

**Downtown – Little Bear Creek Corridor Master Plan
Draft Little Bear Creek Corridor Permitted Uses
WMC 21.08**

Use	General Business	Office	New Zone	Conditions	PC
RESIDENTIAL LAND USE					
Single Detached					
Duplex					
Townhome		✓		Only in present location.	
Apartment			✓ new	Only as mixed-use.	
Mobile Home Park					
Senior Citizen Assisted					
Community Residential Facility					
Dormitory					
Residential Accessory Uses					
Home Occupation					
Home Industry					
Hotel/Motel			✓ new		
Bed and Breakfast guesthouse					
Organization Hotel/Lodging Houses					
Temporary Shelter					
Youth Hostel					
RECREATIONAL/CULTURAL LAND USES					
Amusement Arcades	✓		✓		
Amusement Park	✓		✓		
Arboretum			✓ new		
Bowling Center	✓		✓		
Churches, Synagogues, and Temples	✓		✓		
Conference Center			✓ new		
Destination Resorts					
	✓				
	✓				
Indoor Batting Cage Facility					
Indoor Go-Cart Racing Facility	✓		✓	Safety and Noise Development Conditions	
Library					

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WMC 21.08**

	✓				
Museums and Art Galleries					
Outdoor Performance Center	✓		✓	Special Use Permit	
Park	✓		✓		
Plays/Theatrical Production					
Shooting Range	✓		✓	Special Use Permit if use abutting an agriculturally zoned property. Only in enclosed building.	
Sports Club	✓		✓		
Theater	✓		✓	Adult use facilities shall be prohibited within 660 ft. of any residential zones, any other adult facility, or school licensed daycare centers, public parks, community centers, public libraries, or churches that conduct religious or educational classes for minors.	
	✓				
Trail	✓		✓		
GENERAL SERVICES					
General Personal Service		✓	✓ new		
Dry Cleaning Plants					
Industrial Laundress					
Funeral Home/Crematory	✓		✓		
Cemetery, Columbarium, or Mausoleum	✓		✓	Limited to columbarium accessory to a church provided that existing required landscaping and parking are not reduced. Conditional Use Permit. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.	
Day Care I	✓	✓	✓		
Day Care II	✓		✓		
Veterinary Clinic	✓		✓	No burning of refuse or dead animals is allowed; The portion of the building or structure in which the 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 surface with concrete or other impervious	

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WMC 21.08**

				material; and the provisions of WMC 21.30 relative to animal keeping are met.	
Automotive Repair	✓		✓	Except SIC Industry No. 7534 – Tire Retreading; development cannot be within 200 feet of LBC and operations must be completely enclosed.	
Automotive Service	✓		✓	Development cannot be within 200 feet of LBC and operations must be completely enclosed.	
Miscellaneous Repair	✓		✓	Development cannot be within 200 feet of LBC and operations must be completely enclosed.	
Social Services		✓	✓ new		
Stable					
Kennel or Cattery	✓		✓	Completely enclosed in a building.	
Office/Outpatient Clinic		✓	✓ new		
Nursing and Personal Care Facilities					
Hospital					
Medical/Dental Lab			✓ new		
Miscellaneous Health		✓			
Elementary or Middle/Junior High School					
Secondary or High School					
Vocational School	✓	✓	✓	Special setback conditions if use abutting an agriculturally zone property.	
Specialized Instruction School			✓ new		
Preschool			✓ new	<u>Only as an accessory use to an allowed use.</u>	
	✓				
Gymnastic Schools			✓ new		
INSTITUTIONAL LAND USES					
	✓	✓			
	✓				
	✓	✓			
Court					
Police Facility	✓		✓	Condition Use Permit	
Fire Facility	✓		✓		
	✓				

