

Chapter 18.23

COMMUNITY BUSINESS ZONE

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18.23.010 Intent.

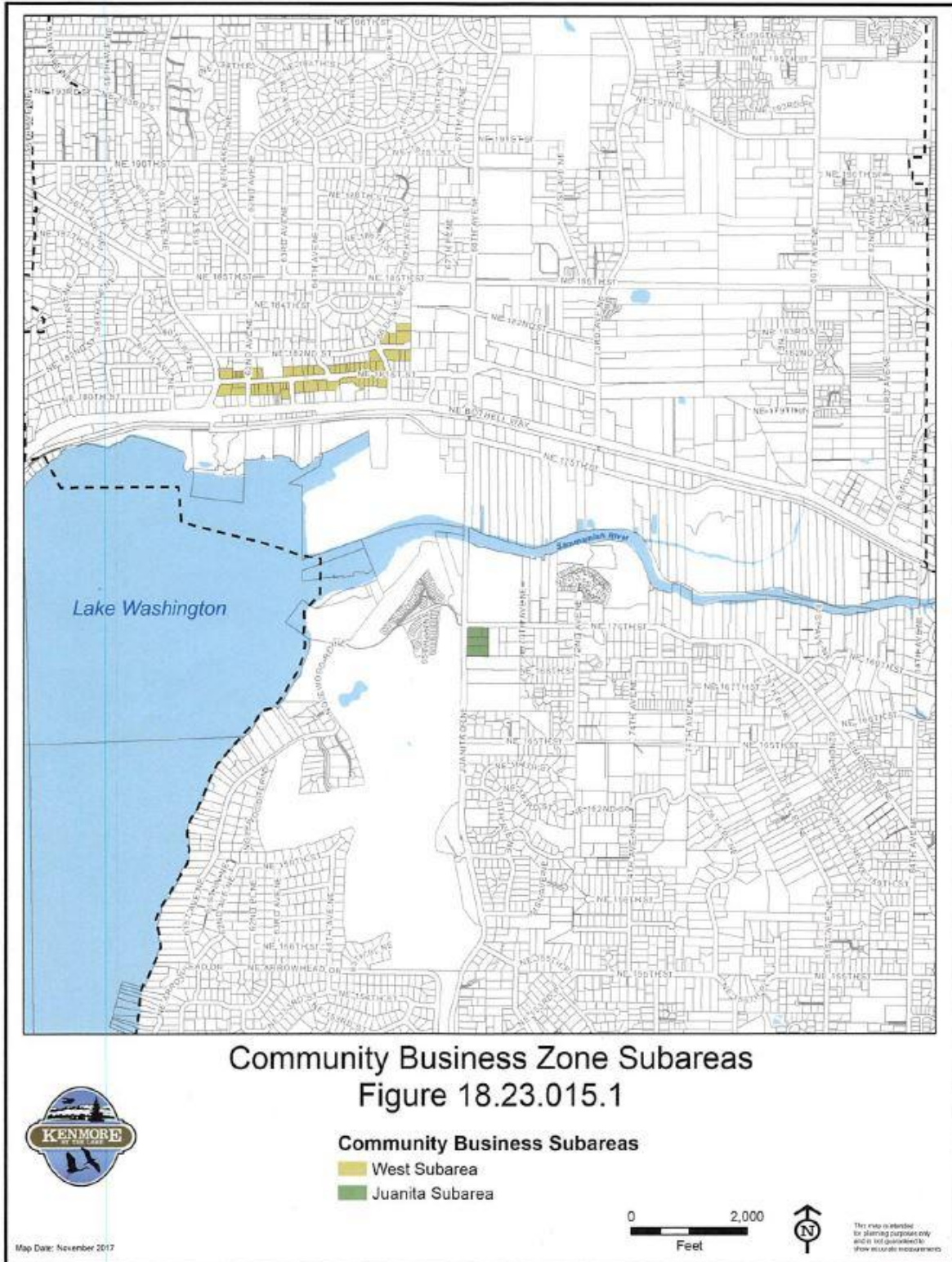
A. The purpose of the community business zone (CB) is to provide pedestrian-friendly, *mixed use development* that both supports larger mixed use and commercial areas with its residential *development*, and provides small-scale retail, office and personal services for the local community. The CB zone also provides retail and personal services in locations that are not appropriate for extensive *outdoor storage* or automotive sales *uses*. These purposes are accomplished by:

1. Providing for offices as well as a wide range of small-scale retail, educational, and personal service *uses*;
2. Encouraging *mixed use* (housing and retail/service/office) *developments*; and
3. Excluding commercial *uses* with extensive *outdoor storage* as well as automotive sales *uses*.

B. Use of this zone is appropriate in areas that are designated by the comprehensive plan that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services. [Ord. 18-0454 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.23.015 Subareas.

The community business zone is divided into two subareas: community business west and community business Juanita as depicted in Figure 18.23.015.1.



[Ord. 18-0454 § 2 (Exh. 1).]

