

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
April 20, 2022
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801
5:30 PM**

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the last regular meeting on March 16, 2022.

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Public hearing: Limited amendments to WCC10.10 District Use Chart

VII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

Chair Rani Sampson called the meeting to order at 5:30 p.m., with the following members in attendance: Ace Bollinger, Joe Gamboni, Susan Albert, and Lael Gaston. Commissioner Josh Jorgensen was absent. The Planning Commission continues to have one vacant position.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager; Matt Parsons, Associate Planner; Mia Bretz, Associate Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting on February 16, 2022.

Commissioner Joe Gamboni moved to approve the minutes of the February 16, 2022 regular meeting. Commissioner Ace Bollinger seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

There was no public comment or public present.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Work session: Amendment to WCC10.10 District Use Chart

Matt Parsons, Associate Planner, presented the staff report.

Commissioners asked questions and provided feedback to staff.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:26 p.m.

Respectfully submitted,

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant

TO: City of Wenatchee Planning Commission
FROM: City of Wenatchee Community Development Staff
DATE: April 13, 2022
RE: Staff Report – Limited amendments to Chapter 10.10 Wenatchee City Code.

I. REQUESTED ACTIONS

Conduct a public hearing and formulate a recommendation to the City Council on the proposed amendments to Section 10.10.020 District Use Chart of the Wenatchee City Code related to the following land uses, “Duplex”, “Patio Homes”, “Live-work dwellings”, “Home occupation, mailing address only”.

II. ENVIRONMENTAL REVIEW

The City of Wenatchee has determined the proposed amendments to the Wenatchee City Code will not have probable significant adverse impacts on the environment. The City of Wenatchee has issued a determination of non-significance (DNS). Notice of the environmental determination for the proposed amendments was made on March 24, 2022.

III. PUBLIC PROCESS

- The Planning Commission conducted a workshop on March 16, 2022.
- The proposed amendments, environmental documents, and meeting information (including public hearings) have been posted on the City of Wenatchee website during the public comment and environmental review periods.
- Notice of the proposed amendments, environmental determination, and public hearing information was published in the Wenatchee World Newspaper on March 26, 2022.
- Notice of the proposed amendments was sent to the Department of Ecology SEPA Register on March 24, 2022. Additional notice was provided to local and regional agencies for the review and comment period/environmental determinations.
- Formal notice was provided to the Washington State Department of Commerce of the intent to adopt the proposed amendments with a request for expedited review on March 24, 2022. Expedited review was granted on April 7, 2022.
- On April 20, 2022, the City of Wenatchee Planning Commission conducted an advertised public hearing on the proposed amendments.

IV. AGENCY AND PUBLIC COMMENTS:

As of the date of this staff report, no comments have been received.

V. PROJECT ANALYSIS

An analysis, summary, and recommendations for the proposed amendments is provided below. Please refer to Exhibit A for the proposed amendments. Suggested findings of fact and conclusions of law applicable to the proposals are included at the end of the staff report.

A. Amendments to Section 10.10.020 District Use Chart of the Wenatchee City Code related to the following land uses, “Duplex”, “Patio Homes”, “Live-work dwellings”, “Home occupation, mailing address only”

- Duplexes and patio homes: At the request of the mayor’s office, the Planning Division has been asked to look at whether or not duplexes in the Waterfront Mixed-Use District’s Residential-Recreation Overlay (RRO) are consistent with the comprehensive plan and the Waterfront Sub-Area Plan. Currently the WMU and RRO allows for new residential development in the form of townhomes and multifamily. Definitions of “Townhouse” and “Dwelling, multifamily” are included below:
 - [WCC10.08.135](#) Definitions “T”: “Townhouse” means a row of at least three attached housing units, constructed to a townhouse standard per International Residential Code (IRC) R302 as amended. Each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouse design standards are set forth in WCC [10.47.130](#).
 - [WCC10.08.055](#) Definitions “D”: “Dwelling, multifamily” means three or more attached residential dwelling units on one lot or parcel. Multifamily developments are subject to the provisions of WCC [10.47.150](#).

The RRO and the WMU have their origin in the [Waterfront Subarea Plan](#) which has been adopted as part of the [Comprehensive Plan](#). The plan envisions the RRO as a neighborhood encouraging new low-rise residential uses and mixed-use development with an emphasis on residential and recreational facilities. The land use chart on page 9 of the plan identifies uses and provides a general description. The chart describes residential as multi-family but doesn’t define what constitutes multi-family.

