

Chapter 17.40 CONDITIONAL USES IN RESIDENTIAL DISTRICTS

17.40.010 Uses authorized when.

The uses set out in this chapter may be authorized by the planning commission as conditional uses in residential districts, as indicated. Such uses, although not permitted outright, shall not be deemed nonconforming if existing on September 19, 1973.

(Ord. No. 2012-11-905, 11-26-2012)

17.40.020 Residential conditional uses designated.

Conditional uses for all residential districts include:

- A. Parks and playgrounds;
- B. Churches and other religious or charitable organizations;
- C. Public and governmental buildings and uses;
- D. Fire and police stations;
- E. Libraries;
- F. Adult boarding homes, nursing homes;
- G. Bed and breakfasts, as defined;
- ~~H. The renting of rooms by the resident owner for lodging purposes only, and for the accommodation of not more than two roomers in the dwelling unit;~~
- H. The accessory use of a primary residence as a hosted homeshare or vacation home rental per the requirements of WSMC Chapter 5.02 and WSMC Chapter 17.57.
- J. Schools, day care and assisted living facilities;
- K. Home businesses that cannot comply with the standards applied to a home occupation allowed in residential zones may request a conditional use permit seeking conditional permit to operate a home business at a larger or more extensive scale than allowed as a home occupation. A home business will need to address all conditional use permit criteria in a manner that demonstrates how operation of a home based business at the alternate scale will maintain compatibility with surrounding permitted uses and retain the residential nature of the site from which it is operated.
- L. Accessory dwellings as allowed for in base zones and subject to all applicable standards in Chapter 17.64.
- M. Residential PUD in RL - Low density residential zone subject to all applicable PUD standards in Chapter 17.75.
- N. Cottage infill development in R-2 or R-3 residential zones subject to all applicable cottage infill standards in Chapter 17.73.
- I. Other conditional uses as authorized by the city council that are customarily incidental to permitted and conditional uses allowed in residential district.