

**WHEN RECORDED RETURN TO:**

Richland City Clerk's Office  
625 Swift Boulevard, MS-05  
Richland, WA 99352

**ORDINANCE NO. 2024-08**

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING REGULATIONS AND THE OFFICIAL ZONING MAP OF THE CITY OF RICHLAND TO CHANGE ZONING ON CERTAIN PARCELS OR PORTIONS OF PARCELS TO CONFORM TO THE UPDATED COMPREHENSIVE PLAN OF THE CITY OF RICHLAND AND TO CREATE A NEW ZONING DISTRICT ENTITLED UNIVERSITY DISTRICT.**

**WHEREAS**, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in **Exhibit A**; and

**WHEREAS**, this Ordinance No. 2024-08 creates a new zoning district entitled University District; and

**WHEREAS**, on May 23, 2023, Richland City Council held a workshop to review the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

**WHEREAS**, on July 6, 2023, Richland City Council passed Resolution No. 2023-110, authorizing the 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

**WHEREAS**, the Richland Development Services Department completed an environmental review (SEPA) for the land use changes and issued a Threshold Determination of Non-Significance (DNS) on August 16, 2023, which was not appealed; and

**WHEREAS**, on September 13, 2023, the Richland Planning Commission held a duly advertised public hearing to accept testimony from anyone wishing to speak for or against the proposed changes; and

**WHEREAS**, on September 13, 2023, the Richland Planning Commission voted to recommend approval of all four (4) proposed zoning map amendments as evidenced in the Planning Commission’s meeting minutes; and

**WHEREAS**, on March 5, 2024, Richland City Council held a duly advertised public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

**WHEREAS**, Richland City Council reviewed the application materials, staff report, and comments concerning the proposed rezoning action; and

**WHEREAS**, on March 5, 2024, by approval of Ordinance No. 2024-07 for first reading, Richland City Council voted to amend the City of Richland Comprehensive Plan and change the land use designations for the four (4) parcels that were recommended for zoning map change approval by the Planning Commission (one Comprehensive Plan Land Use Map change did not include an associated rezone request); and

**WHEREAS**, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 2024-07 and area-wide rezone criteria of the Richland Municipal Code.

**NOW, THEREFORE, BE IT ORDAINED** by the City of Richland as follows:

Section 1. Change in Zones. To implement the 2023 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2024-07, the property listed below is rezoned as follows:

- Parcel Number 1-2608-201-3796-001 (3.38 Acres) is rezoned from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3) (Washington State University; Sectional Map No. 3).
- Parcel Nos. 1-2308-400-0002-000, 1-2308-400-0004-000 and 1-2308-400-0003-000 (112.4 Acres) are rezoned from Parks & Public Facilities (PPF) to University District (UNIV) (Washington State University; Sectional Map No. 2).
- Parcel No. 1-1698-200-0001-003 (16 Acres) is rezoned from Parks & Public Facilities (PPF) to Medium Density Residential (R-2) (Department of Natural Resources; Sectional Map No. 13).

- Parcel No. 1-1598-405-0000-000 (5.85 Acres) is zoned (C-2) Retail Business Use District (the site was previously not zoned) (City of Richland; Sectional Map No. 12).

Section 2. Subsection 23.08.010 of the Richland Municipal Code, entitled Establishment of use districts, as reenacted by Ordinance No. 28-05, and last amended by Ordinance No. 04-09, is hereby amended as follows:

**23.08.010 Establishment of use districts.**

In order to classify, segregate, and regulate the use of land, buildings, and structures, the city is divided into the following use districts:

**PRIMARY DISTRICTS**

<b>Description</b>	<b>Symbol</b>	<b>Typical Uses</b>
Floodplain district	FP	Pasture, recreation, agriculture
Agricultural district	AG	Agriculture, horticulture, five-acre minimum subdivision
Suburban agricultural district	SAG	Residential uses 43,560 square feet minimum lot size; limited agriculture
Single-family residential district 12,000	R-1-12	Residential uses 12,000 square feet average lot size
Single-family residential district 10,000	R-1-10	Residential uses 10,000 square feet average lot size
Medium-density residential district	R-2	Residential uses 6,000 square feet minimum lot size for a single-family dwelling; 8,000 square feet for duplex dwelling
Medium-density residential – small lot use district	R-2S	Residential uses 4,000 square feet minimum lot size for detached one-family dwelling, 7,000 square feet minimum lot size for two-family dwelling, and 3,000 square feet minimum lot size for attached one-family dwelling
Multiple-family residential district	R-3	Single-family, duplex, multifamily residential; single-family 6,000 square feet; duplex 8,000 square feet;