The text of the plan does not list specific housing types except for the term “multi-family” and doesn’t address the scale of development (building height, massing, etc) except for the term “low-rise residential uses” in regard to the RRO. The use of the term “low-rise residential uses” is unique in the plan to the RRO and is not defined. The renderings provided in the Waterfront Plan do indicate a general scale of development that is intended in this area and the adopted code in Title 10 WCC limits residential development to multifamily and townhomes.

The dimensional standards for WMU are found in [WCC10.46.030](#) and for PO and RRO in [WCC10.46.050](#). The intensity of urban development, in the WMU, is established with the high building heights and the lack of setbacks. The RRO is less intense, with a 60 ft building height (originally 4 stories when first adopted) rather than 90ft (6 stories and 90ft when first adopted) in the WMU and PO. In the WMU and its' overlays, there is not a minimum density described in the subarea plan or comprehensive plan but the combination of pictures and text set the vision and projected intensity of future development that was intended.

The RRO is 7.68 acres in size including the right-of-way for River Park Ave. This is a small portion of the WMU zoning district and an even smaller portion of the city as a whole. The divided ownership of the land in the RRO should be acknowledged as an important factor when considering when types of development can reasonably be achieved in this area. The underlying plat for most of the RRO is River Park Addition (AFN 121469) which includes a series of 0.39 acre lots. Redevelopment in the RRO to this point has occurred on a single subdivided divided lot as well as multiple lots combined for a larger development. The developments of combined lots have involved townhouses built at 15-17 units per acre (density calculated per WCC10.46.110). Another project is located on a single lot (later divided in two) at 11 units per acre. The nature of the divided ownership and existing structures do provide some challenge in achieving the intensity of development envisioned for the RRO in the Waterfront Subarea Plan.

Below are two relevant policies from the Waterfront Subarea plan that are also found in the Wenatchee Urban Area Comprehensive Plan with some discussion of each:

- A policy on page 3 of the Waterfront Subarea Plan and Goal 9 Policy 1 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: “Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.” The RRO is supposed to be one of those unique “nodes” and it seems clear that a slightly lower intensity of development was intended.
- A policy on page 3 of the Waterfront Subarea Plan and Goal 9 Policy 2 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: “Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city’s projected population growth”. Since the waterfront is meant to accommodate “a

significant share of the city's projected population growth", allowing a lower density housing type, even in a small area, hinders that objective.

The Waterfront Subarea Plan was first adopted by the council under Resolution 2004-05 but was not made a part of the comprehensive plan until the passage of Ordinance 2007-07. The corresponding zoning code and map was adopted under Ordinance 2007-34. The definition of " Dwelling, multi-family" found in that ordinance's version of WCC10.08.055 was "a residential structure containing three or more dwelling units."

The District Use Chart on page 35 of Ordinance 2007-34's Exhibit A determines what uses were allowed at that time. A duplex was not permitted but a "1-2 unit dwelling" was permitted if not occupying grade level commercial street frontage. While this housing type was undefined, the intent appears to authorize up to a two-unit residential structure that did not occupy grade level commercial street frontage in the RRO. This housing type was removed from the zoning code with the housing code updates in 2019. Duplex and patio homes were not added to the RRO at that time.

Staff's assessment of the proposal to allow duplex housing units in only the limited geographic area of the RRO is that it is not inconsistent with the Wenatchee Urban Area Comprehensive Plan or the Waterfront Subarea Plan. The proposal is consistent with the 2007 ordinance that allowed the 1-2 Unit housing type as well as the goals and policies of the subarea plan and the comprehensive plan to allow for a variety of housing types in unique nodes in the waterfront zones. While the current range of housing allowed in the RRO is consistent with the subarea plan, the addition of duplexes in this limited geographic area also supports the goals and policies of these plans.

- Live-work dwellings: Currently, the residential use type "Live-work dwelling" is permitted in WMU but not the PO or RRO overlays. Both Riverside 9 and the Pierre Street Apartments are located in the PO and were built with live-work dwellings but when it was established as an actual use with the housing code update, was not listed as permitted in the PO or RRO. There is an important distinction between a home occupation (including home occupation, mailing address only), live-work dwelling, and a regular commercial space. A home occupation involves a limited commercial use that does not involve modifications to the structure. There are specific limitations on the commercial uses that can qualify as a home occupation and specific use standards all described in WCC10.48.090 and 100. A live-work dwelling is defined as "a dwelling unit designed to accommodate a small commercial enterprise on the ground floor and

a residential unit above and/or behind. See WCC 10.47.140 for applicable standards.” A full-scale commercial operation is permitted in the commercial space in accordance with WCC10.10 District Use Chart and all other applicable standards. A regular commercial space is not connected to a dwelling unit even if it may be in a mixed-use building. Staff is proposing a change to include Live-work dwellings as a permitted use in the PO and RRO overlays. This proposal is supported by a number of policies related to economic development including the following:

