



File No. EA2021-110

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** The City of Richland is proposing a text amendment to RMC Chapter 23.22 related to the Waterfront zoning district. The proposed amendment adds public parks as a permitted use and increases the maximum density of multifamily dwellings from 1 unit per 1,500 square feet to 1 unit per 1,000 square feet.

**Proponent:** City of Richland

**Location of Proposal:** City-Wide.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( X ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** April 6, 2021

**Signature** 



### Code Amendment Application

**Note: A Pre-Application meeting is required prior to submittal of an application.**

<b>APPLICANT</b>		<input checked="" type="checkbox"/> Contact Person
Company: City of Richland	UBI#: N/A	
Contact: Joe Jacobs		
Address: 625 Swift Blvd., Richland WA 99352		
Phone: 509-942-7725	Email: jjacobs@ci.richland.wa.us	

**DESCRIPTION OF PROPOSED AMENDMENT**

1) Amend Water Front (WF) zone to include Parks as an allowable use.  
 2) Increase the multifamily density from 1:1500 to 1:1000.

**APPLICATON MUST INCLUDE:**

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

**ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:**

Section(s) of code proposed to be amended (include code citation):  
 23.22.030 Commercial use districts permitted land uses. Public/Quasi-Public Uses:  
 >Add "Parks" as a permitted use.  
 23.22.040 Site requirements and development standards for commercial use districts. Maximum Density - Multifamily Dwellings (units/square feet).  
 >Change WF from 1:1,500 to 1:1,000 units/square feet.

Summary of requested code amendment(s):  
 1) Amend Water Front (WF) zone to include Parks as an allowable use.  
 2) Increase the multifamily density from 1:1500 to 1:1000 units/square feet.

Reason(s) for code amendment(s):  
 The city intends to build a park on land within the WF zone .  
 The increased density is consistent with current and proposed density in vicinity.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

This amendment is consistent with the applicable provisions of the comprehensive plan.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

This amendment will not affect public safety and welfare or negatively impact the environment.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of Chapter 18.27 RCW.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Joe Jacobs

Applicant Signature:  \_\_\_\_\_  
eSigned via SeamlessDocs.com  
Key: f6c4428d37ed916f8fe294ba9e70764b

Date February 10, 2021



**Pre-Application Conference Waiver**

PROPERTY OWNER INFORMATION		<input type="checkbox"/> Contact Person
Owner:	City of Richland	
Address:	625 Swift Blvd., Richland WA 99352	
Phone:	509-942-7725	Email: <u>jjacobs@ci.richland.wa.us</u>

APPLICANT/CONTRACTOR INFORMATION (if different)		<input checked="" type="checkbox"/> Contact Person
Company:	City of Richland	UBI# N/A
Contact:	Joe Jacobs	
Address:	625 Swift Blvd, Richland WA 99352	
Phone:	509-942-7725	Email: <u>jjacobs@ci.richland.wa.us</u>

PROPERTY INFORMATION	
Parcel #:	1-14981013234001 and 1-14981013234004
Legal Description:	

TYPE II APPLICATIONS	
<input type="checkbox"/> Flood Plain Variance	
<input type="checkbox"/> Critical Areas & Resource Lands Variance/Viable Use	
<input type="checkbox"/> Binding Site Plan	
<input type="checkbox"/> Administrative Variance	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input checked="" type="checkbox"/> Other: Code Amendment and Zoning Map Amendment	

TYPE III APPLICATION	
<input type="checkbox"/> Non-residential Shoreline Substantial Development	
<input type="checkbox"/> Residential Shoreline Substantial Development	
<input type="checkbox"/> Shoreline Variance/Conditional Use	
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Rezone (site specific)	
<input type="checkbox"/> Vacation/Alteration of a Subdivision	
<input type="checkbox"/> Variance	

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Joe Jacobs

Applicant Signature: JA Jacobs Date 2-10-2021

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

**Code amendment application**

2. Name of applicant:

**City of Richland**

3. Address and phone number of applicant and contact person:

**625 Swift Blvd., Richland, WA, 99352**

**Contact person: Joe Jacobs 509-942-7725**

4. Date checklist prepared:

**February 11, 2021**

5. Agency requesting checklist:

**City of Richland**

6. Proposed timing or schedule (including phasing, if applicable):

**Code amendment process to begin as soon a practical**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description)

**Modification to the Richland Municipal Code to allow parks in the waterfront district and increase the multifamily residential density.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**This code amendment affects all properties zoned Waterfont (WF).**

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

**Flat**

b. What is the steepest slope on the site (approximate percent slope)?