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Minor Communication Facility	✓	✓	✓	Special setback conditions if use abutting an agriculturally zoned property. Minor communication facilities shall be relative to setback and height pursuant to WMC Chapter 21.12.	
Private Stormwater Management Facility	✓	✓	✓	Special setback conditions if use abutting an agriculturally zoned property. Such facilities which are not located on the lot they are designed to serve shall be located on a lot with same or more intensive zoning designation.	
	✓				
BUSINESS SERVICES LAND USES					
Construction and Trade	✓	✓	✓	Subject to development conditions to sensitive areas.	
Individual Transportation and Taxi	✓		✓		
Trucking and Courier Service	✓	✓	✓		
Warehousing, and Wholesale Trade					
Self-Service Storage	✓	✓	✓		
Farm Product Warehousing, Refrigeration, and Storage					
Log Storage					
Transportation Service	✓		✓		
Freight and Cargo Service	✓	✓	✓		
Passenger Transportation Service	✓	✓	✓		
Communication Offices	✓	✓	✓		
Telegraph and Other Communications	✓	✓	✓		
General Business Service	✓	✓	✓	Only as an accessory use to another permitted use, not to exceed forty nine percent of gross floor area. <u>(Suggest to remove condition)</u>	
Professional Office	✓	✓	✓	Only as an accessory use to another permitted use, not to exceed forty nine percent of gross floor area. <u>(Suggest to remove condition)</u>	
Outdoor Advertising Service	✓	✓	✓		
Photocopying and Duplicating Service					
Miscellaneous Equipment Rental	✓		✓		
Automotive Rental and Leasing	✓		✓		

**Downtown – Little Bear Creek Corridor Master Plan
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WMC 21.08**

Automotive Parking	✓		✓		
Professional Sport Teams/Promoters		✓			
Research, Development and Testing	✓		✓	Except SIC Industry No. 8732 – Commercial Economic, Sociological, and Educational Research.	
Heavy Equipment and Truck Repair	✓		✓	Not within 200 feet of LBC	
Commercial/Industrial Accessory Uses		✓			
Helistop	✓	✓	✓	Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire, or health service facility.	
Professional, Scientific, and Technological Services			✓ new		
RETAIL LAND USES					
Building, Hardware, and Garden Materials	✓		✓		
Forest Product Sales					
Department and Variety Stores	✓		✓		
Food Stores	✓		✓		
Agricultural Crop Sales					
Motor Vehicle and Boat Dealers	✓		✓		
Auto Supply Stores	✓		✓	Only the sale of new or reconditioned automobile supplies is permitted.	
Gasoline Service Stations	✓		✓		
Apparel and Accessory Stores					
Furniture and Home Furnishings Stores	✓		✓		
Eating and Drinking Places	✓	✓	✓		
Drug Stores	✓	✓	✓		
Liquor Stores	✓		✓		
Used Goods: Antiques/Secondhand Shops					
Sporting Goods and Related Stores	✓		✓		
Book, Stationery, Video, and Art Supply Stores					
Jewelry Stores					

**Downtown – Little Bear Creek Corridor Master Plan
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WMC 21.08**

Monuments, Tombstones, and Gravestones	✓		✓		
Hobby, Toy, Game Shops					
Fabric Shops					
Fuel Dealers	✓		✓		
Florist Shops					
Personal Medical Supply Stores					
Pet Shops					
Bulk Retail	✓		✓		
Auction Houses	✓		✓		
Truck and Motorhome Dealers	✓		✓	Includes wholesale and retail sale of trucks exceeding one ton capacity.	
Auto Parts Yard	✓		✓	Not within 200 feet of LBC.	
Sexually Oriented Businesses	✓		✓	See Ordinance No. 99 for regulations governing a sexually oriented business. See Ordinance No. 101 for regulations governing the location of sexually oriented businesses.	
Gift Shops					
MANUFACTURING LAND USES					
Food and Kindred Products Manufacturing	✓		✓	Conditional Use Permit	
Winery/Brewery	✓		✓	Conditional Use Permit	
Textile Mill Products	✓		✓		
Apparel and Other Textile Products Manufacturing	✓		✓	Conditional Use Permit	
Wood Products, except Furniture Manufacturing	✓		✓	Conditional Use Permit. Limited to uses found in SIC Industry No. 2434 – Wood Kitchen Cabinets and No. 2431 – Millwork (excluding planing mills)	
Furniture and Fixtures Manufacturing	✓		✓	Conditional Use Permit	
Paper and Allied Products	✓				
Printing and Publishing	✓		✓	Limited to photocopying and printing services offered to the general public.	
Chemicals and Allied Products					
Petroleum Refining and Related Industries					
Rubber and Misc. Plastics Products					
Leather and Leather Goods Manufacturing	✓		✓	Conditional Use Permit	