- GOAL ED 4 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “ENTREPRENEURIAL SUPPORT - Foster the development of an environment that supports small business and the creative class.”
- GOAL ED 4 Policy 7 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “Support the development of alternative business locations, including incubator spaces and MAKER space that would create opportunities for the creative industry to thrive.”
- A policy on page 3 of the Waterfront Subarea Plan and Goal 9 Policy 1 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: “Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.”
- A policy on page 3 of the Waterfront Subarea Plan and Goal 9 Policy 2 in the Land Use Element of the [Wenatchee Urban Area Comprehensive Plan](#) reads as follows: “Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city’s projected population growth”.

Staff believes the proposed code amendment creates additional options for economic activity in a way that supports and aligns with the Comprehensive Plan.

- Home occupation, mailing address only: Under current code, a home occupation and home occupation mailing address only business license would not be issued in certain commercial and mixed-use districts despite various residential housing types being permitted. Staff is proposing that “home occupation mailing address only” be permitted in all zoning districts where residential uses are permitted. The distinction between “home occupation” and “home occupation, mailing address only” is described in WCC10.48.090 and 100 and one important aspect is that that the “mailing address only” variety does not involve customers or employees coming to the residence. In these districts where we would only allow “home occupation, mailing address only” an applicant would need to find or convert a commercial space suitable for their business if they want to have customers come to their place of business. Home occupation, mailing address only businesses are very limited in the scale of their operations as defined in

WCC10.48.090 including a prohibition on outside employees and dispatching businesses from the home. This proposal is supported by a number of policies related to economic development including the following:

- GOAL ED 4 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “ENTREPRENEURIAL SUPPORT - Foster the development of an environment that supports small business and the creative class.”
- GOAL ED 4 Policy 7 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “Support the development of alternative business locations, including incubator spaces and MAKER space that would create opportunities for the creative industry to thrive.”

Staff believes the proposed code amendment creates additional options for economic activity in a way that supports and aligns with the Comprehensive Plan.

Staff recommends **Approval** of the proposed amendments relating to the land uses “Live-work dwellings” and “Home-occupation, mailing address only” found in Chapter 10.10 of the Wenatchee City Code based upon the suggested findings of fact and conclusions of law enclosed at the conclusion of the staff report.

Should the planning commission find that the proposal to allow duplexes and patio homes in the RRO is consistent with the comprehensive plan and the Waterfront Subareas plan, planning staff has provided findings of facts and conclusions of law that would support the proposed amendment to Chapter 10.10 of the Wenatchee City Code.

SUGGESTED FINDINGS OF FACT AND CONCLUSIONS OF LAW

Suggested Findings of Fact:

General (applicable to all proposals in this staff report)

1. The City of Wenatchee has adopted the Wenatchee Urban Area Comprehensive Plan and a series of sub-area comprehensive plans pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which cover the Wenatchee Urban Growth Area and all incorporated areas within the City of Wenatchee, that have been found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The City of Wenatchee Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act for the City of Wenatchee Urban Growth Area in coordination with Chelan County and within the incorporated boundaries of the City of Wenatchee. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.

4. The Planning Commission conducted a workshop on March 16, 2022.
5. The City of Wenatchee issued a determination of non-significance on March 24, 2022 and provided copies of the environmental documents to the Department of Ecology SEPA Register for the amendments on the same day. Notice was also provided to local and regional agencies for the review and comment periods/environmental determinations.
6. Notice of the public expedited review and comment period, environmental determination, and public hearing dates were published in the Wenatchee World on March 26, 2022.
7. On March 24, 2022 the City of Wenatchee and Chelan County provided joint notice to the Washington State Department of Commerce of the intent to adopt amendments to the Wenatchee City Code with a request for expedited review. Expedited review was granted on April 7, 2022.
8. The amendments, environmental documents, and meeting information have been posted on the City of Wenatchee website during the public comment and environmental review periods.
9. The Waterfront Subarea Plan was first adopted under Resolution 2004-05 and later made a part of the Wenatchee Urban Area Comprehensive Plan under Ordinance 2007-07.
10. The land uses called “duplex” and “patio homes” are not currently permitted in the Recreation/Residential Overlay (RRO) as depicted in Chapter 10.10 of the Wenatchee City Code.
11. Goal 9 Policy 1 in the Land Use Element of the Wenatchee Urban Area Comprehensive Plan reads as follows: “Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements.”
12. Goal 9 Policy 2 in the Land Use Element of the Wenatchee Urban Area Comprehensive Plan reads as follows: “Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area businesses, and accommodate a significant share of the city’s projected population growth”.
13. A policy in the Waterfront Subarea Plan is: “Create a series of development nodes or focal points along the waterfront – each with a different type of setting, different mix of land uses, design emphasis, and park improvements. Specifically: ... Encourage the development of a variety of housing types in the North End. ...”
14. A policy in the Waterfront Subarea Plan is: “Provide a variety of housing types on the waterfront to increase pedestrian activity and vitality, increase the market for area

businesses, and accommodate a significant share of the city's projected population growth over the next two decades.”