18.23.020 Community business zone west subarea – Use allowances.

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone west subarea:

Table A. Community Business Zone West Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Arts, entertainment, indoor¹</i>	<i>Ambulatory surgery center</i>	<i>Adult entertainment business</i>
<i>Business service, standard</i>	<i>College/university</i>	<i>Air transportation service</i>
<i>Day care</i>	<i>Community residential facility</i>	<i>Animal kennel/shelter</i>
<i>Eating and drinking place²</i>	<i>Fire or police facility</i>	<i>Arts, entertainment, outdoor</i>
<i>Educational service³</i>	<i>Laboratory</i>	<i>Auction house</i>
<i>Family child-care home⁴</i>	<i>Recreational facility, indoor</i>	<i>Automotive sales and service, marine</i>
<i>Health care and social assistance⁵</i>	<i>Regional land use</i>	<i>Automotive sales and service, non-marine</i>
<i>Multiple-family dwelling</i>	<i>Religious institution</i>	<i>Business service, intensive</i>
<i>Office</i>	<i>Supportive living facility</i>	<i>Cemetery, columbarium, or mausoleum</i>
<i>Park</i>		<i>Construction and trade</i>
<i>Personal service²</i>		<i>Funeral home/crematory</i>
<i>Retail sales^{2,6}</i>		<i>Hospital</i>
		<i>Manufactured housing community</i>
<i>Single detached dwelling unit, existing legal⁷</i>		<i>Manufacturing, heavy</i>
<i>Standalone parking¹⁰</i>		<i>Manufacturing, light</i>
<i>Temporary lodging⁸</i>		<i>Marijuana business</i>
<i>Utility facility⁹</i>		<i>Marijuana cooperative</i>
		<i>Mobile food service</i>
		<i>Recreational facility, outdoor</i>
		<i>Resource land use</i>
		<i>Retail sales, bulk</i>
		<i>Secure facility</i>
		<i>Transportation</i>
		<i>Vehicle or equipment rental</i>

Table A. Community Business Zone West Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
		<i>Vehicle refueling station</i>
		<i>Warehousing</i>
		<i>Wholesale trade</i>

1. Artist studios permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*, except theaters which are prohibited.
2. Permitted only as part of a *mixed use development* and must occupy 50 percent of the *ground floor* at *street frontage*. Each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous.
3. Arts and craft schools are a permitted use; all other *educational service uses* require a *conditional use permit*.
4. A *family child-care home* is permitted in an *existing legal single detached dwelling unit* subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:
 - a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
 - b. A safe passenger loading area shall be provided;
 - c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
 - d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
 - e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and
 - f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.
5. Social assistance *uses* and veterinary offices/clinics are conditionally permitted.
6. *Outdoor retail display/sidewalk sales* and auto supply stores are prohibited.

7. Other *single detached dwelling units* are prohibited.
8. Bed and breakfast guesthouse only. *Hotels* and *motels* are prohibited.
9. *Private stormwater management facility* is a *permitted use*. Sewer lift stations and pipes/electrical wires and associated structure supports may be conditionally permitted. All other *utility facility uses* are prohibited.
10. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs, provided the facilities are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours. All other *standalone parking uses* require a *conditional use permit*.

[Ord. 19-0481 § 2 (Exh. A); Ord. 18-0454 § 2 (Exh. 1); Ord. 17-0438 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

18.23.025 Community business zone Juanita subarea – Use allowances.

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone Juanita subarea:

Table A. Community Business Zone Juanita Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Arts, entertainment, indoor¹</i>	<i>Ambulatory surgery center</i>	<i>Adult entertainment business</i>
<i>Business service, standard</i>	<i>Automotive sales and service, marine⁷</i>	<i>Air transportation service</i>
<i>Day care</i>	<i>Automotive sales and service, non-marine⁷</i>	<i>Animal kennel/shelter</i>
<i>Eating and drinking place²</i>	<i>Community residential facility</i>	<i>Arts, entertainment, outdoor</i>
<i>Educational service²</i>	<i>Fire or police facility</i>	<i>Auction house</i>
<i>Health care and social assistance³</i>	<i>Laboratory</i>	<i>Business service, intensive</i>
<i>Mobile food service⁴</i>	<i>Manufacturing, light</i>	<i>Cemetery, columbarium, or mausoleum</i>
<i>Multiple-family dwelling⁵</i>	<i>Recreational facility, indoor</i>	<i>College/university</i>
<i>Office</i>	<i>Religious institution</i>	<i>Construction and trade</i>
<i>Park</i>	<i>Supportive living facility</i>	<i>Family child-care home</i>
<i>Personal service²</i>	<i>Vehicle refueling station</i>	<i>Funeral home/crematory</i>
<i>Retail sales²</i>		<i>Hospital</i>

Table A. Community Business Zone Juanita Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Standalone parking</i> ⁸		<i>Manufactured housing community</i>
<i>Temporary lodging</i> ⁶		<i>Manufacturing, heavy</i>
		<i>Marijuana business</i>
		<i>Marijuana cooperative</i>
		<i>Recreational facility, outdoor</i>
		<i>Regional land use</i>
		<i>Resource land use</i>
		<i>Retail sales, bulk</i>
		<i>Secure facility</i>
		<i>Single detached dwelling unit</i>
		<i>Transportation</i>
		<i>Utility facility</i>
		<i>Vehicle or equipment rental</i>
		<i>Warehousing</i>
		<i>Wholesale trade</i>

