

14.207.080 Commercial Uses.

USE	SINGLE-FAMILY	MULTIFAMILY			COMMERCIAL					INDUSTRIAL		PUBLIC
	SFR	LDR	MDR	HDR	C	HBD	PIL ¹	BP	MID	I	AI	POP
Adult uses										p8		
Animal grooming w/o kenneling/boarding					p	p		p	p	p		
Auction house					p	p			p	p		
Automotive parking					p	c		p	p15	p	p	
Automotive rental and leasing					p	p12		p	p15	p	p	
Automotive and boat dealer					p	p		p	p	p		
Automotive service and repair					p	p2		p2	p2	p	p2	
Automotive supply store					p4	p4		p4	p	p		
Building supply, hardware, and garden materials					p	p		p	p	p		
Cemetery, columbarium or mausoleum					p	p		p	p	p		
Childcare	p3	p3	p3	p3	p3	p3		p3	p3	c19	c19	
Childcare, family – 12 children or less	c	c	c	c	c	c			c			
Childcare, family – 6 children or less	p	p	p	p	p	p			p			
Commercial accessory use					p10	p10		p10	p10	p	p	
Congregate care/assisted living	c7	c	p	p	p	p		p	p			

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	SFR	LDR	MDR	HDR	C	HBD	PIL ¹	BP	MID	I	AI	POP
Department and variety stores					p	p		p	p			
Equipment rental					p	p12		p		p	p	
Fitness center		p18	p18	p18	p	p		p	p	p		
Funeral home					p	p		p	p	p		
Gasoline service station					p	p		p	p	p	p	
Grocery store		p18	p18	p18	p	p		p	p	p		
Hotel/motel				p	p	p			p			
Kennel or animal boarding, commercial	p5							p5	p5	p		
Live-work units				p	p	p		p	p			
Medical/dental lab						p		p	p	p		
Nursing/convalescent home	c7	c	p	p	p	p		p	p	p		
Office		p18	p18	p18	p11	p11		p	p	p	p	
Outdoor advertising service					p12	p12		p12		p	p	
Passenger transportation service					p11	p11		p	p11,12	p	p	
Personal medical supply stores					p	p		p	p	p		
Personal services		p18	p18	p18	p	p		p	p	p	p	
Pet store					p	p		p	p	p		
Preschool	c3	p3	p3	p3	p3	p3		p3	p3			
Research, development and testing					p	p		p	p11	p	p	

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	SFR	LDR	MDR	HDR	C	HBD	PIL ¹	BP	MID	I	AI	POP
Restaurant		p18	p18	p18	p	p		p	p	p		p14
Restaurant, drive-through/walk-up		p18	p18	p18	p	p		p	p	p	p	
Retail		p18	p18	p18	p	p		p	p	p		
Self-service storage										p	p	
Social services					p	p		p	p	c		
Supervised drug injection facility												
Transportation and taxi					p11	p11		p	p11	p	p	
Veterinary clinic					p5	p5		p5	p5	p		
Winery/brewery/distillery	p13				p	p		p	p12	p		
Trucking and courier service					p11			p	p17	p	p	

(Ord. 2434, 2022; Ord. 2445, 2022; Ord. 2472, 2023; Ord. 2523, 2025; Ord. 2528, 2025)

14.207.085 Commercial Uses: Regulations.

1. See SMC [14.212.410](#), Allowed Uses, for the permitted and provisional uses in the Pilchuck District.
2. Except tire retreading. See SMC [14.207.090](#), Industrial Uses.
3. Must be licensed by and meet all of the requirements of the Washington State Department of Children, Youth, and Families. Facilities located in single-family or multifamily residential zones must:
 - a. Provide a child drop-off and pickup system that minimizes impacts on traffic flow on adjacent streets; and
 - b. Design outside play areas to protect adjacent uses from significant noise levels.
4. Only the sale of new or reconditioned automobile supplies is permitted.
5. Animal cremation services are not permitted.
6. Store size shall be limited to 3,000 gross square feet in floor area.
7. Subject to the following conditions:
 - a. Minimum contiguous site area of three acres.
 - b. Parking areas shall be screened from adjacent streets and residential uses.

- c. All structures shall be offset from property lines a minimum of 20 feet.
8. Adult uses will be allowed in the area designated for Industry located between Bonneville Avenue, Highway 9 and Seventh Street.
 9. No gasoline sales.
 10. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
 11. Limited to office use and related parking for vehicles and equipment.
 12. No outdoor storage unless it is screened.
 13. Only as a home occupation.
 14. When ancillary to a recreational land use.
 15. Only permitted accessory to a primary use on the same site.
 16. Shall not exceed 3,000 gross square feet in floor area.
 17. Limited to office use. No outdoor storage and overnight parking of vehicles and equipment.
 18. Commercial uses in multifamily zones shall:
 - a. Be accessory to a multifamily development on the same development site or within the same building.
 - b. Not exceed 25 percent of the total building floor area.
 - c. Only occupy a ground level of a structure.
 - d. Not be required to provide any additional parking spaces.
 - e. Not include drive-through establishments.
 - f. Not include live entertainment with amplified sound.
 - g. Incorporate shielding on all site, sign, and building lighting to prevent light spill or glare onto adjacent properties. Outdoor lighting shall not be illuminated between the hours of 10:00 p.m. and 6:00 a.m.
 - h. Restrict deliveries to between the hours of 7:00 a.m. and 10:00 p.m.
 - i. Be conducted wholly within an enclosed building, with the exception of outdoor dining, which may be allowed subject to site plan review. Outdoor storage is prohibited.
 19. Must be licensed by and meet all of the requirements of the Washington State Department of Children, Youth, and Families. Subject to the following conditions:
 - a. Accessory to and on the same site as a permitted use; and
 - b. Not located in a structure that has high hazard facilities on the premises.