**PRIMARY DISTRICTS**

<b>Description</b>	<b>Symbol</b>	<b>Typical Uses</b>
Limited business district	C-LB	multifamily 1,500 square feet per dwelling unit Offices, clubs, motels, hotels, clinics, apartments
Neighborhood retail business district	C-1	Convenience stores serving immediate neighborhood
Retail business district	C-2	Retail activities, motels, hotels, etc.
General business district	C-3	Retail-wholesale; small fabricating; used/new car sale
Central business district	CBD	Central business mixed uses
Waterfront	WF	Commercial and residential water-oriented uses
Commercial winery	CW	Wineries and supporting uses
Commercial recreation	CR	Marina, resort, hotel, recreation
Medium industrial	I-M	Manufacturing district
Heavy manufacturing district	M-2	Manufacturing, warehousing and related uses
Business and commerce use district	B-C	Business and commercial uses
Business research park use district	B-RP	Business research and business park uses
Parks and public facilities	PPF	Parks, playgrounds, and public facility uses
Natural open space district	NOS	Undeveloped open space, pedestrian trails
<u>University district</u>	<u>UNIV</u>	<u>Uses related to University campus</u>

*This space intentionally left blank.*

Section 3. Chapter 23.30 of the Richland Municipal Code, entitled Public Use Zoning Districts, as reenacted by Ordinance No. 28-05, and last amended by Ordinance No. 08-20, is hereby amended as follows:

**Chapter 23.30  
PUBLIC USE ZONING DISTRICTS**

**Sections:**

**23.30.010 Purpose of public use districts.**

**23.30.020 Public use districts permitted land uses.**

**23.30.030 Site requirements for public use districts.**

**23.30.040 Parking standards for public use districts.**

**23.30.010 Purpose of public use districts.**

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to those portions of the city that are designated as natural open space under the city of Richland comprehensive plan.

C. The University district (UNIV) is a public use classification intended to provide an area for the development of public university campuses for institutions of higher education. The term University shall include all entities covered by the definition of 'Higher Education' in RCW 28B.07.020(4) or the definition of 'Institutions of higher education' in RCW 28B.10.016(4). Property owned by entities meeting the definition of a University shall be eligible for this zoning designation. This zoning district recognizes that university campuses can have a variety of uses that support the overall mission of the university and may not specifically be educational uses. This zone will furnish areas for the location of university services and facilities to promote Washington State University's goal of excellence in higher education and furthering the land grant university mission of extending higher education opportunities throughout the state; and encourage cooperation between the City and Washington State University in planning the physical development of the community. This zoning classification is intended to be applied to those portions of the City of Richland that are designated University District under the City of Richland Comprehensive Plan.

**23.30.020 Public 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	PPF	NOS	<a href="#">UNIV</a>
<b>Public/Quasi-Public Uses</b>			
Alternative School	P <sup>1</sup>		<a href="#">P</a>
Churches	P <sup>2</sup>		
Clinics, School-Based	S		<a href="#">P</a>
Clubs or Fraternal Societies	P <sup>2</sup>		<a href="#">P</a>
Cultural Institutions	P <sup>2</sup>		<a href="#">P</a>
General Park Maintenance and Operations	P	P	<a href="#">P</a>
Golf Courses	P		
Passive Open Space Uses	P	P	<a href="#">P</a>
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>3</sup>	P <sup>3</sup>	<a href="#">P</a>
Public Agency Buildings	P <sup>3</sup>	P <sup>3</sup>	<a href="#">P</a>
Public Agency Facilities	P <sup>3</sup>	P <sup>3</sup>	<a href="#">P</a>
Public Campgrounds	P		
Public Parks	P	P	<a href="#">P</a>
Schools	P <sup>4</sup>		<a href="#">P</a>
<a href="#">Private Swimming Pools</a>			<a href="#">P</a>
<a href="#">Recreation Center</a>			<a href="#">P</a>