**1%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**No agricultural significance. 1 to 2 inches of topsoil on top of sandy gravel deposits.**



d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

## 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None

N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N?A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

## 3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The WF zone is in close proximity to the Columbia River.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None needed

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

N/A

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Honey Badger Easter Eggs



b. List any threatened and endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

In N/A

## 6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

### b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

3) Proposed measures to reduce or control noise impacts, if any:

N/A

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

N/A

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

### **10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

b. What views in the immediate vicinity would be altered or obstructed?

N/A

b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

### **11. Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

### **12. Recreation** [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

### **13. Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

#### **14. Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

#### **15. Public Services** [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

#### **16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site:

N/A

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_ 

Name of signee: Joe Jacobs

Position and Agency/Organization: Economic Development Manager, City of Richland, WA

Date Submitted: 2/11/2021

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

**Chapter 23.22**

**COMMERCIAL ZONING DISTRICTS**

**23.22.030 Commercial use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
<b>Agricultural Uses</b>								
Raising Crops, Trees, Vineyards								P
<b>Automotive, Marine and Heavy Equipment</b>								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	S <sup>1</sup>			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P <sup>28</sup>
Car Wash – Automatic or Self-Service		P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	S <sup>2</sup>			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	



Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S <sup>3</sup>				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P <sup>4</sup>	P	S <sup>4</sup>			
Vehicle Sales			P <sup>4</sup>	P	S <sup>4</sup>			
Warehousing, Wholesale Use				P				
<b>Business and Personal Services</b>								
Animal Shelter				S <sup>5</sup>				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P <sup>5</sup>				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S <sup>5</sup>				
Hospital/Clinic – Small Animal			S <sup>5</sup>	P <sup>5</sup>	P			
Laundry/Dry Cleaning, Com.				P	P <sup>29</sup>			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P <sup>6</sup>				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
<b>Food Service</b>								
Cafeterias	A		A	A	A	A	A	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P <sup>7</sup>	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors <sup>26</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>28</sup>
Restaurants/Drive-Through		S <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	S <sup>8,9</sup>	S <sup>8,9</sup>		
Restaurants/Lounge		P <sup>7</sup>	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P <sup>7</sup>	P	P	P	P	P	P
Vehicle-Based Food Service		P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>	P <sup>30</sup>		
Wineries – Tasting Room		P <sup>7</sup>	P	P	P	P	P	P
<b>Industrial/Manufacturing Uses</b>								
Laundry and Cleaning Plants				P				P <sup>28</sup>
Light Manufacturing Uses				P				P <sup>28</sup>
Warehousing and Distribution Facilities				P				P <sup>28</sup>
Wholesale Facilities and Operations				P				P <sup>28</sup>
Wineries – Production				P				P
<b>Office Uses</b>								
Financial Institutions	P	P/S <sup>22</sup>	P	P	P/S <sup>22</sup>	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P <sup>28</sup>
Office – Corporate	P		P	P	P	P		P <sup>28</sup>
Office – General	P	P	P	P	P	P		P <sup>28</sup>
Office – Research and Development	P		P	P	P			P <sup>28</sup>
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P <sup>28</sup>
Travel Agencies	P	P	P	P	P	P		
<b>Public/Quasi-Public Uses</b>								
Churches	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P	P <sup>10</sup>		
Clubs or Fraternal Societies	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>		
Cultural Institutions	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>		P <sup>10</sup>	P <sup>10</sup>		P <sup>10</sup>