1. Artist studios are permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*.
2. Each *use* is limited to maximum 5,000 square feet per *use* and 15,000 square feet total contiguous.
3. Veterinary clinics subject to the following:
 - a. No outdoor kennels or facilities;
 - b. No burning of refuse or dead animals is allowed;
 - c. The portion of the *building* or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
 - d. The provisions of Chapter [18.70](#) KMC relative to animal keeping are met.
4. *Mobile food service* is permitted subject to the following requirements:

- a. No permanent fencing, walls, or other *structures* shall be installed which hinder removal of the *structure* from the *site*;
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;
- c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits;
- e. A sign permit is required for exterior signage in accordance with the sign code, Chapter [18.42](#) KMC;
- f. If a stand:
 - (1) The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;
 - (2) The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.
- 5. Only as part of a *mixed use development* subject to the conditions of Chapter [18.50](#) KMC.
- 6. Bed and breakfast guesthouse only. *Hotels* and *motels* are prohibited.
- 7. Automotive sales are prohibited. Repair or service shall only be performed in an enclosed *building*, with no *outdoor storage* of materials. Top, body, and upholstery repair shops, paint shops, and tire retreading are prohibited, as is *heavy equipment and truck repair*.
- 8. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs, provided the facilities are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours. All other *standalone parking uses* require a *conditional use permit*.

[Ord. 19-0481 § 2 (Exh. A); Ord. 18-0454 § 2 (Exh. 1).]

18.23.030 Accessory uses.

Accessory uses, when consistent with the definition in Chapter [18.20](#) KMC, are allowed as determined by the *city manager*. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.23.040 Community business zone – Development standards.

The following zone-specific development standards in Table B apply in the community business zone:

Table B. Community Business Zone Development Standards

STANDARD	REQUIREMENT
Base Density: <i>Dwelling Units/Gross Acre</i>	24
Minimum Density: <i>Dwelling Units/Gross Acre</i>	18
Maximum Density: <i>Dwelling Units/Gross Acre</i> :	
West Subarea	36 for <i>mixed use development</i> .
Juanita Subarea	36 if affordable housing is provided as described in Chapter 18.77 KMC.
Minimum <i>Street Setback</i> ¹	10 feet; or 0 feet for a <i>mixed use building</i> with commercial on the <i>ground floor</i> or for any <i>building</i> with structured parking.
Minimum Interior <i>Setback</i> ¹ :	
West Subarea	0 feet for commercial or <i>mixed use development</i> except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. 5 feet landscaped <i>setback</i> for residential except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. Native vegetation is encouraged. For all <i>interior lot lines</i> adjoining a property zoned R-1 to R-6 a 15-foot landscaped <i>setback</i> of native vegetation is required.
Juanita Subarea	20 feet ²
Base Height:	
West Subarea ³	35 feet
Juanita Subarea	35 feet 45 feet ⁴
Maximum <i>Impervious Surface</i> : Percentage	90%
Pedestrian Connections	Pedestrian connections are required to be provided in accordance with Chapter 18.52 KMC, Downtown Design Standards.

¹ Any portion of *development* that occurs underground is exempt from property line *setback* requirements of this section.

² Required on property lines adjoining residential zones.

³ The exceptions to height limits listed in KMC [18.30.060](#) do not apply to the base height allowed in CB west. Any *development* utilizing the exception to height limits for the CB zone between 61st Avenue NE and 65th Avenue NE shall dedicate 25 percent of the average lot width above 35 feet in height as a view corridor to Lake Washington.

Exceptions to height limitations for the base height in CB west shall be:

a. Roof *structures* housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for *building* operations and maintenance may extend up to 10 feet above the 35-foot base height for a maximum of 25 percent of the average lot width.

b. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, crosses, spires, utility line towers and poles, and similar *structures* may extend up to three feet above the maximum base height of 35 feet.

c. Roof details or features that are used to comply with the roof form requirements of KMC [18.52.220](#) may extend a maximum of 10 feet above the 35-foot base height.

⁴ This maximum height is allowed only for *mixed use developments*.

[Ord. 19-0481 § 2 (Exh. A); Ord. 18-0454 § 2 (Exh. 1); Ord. 16-0428 § 13 (Att. I); Ord. 16-0426 § 7 (Att. E); Ord. 11-0329 § 3 (Exh. 1).]

18.23.045 Drive-through service.

Drive-through service is prohibited in this zoning district. [Ord. 17-0438 § 3 (Att. B).]

18.23.048 Outdoor storage.

Outdoor storage is prohibited in this zoning district. [Ord. 17-0438 § 3 (Att. B).]

18.23.050 Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter [18.60](#) KMC. [Ord. 16-0426 § 6 (Att. D).]

18.23.055 Affordable housing – Juanita subarea.

Repealed by Ord. 19-0481. [Ord. 18-0454 § 2 (Exh. 1).]