<b>Land Use</b>	<b>PPF</b>	<b>NOS</b>	<b><u>UNIV</u></b>
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P		<u>P</u>
Trail Head Facilities	P	P	<u>P</u>
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P	<u>P</u>
<b>Recreational Uses</b>			
Art Galleries	P		<u>P</u>
Boat Mooring Facilities	P		<u>P</u>
<b>Retail Uses</b>			
Concessionaire	P <sup>6</sup>	P <sup>6</sup>	<u>P</u>
Parking Lot	P	S <sup>5</sup>	<u>A</u>
<u>Bookstores</u>			<u>P</u>
<u>Café/Coffee Shops</u>			<u>P</u>
<b>Miscellaneous Uses</b>			
Macro-Antennas	P		<u>S</u>
On-Site Hazardous Waste Treatment and Storage	A	A	<u>A</u>
Cemetery	P		
<b><u>Campus Uses</u></b>			
<u>Apartment/Condominium (3 or more units)</u>			<u>P</u>
<u>Day Care Center</u>			<u>P</u>
<u>Dormitories, Residence Halls, Fraternities and Sororities</u>			<u>P</u>
<u>Libraries</u>			<u>P</u>
<u>Lecture Halls</u>			<u>P</u>
<u>Research Facilities</u>			<u>P</u>
<u>Student Centers</u>			<u>P</u>
<u>Staff Offices</u>			<u>P</u>
<u>Dining Halls/Cafeterias</u>			<u>P</u>
<u>Auditoriums/Gymnasiums</u>			<u>P</u>
<u>Other (buildings/uses intended to create a campus environment (as determined by the Planning Manager)</u>			<u>P</u>

1. RMC 23.42.260
2. RMC 23.42.050
3. RMC 23.42.200
4. RMC 23.42.250
5. RMC 23.42.183

**23.30.030 Site requirements for public use districts.**

A. A lot in a parks and public facilities district shall have at least an area sufficient to satisfy the requirements for minimum yard and off-street parking as required by this title.

B. The minimum yard requirements in the parks and public facilities district shall be the same as those in the adjacent zone district. Where there is more than one zone district adjacent to the parks and public facilities zone district, the yard requirement in the parks and public facilities district shall be the same as the one in the adjacent zone having the most compatible setback requirement.

C. 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	PPF	NOS	<u>UNIV</u>
Maximum Building Height – Main Building	55 feet	0 feet <sup>1</sup>	<u>N/A</u>

1. Permanent structures designed for human occupancy are not permitted in the NOS district.

D. Washington State University maintains a capital planning and development operation to administer its own university development standards. Therefore, no specific development standards are set forth for the University zoning district. Furthermore, the standards contained in the following chapters of this code shall apply to the University zoning district: Chapter 23.38 RMC Supplementary Yard and Area Regulations; Chapter 23.54 RCW Off-Street Parking and Landscaping.

**23.30.040 Parking standards for public use districts.**

Off-street parking space shall be provided in parks and public facilities zones in compliance with the requirements of Chapter 23.54 RMC.

Off-street parking space shall be provided in the University district zone in general compliance with the requirements of Chapter 23.54 RMC where such uses can be identified. The parking requirements shall consider the nature of the campus and recognize that some uses may require different parking quantities than those strictly defined in Chapter 23.54 RMC. Parking requirements shall be reviewed by the City’s planning manager and be established to provide the most compatible parking requirement considering the full array of campus parking options.



Section 4. Title 23 of the Richland Municipal Code and the Official Zoning Map of the City of Richland as adopted by RMC 23.08.040 are hereby amended by amending Sectional Maps Nos. 2, 3, 12 and 13, which are four (4) of a series of maps constituting said Official Zoning Map of the City of Richland, as shown on the attached Sectional Map Nos. 2, 3, 12 and 13 bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City of Richland.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map Nos. 2, 3, 12 and 13 (**Exhibit A**), duly certified by the City Clerk as a true copy.

Section 6. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 7. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 8. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

**PASSED** by the City Council of the City of Richland, Washington, at a regular meeting on the 19<sup>th</sup> day of March, 2024.