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Homeless Shelter				P				
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Waste way Easements and Utility Uses	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>
Public Campgrounds				S			S	
<b>Public Parks</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Schools	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>		
Schools, Alternative	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>	p <sup>13</sup>			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Non-motorized Vehicle Use	P	P	P	P	P	P	P	P
<b>Recreational Uses</b>								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S <sup>7</sup>	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				p <sup>14</sup>	p <sup>14</sup>	p <sup>14</sup>	p <sup>14</sup>	
Recreational Vehicle Campgrounds				S <sup>15</sup>			S <sup>15</sup>	
Recreational Vehicle Parks				S <sup>16</sup>			S <sup>16</sup>	
Stable, Public				S <sup>17</sup>				
Theater		p <sup>7</sup>	P	P	P	P	P	P
<b>Residential Uses</b>								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		p <sup>18</sup>		P	P		
Assisted Living Facility	P		P		p <sup>18</sup>	P		
Bed and Breakfast	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Day Care Center	p <sup>19</sup>	p <sup>19</sup>	p <sup>19</sup>	p <sup>19</sup>	p <sup>19</sup>	p <sup>19</sup>		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						p <sup>25</sup>		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p <sup>28</sup>
Family Day Care Home	p <sup>19</sup>					p <sup>19</sup>		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p <sup>18</sup>	P		
Recreational Club	A				A	A		
Senior Housing	P				p <sup>18</sup>	P		
Temporary Residence	p <sup>20</sup>	p <sup>20</sup>	p <sup>20</sup>	p <sup>20</sup>	p <sup>20</sup>	p <sup>20</sup>		P
<b>Retail Uses</b>								
Adult Use Establishments				p <sup>21</sup>				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S <sup>22</sup>	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
<b>Miscellaneous Uses</b>								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S <sup>23</sup>	P/S <sup>23</sup>	S <sup>23</sup>			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A <sup>24</sup>	A <sup>24</sup>	P <sup>24</sup>				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A <sup>28</sup>

1. RMC 23.42.280
  2. RMC 23.42.270
  3. RMC 23.42.320
  4. RMC 23.42.330
  5. RMC 23.42.040
  6. RMC 23.42.170
  7. RMC 23.42.053
  8. RMC 23.42.047
  9. RMC 23.42.055
  10. RMC 23.42.050
  11. RMC 23.42.200
  12. RMC 23.42.250
  13. RMC 23.42.260
  14. RMC 23.42.100
  15. RMC 23.42.230
  16. RMC 23.42.220
  17. RMC 23.42.190
  18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
  19. RMC 23.42.080
  20. RMC 23.42.110
  21. RMC 23.42.030
  22. Use permitted, requires special use permit with drive-through window.
  23. Chapter 23.62 RMC
  24. RMC 23.42.180
  25. RMC 23.18.025
  26. See definition, RMC 23.06.780
  27. RMC 23.42.185
  28. Activities permitted only when directly related to and/or conducted in support of winery operations.
  29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
  30. RMC 23.42.325
- [Ord. 28-05 § 1.02; Ord. 15-07; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification; Ord. 32-11 § 5; Ord. 48-17 § 2; Ord. 07-19 § 6].

**23.22.040 Site requirements and development standards for commercial use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	<del>1:1,500</del> <u>1:1,000</u>	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback <sup>14</sup>	20 feet	45 feet <sup>1</sup>	0 feet <sup>2</sup>	0 feet <sup>2</sup>	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. <sup>3, 11, 13</sup> Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet <sup>6</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,9</sup>	0 feet	0 feet <sup>6,8</sup>
Minimum Rear Yard Setback	0 feet <sup>6,8</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,8,10</sup>	0 feet	0 feet <sup>6,8</sup>
Maximum Building Height <sup>14</sup>	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet <sup>12</sup>	35/55 feet <sup>12</sup>	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
  - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
  - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
  - c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
  - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.
8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).
12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).



# PLATE NO. 1 - 23.22.040

## PLATE 1



### CBD - MEDICAL DISTRICT

# PLATE NO. 2 - 23.22.040

## PLATE 2



### CBD - UPTOWN DISTRICT

# PLATE NO. 3 - 23.22.040

## PLATE 3



### CBD - THE PARKWAY DISTRICT

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].