15. Page 9 of the Waterfront Subarea Plan includes a use chart and residential is listed as an intended use in the Residential + Recreation Overlay. Residential is defined as “multi-family residential uses”.
16. GOAL ED 4 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “ENTREPRENEURIAL SUPPORT - Foster the development of an environment that supports small business and the creative class.”
17. GOAL ED 4 Policy 7 of the Wenatchee Urban Area Comprehensive Plan reads as follows: “Support the development of alternative business locations, including incubator spaces and MAKER space that would create opportunities for the creative industry to thrive.”
18. On April 20, 2022, the City of Wenatchee Planning Commission conducted an advertised public hearing. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
19. The City of Wenatchee Planning Commission has reviewed the entire record and public testimony as it relates to the proposed amendments to the Wenatchee City Code and the Wenatchee Urban Area Comprehensive Plan.

Suggested Conclusions of Law:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Chelan County Countywide Planning Policies and the City of Wenatchee Urban Area Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.
5. The proposed amendments have been reviewed and processed in accordance with the requirements of Title 10 Zoning, Title 12 Environmental Protection, and Title 13 Administration of Development Regulations of the City of Wenatchee Code.

Attachments

Exhibit A: Proposed Amendments to Chapter 10.10 of the Wenatchee City Code

Exhibit A: Proposed Amendments to Chapter 10.10 of the Wenatchee City Code

10.10.020 District use chart.

The use chart located on the following pages is made a part of this section. The following acronyms have the following meanings, as used in the use chart that is part of this section:

District Use Chart P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Residential																				
Single-family dwelling (WCC 10.47.050)	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Single-family cluster (WCC 10.47.060)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~	~
Single-family courtyard (WCC 10.47.070)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Cottage housing (WCC 10.47.080 – 10.47.090)	~	~	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Duplex (WCC 10.47.100)	~	P ₁₀	P ₁₀	P ₁₀	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Patio homes (WCC 10.47.110)	~	~	~	~	~	~	~	~	P	P	P	P	P	P	~	~	P	~	~	P
Courtyard housing (WCC 10.47.120)	~	~	P	~	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Townhouses (WCC 10.47.130)	~	~	P	P ₁₂	~	~	~	P	P	~	~	P ₆	P	P	~	~	P	~	P	P
Live-work dwellings (WCC 10.47.140)	~	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Multifamily dwellings (WCC 10.47.150)	P ₁₁	P	P	P ₁₂	~	~	P	P	P	~	~	~	P	P	P ₁₁	P ₁₁	P	~	P	P
Mixed use building or development (WCC 10.47.160)	P	P	P	P	~	~	P	P	P	~	~	~	~	~	P	P	P	~	P	P
Accessory structure, residential (WCC 10.48.030)	~	~	~	~	~	~	P	P	P	P	P	P	P	P	~	~	P	~	P	P
Accessory dwelling unit (ADU) (WCC 10.47.040)	P ₁₄	P ₁₄	P ₁₄	P ₁₄	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Adult family home	AU	AU	AU	AU	~	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	~
Bed and breakfast (WCC 10.48.050)	P	~	~	~	~	~	P	P	P	C	P	P	P	P	P	~	P	~	P	P
Transient rental ⁵	P	~	~	~	~	~	P	P	P	~	~	~	~	~	P	~	P	~	P	P
Family day care (12 or fewer children) (WCC 10.48.080)	AU	AU	~	AU	~	~	AU	P	P	P	P	P	P	P	~	~	P	~	~	P
Farm animals, large and small (WCC 10.48.060)	~	~	~	~	~	~	~	P	P	~	P	P	P	P	~	~	P	~	~	~
Group home (six or less)	~	~	~	~	~	~	~	P	P	C	P	P	P	P	~	~	P	~	~	P