*Theresa A Richardson*

Theresa Richardson, Mayor

Attest:

Approved as to Form:

*Jennifer Rogers*  
Jennifer Rogers, City Clerk

*Heather Kintzley*  
Heather Kintzley, City Attorney

First Reading: March 5, 2024  
Second Reading: March 19, 2024  
Date Published: March 24, 2024

Exhibit A - Pg. 1 to Ordinance No. 2024-08 Passed 03/19/2024  
Adoption and application of University Zoning District

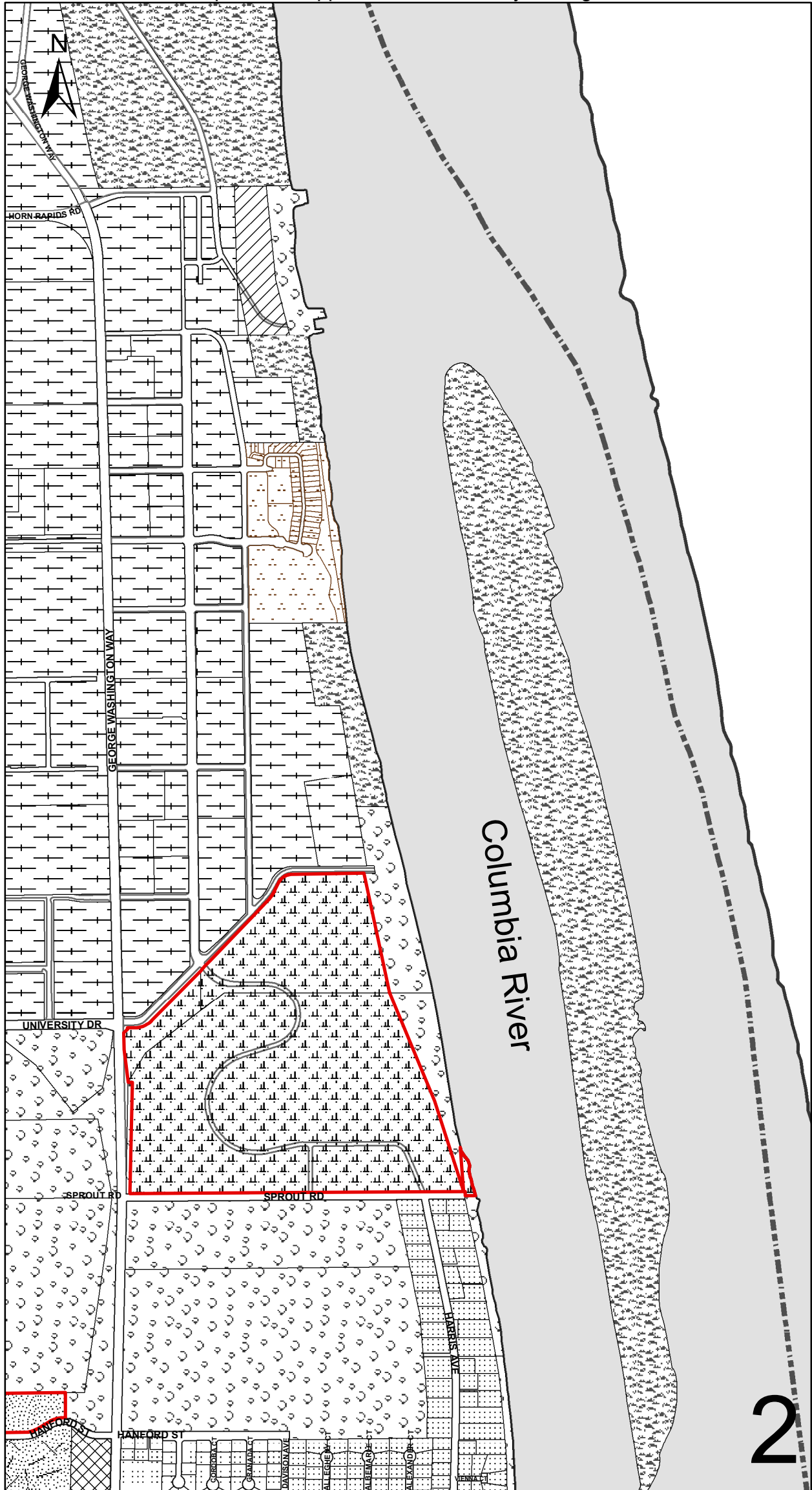


Exhibit A - Pg. 2 to Ordinance No. 2024-08 Passed 03/19/2024  
Parks & Public Facilities (PPF) to Multi-Family Residential (R-3)

