty thousand (2030,000)² square feet in gross floor area.</u> 8. Theater shall not exceed twenty thirty thousand (2030,000)² square feet in gross floor area. 		

1. A friendly amendment was proposed at the July 7, 2022 Economic Development Advisory Board Sub-Committee to permit both Hotels and Motels: additional amendments may result after the 2024 Comprehensive Plan Update process is complete.
2. A friendly amendment was proposed at the July 7, 2022 Economic Development Advisory Board Sub-Committee to establish a consistent maximum size of 30,00 square feet for all uses with size qualifications within the Downtown Commercial Zoning District.
3. Final cleanup items are illustrated in PURPLE.

ASSOCIATED AMENDMENTS FOR CHAPTER 22.12 MMC DEFINITIONS

Word	Definition, with revisions previously reviewed by the Planning Commission:
<u>Art Studio</u>	<u>A shop for the production and/or display of art and/or related items such as photos, pottery, stained glass, and video production as well as associated retail. Does not include any adult entertainment facility.</u>
Amusement Arcade (Arcades and Gaming Establishments) (Source: City of Bothell)	<p>A building or part of a building containing four or more video, pinball, or similar player-operated amusement devices, in any combination, for commercial use.</p> <p><u>A building or portion thereof in which there are amusement devices, installed for purposes of play, use or operation. Amusement device means any machine or device requiring the deposit or payment of money or other thing of value for its play, use or operation and which is played or used for amusement and entertainment of the player. The term includes, but is not limited</u></p>

	<p><u>to, flipper games, foosball games, pinball machines, electro-dart games, video games, coin-operated shuffleboards, coin-operated bowling games, klondike tables, and billiard tables and pool tables.</u></p>
<p>Regional Transit Facility</p>	<p><u>A light rail facility serving more than one jurisdiction.</u></p> <p><u>A transit facility served by one or more transit agencies with light rail, commuter rail, express bus, or bus rapid transit services. The facility may also have a park and ride.</u></p>

MAP OF THE DOWNTOWN COMMERCIAL ZONING DISTRICT