**Downtown – Little Bear Creek Corridor Master Plan
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WMC 21.08**

Stone, Clay, Glass and Concrete Products Manufacturing	✓		✓	Only within enclosed buildings.	
Primary Metal Industries					
Fabricated Metal Products					
Industrial and Commercial Machinery					
Heavy Machinery and Equipment					
Computer and Office Equipment Manufacturing	✓		✓	Conditional Use Permit	
Electronic and other Electric Equipment	✓		✓	Conditional Use Permit	
Railroad Equipment					
Guided Missile and Space Vehicle Parts					
Miscellaneous Transportation Vehicles					
Measuring and Controlling Instruments	✓		✓	Conditional Use Permit	
Miscellaneous Light Manufacturing					
Motor Vehicle and Bicycle Manufacturing					
Aircraft, Ship, and Boat Building					
Tire Retreading					
Movie Production/Distribution	✓		✓		
Accessory Use Commercial/Industrial					
RESOURCE LAND USES					
Growing and Harvesting Crops					
Raising Livestock and Small Animals					
Growing and Harvesting Forest Products					
Forest Research		✓			
Hatchery/Fish Preserve			✓ new		
Aquaculture			✓ new		
Wildlife Shelters					
Mineral Extraction					
Processing of Minerals					
Asphalt Paving Mixtures and Block					
Resource Accessory Uses					
REGIONAL LAND USES					
Jail	✓		✓	Special Use Permit if use abuts an agriculturally zoned property.	
Secure Community Transition Facility	✓		✓	Special Use Permit, cannot be sited adjacent to,	

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Draft Little Bear Creek Corridor Permitted Uses
WMC 21.08**

				immediately across a street or parking lot from, or within the line of sight of risk potential facilities defined in the law as schools, school bus stops, preschool facilities, day care facilities, public parks, publicly dedicated trails, sports fields, recreational and community centers, churches, synagogues, temples, mosques, or public libraries.	
Work Release Facility	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Public Agency Animal Control Facility	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Public Agency Training Facility	✓		✓	Special Use Permit if use abutting an agriculturally zoned property. Except weapons armories and outdoor shooting ranges.	
Hydroelectric Generation Facility					
Non-Hydroelectric Generation Facility	✓	✓	✓	Conditional Use Permit if use abutting an agriculturally zoned property. Excluding impoundment of water using a dam. Special Use Permit if use abutting agriculturally zoned property.	
Major Communication Facility					
Personal Wireless Facilities	✓	✓	✓	Personal wireless service facilities shall be regulated pursuant to WMC Chapter 21.26	
Earth Station	✓	✓	✓		
Oil and Gas Extraction	✓	✓	✓	Special Use Permit if use abutting an agriculturally zoned property	
Energy Recourse Recovery Facility					
Soil Recycling/Incineration Facility					
Landfill					
Transfer Station	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Wastewater Treatment Facility	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Municipal Water Production	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Airport/Heliport	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Landing Field	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	

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WMC 21.08

Transit Bus Base	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Transit Park and Ride Lot	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
School Bus Base	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Racetrack	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Fairground	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
Zoo/Wildlife Exhibit	✓		✓	Special Use Permit if use abutting an agriculturally zoned property. Except arboretum.	
Stadium/Arena	✓		✓	Special Use Permit if use abutting an agriculturally zoned property.	
College/University					