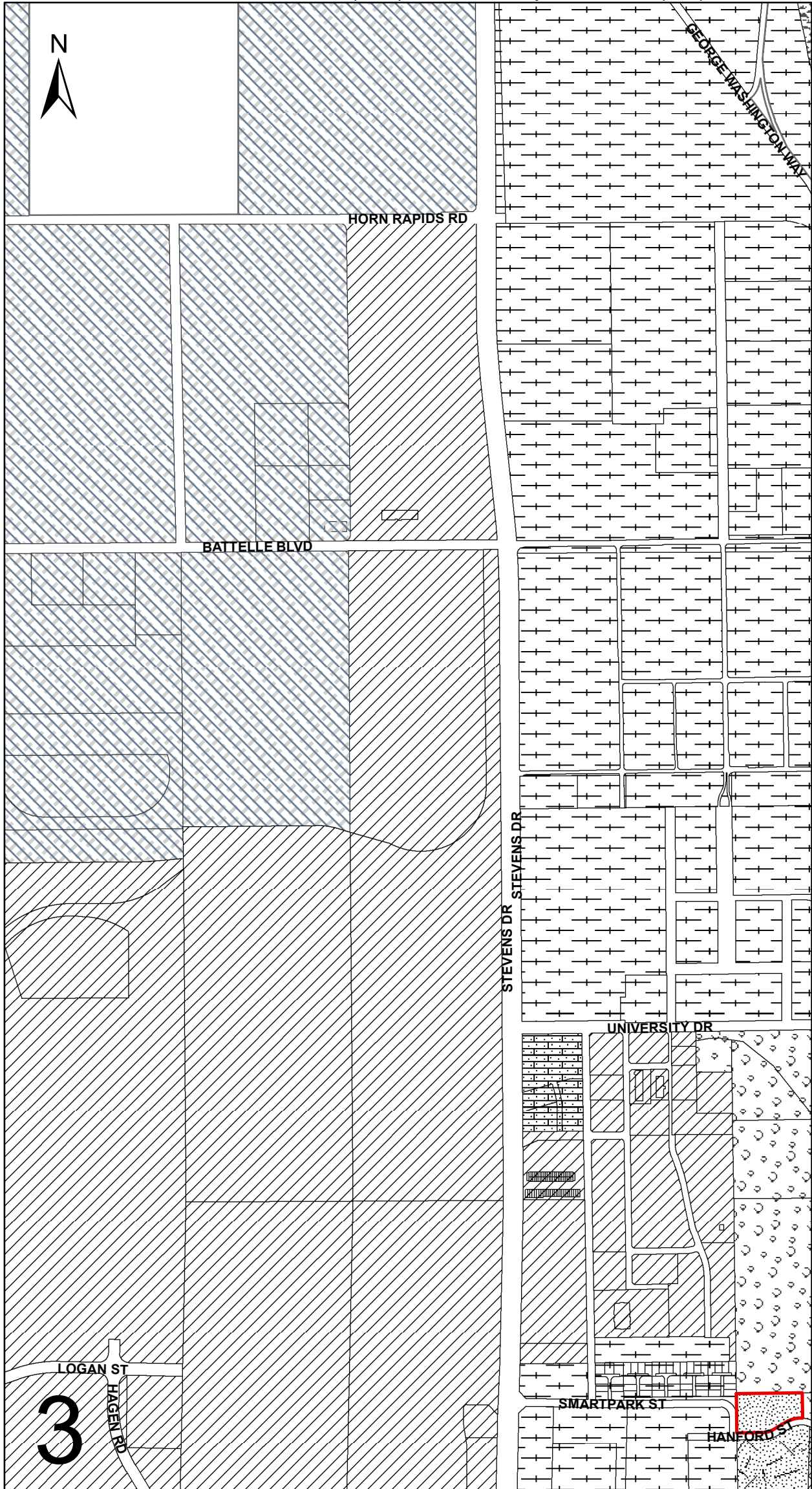


Exhibit A - Pg. 3 to Ordinance No. 2024-08 Passed 03/19/2024  
Application of Retail Business (C-2) Zoning