Exhibit A: Proposed Amendments to Chapter 10.10 of the Wenatchee City Code

District Use Chart																				
P = Permitted use P1 = Permitted, not to occupy grade level commercial street frontage AU = Accessory use C = Conditional use C1 = Conditional use, not to occupy grade level commercial street frontage ~ = Prohibited use M = Permitted use in a corridor mixed use project within the MRC overlay																				
Uses	Commercial Districts						Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD	SWBD	CN	CD	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Group home (seven or more)	P1	P1	P1	P1	~	~	C	C	C	C	C	C	C	P	P1	P1	C	C	C	C
Home occupation (WCC 10.48.100)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	P
Home occupation, mailing address only (WCC 10.48.090)	P	P	P	P	P	~	P	P	P	P	P	P	P	P	P	P	P	~	P	P
Manufactured home ¹ (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Manufactured home, designated (WCC 10.47.020)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Manufactured/ mobile home park (as a residential planned development) (Chapter 10.42 WCC)	~	~	~	~	~	~	P ₁₀	P ₁₀	P ₁₀	~	P ₁₀	P ₁₀	P ₁₀	P ₁₀	~	~	P ₁₀	~	~	~
Manufactured home community (WCC 10.47.180)	~	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~
Mobile home ² (WCC 10.48.150)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Modular home (WCC 10.48.150)	~	~	~	~	~	~	~	P	P	P	P	P	P	P	~	~	P	~	~	~
Residential planned developments (Chapter 10.42 WCC)	Residential planned developments are permitted only when approved prior to November 7, 2019.																			
Student housing	~	~	~	~	P	~	~	P	~	~	~	~	C	P	~	~	P	~	~	~

¹ Manufactured homes are permitted only within a mobile/manufactured home park.
² Mobile homes are permitted only within a mobile/manufactured home park.
³ Storage containers in the NWBD/SWBD must be 100 percent screened from the public right-of-way.
⁴ Marijuana production is permitted indoors only; no outdoor production is allowed.
⁵ Code reviser's note: Ordinance 2009-08 added transient rentals as a permitted residential use. Ordinance 2014-32 inadvertently omitted transient rentals from the district use chart. The use has been restored here per the city's intent.
⁶ Townhouses and courtyard housing in this zone are limited to no more than four attached units in one structure.
⁷ Storage of building materials or equipment rental supplies in the NWBD north of the Wenatchee River shall be located to the rear of buildings, fully screened from view of any public right-of-way, and not located within 200 feet from the edge of the public right-of-way.
⁸ Mini-storage and all associated uses in the NWBD north of the Wenatchee River shall be located within a completely enclosed building.
⁹ Adaptive reuse of drive-in or drive-through facilities in existence as of May 9, 2019.
¹⁰ Only such uses in existence as of November 7, 2019, are considered a permitted use.
¹¹ Subject use is not allowed on the ground level designated pedestrian-oriented streets (per Figure C.1.d. in the Residential Design Guidelines).
¹² For street corner sites, the townhouses and multifamily uses are allowed on the ground level provided permitted nonresidential uses and/or live-work dwellings occupy the portion of the building within 50 feet of the corner property line (see Figure 10.10.020 as an example). Exception: The subject use is allowed on street corner ground-level building frontages or other street frontages provided the development integrates permitted nonresidential uses and/or live-work dwellings within buildings along at least 75 feet of either street's building frontage or, in the case of a single frontage, within that specific frontage.
¹³ Only permitted when located on land and within a structure or facility owned by an institution of higher education.

Exhibit A: Proposed Amendments to Chapter 10.10 of the Wenatchee City Code

¹⁴ Only permitted as an accessory use to a single-family dwelling in existence as of November 7, 2019.

(Ord. 2020-35 § 3 (Exh. A); Ord. 2020-11 § 2 (Exh. A); Ord. 2019-35 § 4; Ord. 2019-30 § 1 (Exh. B); Ord. 2019-18 § 2; Ord. 2018-12 § 1 (Exh. B); Ord. 2017-31 § 1 (Exh. B); Ord. 2016-36 § 2; Ord. 2016-22 § 1 (Exh. B); Ord. 2015-36 § 1 (Exh. B); Ord. 2014-32 § 1 (Exh. B); Ord. 2013-41 § 1 (Exh. B); Ord. 2011-57 § 2; Ord. 2011-49 §§ 5 (Exh. C), 6 (Exh. D) and 7 (Exh. E); Ord. 2011-24 § 6; Ord. 2011-19 § 2; Ord. 2011-18 § 6; Ord. 2011-01 § 3; Ord. 2010-25 § 3; Ord. 2010-03 § 1 (Exh. A); Ord. 2009-17 § 1; Ord. 2009-08 § 3; Ord. 2007-34 § 2 (Exh. A))