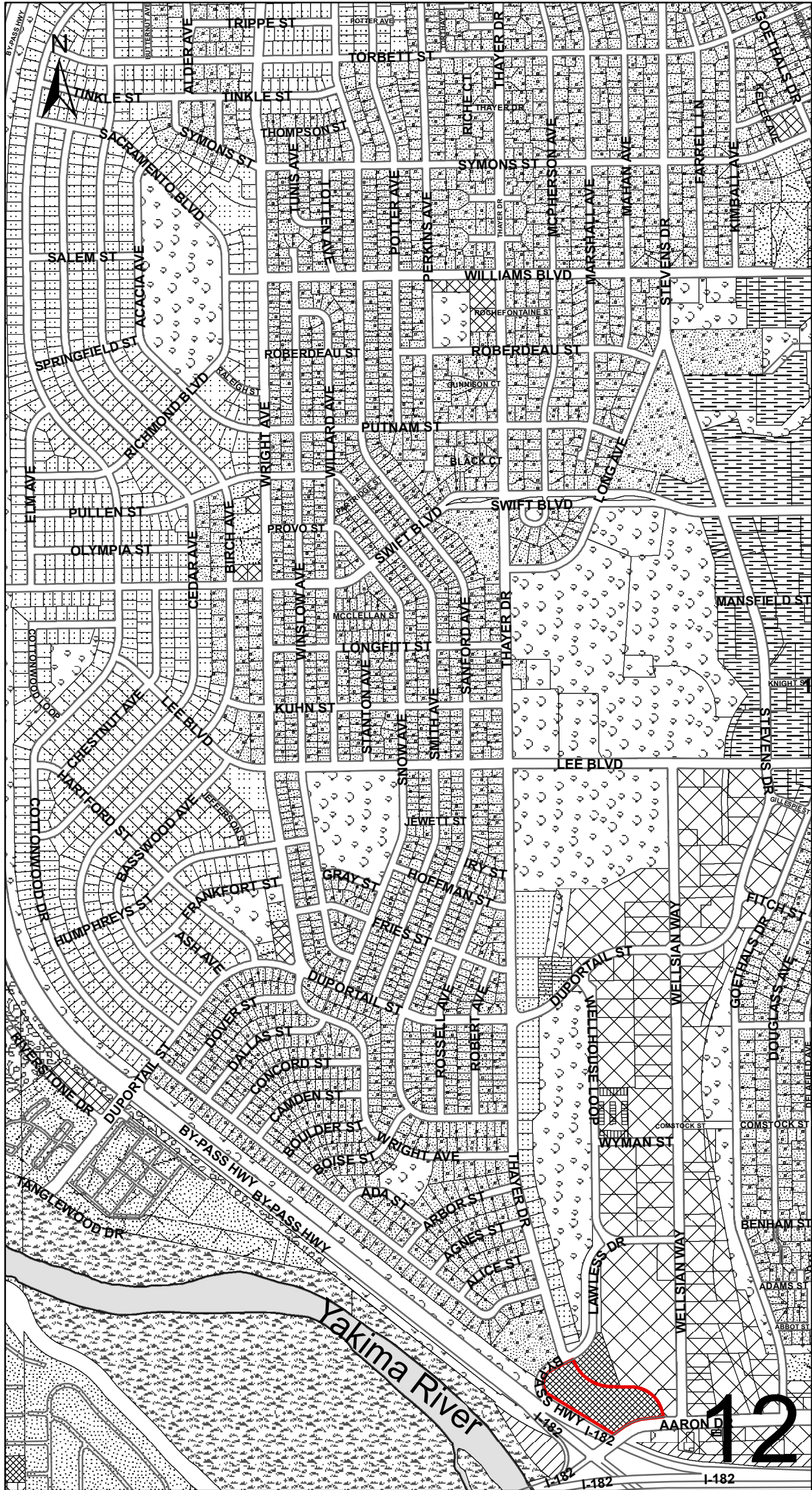


Exhibit A - Pg. 4 to Ordinance No. 2024-08 Passed 03/19/2024  
Parks & Public Facilities (PPF) to Medium Density Residential (R-2)

