

CITY OF WEST RICHLAND  
ORDINANCE NO. \_\_\_\_-22

**AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON, AMENDING THE WEST RICHLAND MUNICIPAL CODE TO (1) AMEND SECTION 17.09.170, TO ADD A DEFINITION FOR PUBLIC SCHOOL FACILITIES; AND (2) AMENDING SECTION 17.13.030 COMMERCIAL LAND USE MATRIX, ALLOWING PUBLIC SCHOOL SUPPORT FACILITIES IN THE COMMERCIAL GENERAL, LIGHT INDUSTRIAL AND COMMERCIAL LIGHT INDUSTRIAL DISTRICTS.**

**WHEREAS**, the City Council finds; and

**WHEREAS**, the City Council supports economic and commercial development within the City; and

**WHEREAS**, on October 3, 2022, the City's Community Development Department issued a State Environmental Policy Act (SEPA) threshold determination of DNS (Determination of Non-significance) on the proposed changes; and

**WHEREAS**, in accordance with RCW 36.70A.160, on October 3, 2022, the City's Community Development Department transmitted the proposed text changes to the State Department of Commerce and request expedited review and the request was granted on October 4, 2022; and

**WHEREAS**, on October 13, 2022 the Planning Commission held a duly noticed public hearing to receive public testimony on the proposed changes and accepted all testimony from anyone wishing to speak for or against changes, and deliberated on the proposed changes; and

**WHEREAS**, on October 13, 2022, the Planning Commission voted **unanimously** to accept the staff's recommended findings, conclusions, and recommendations on the proposed amendments; and unanimously recommend Council approve of the proposed amendments; and

**WHEREAS**, the City Council reviewed the proposed amendments in a duly noticed public hearing on November 1, 2022; and

**WHEREAS**, all parties wishing to comment on the proposed amendments were given an opportunity to do so;

**WHEREAS**, on November 1, 2022, the City Council voted to approve the zoning code amendments; and

**WHEREAS**, the City Council finds it prudent and in the public interest to adopt the proposed amendments by ordinance;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, does hereby ordain as follows:**

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 1st day of November, 2022.**

\_\_\_\_\_  
Brent Gerry, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Haug, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bronson Brown, City Attorney

**SECTION 1: That West Richland Municipal Code Chapter 17.09.170 – P definitions**, is hereby amended to read as follows:

....

“Public school support facilities” means a public school owned and operated facility that use is to support the school such as warehouses, bus parking, and storage facilities.”

....

**SECTION 2: That West Richland Municipal Code Chapter 17.13.030 – Commercial land use matrix**, is hereby amended to read as follows:

**17.13.030 Commercial land use matrix.**

| Use   | Neighborhood Commercial (C-N) | Commercial Limited (C-L) | Commercial General (C-G) | Downtown-Mixed Use (D-MU) | Commercial Light Industrial (C-LI) | Light Industrial (LI) |
|---|-------------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|-----------------------|
| Accessory buildings   | S                             | S                        | S                        | S                         | S                                  | S                     |
| Accessory dwelling units  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Adult family home   | -                             | -                        | -                        | P                         | -                                  | -                     |
| Adult use businesses  | -                             | -                        | C                        | -                         | C                                  | -                     |
| Agri-chemical distributors  | -                             | -                        | -                        | -                         | -                                  | P                     |
| Airports and heliports  | -                             | -                        | -                        | -                         | -                                  | C                     |
| All uses of land, buildings, and structures or industrial processes that are noxious or injurious by reason of production or emission of dust, smoke, or refuse matter, odor, gas fumes, noise, vibration or substances | -                             | -                        | -                        | -                         | -                                  | C                     |
| Amusement parks   | -                             | -                        | C                        | -                         | C                                  | C                     |
| Animal clinics/veterinary hospitals   | -                             | -                        | P                        | C                         | P                                  | -                     |
| Animal control facilities (indoor)  | -                             | -                        | C                        | -                         | C                                  | P                     |
| Animal control facilities (outdoor)   | -                             | -                        | -                        | -                         | -                                  | C                     |
| Art studios   | P                             | P                        | P                        | P                         | P                                  | -                     |
| Automobile parking  | S                             | S                        | S                        | S                         | S                                  | S                     |
| Automobile, motorcycle, horse, and dog racing tracks  | -                             | -                        | -                        | -                         | C                                  | C                     |
| Automotive collision repair, including paint booths   | -                             | -                        | -                        | -                         | P                                  | P                     |
| Automotive collision repair, provided, that paint booths are not allowed  | -                             | C                        | C                        | -                         | -                                  | -                     |
| Automotive repair and maintenance, under hood and under car   | -                             | P                        | P                        | C                         | P                                  | P                     |
| Banks, including automatic teller machines  | P                             | P                        | P                        | P                         | P                                  | -                     |
| Bed and breakfast facilities  | S                             | -                        | -                        | S                         | -                                  | -                     |
| Blacksmith, welding, or other metal shops, excluding bunch presses over 20 tons rated capacity, drop hammers and the like   | -                             | -                        | -                        | -                         | -                                  | P                     |
| Carnival/fair (temporary)   | -                             | C                        | C                        | C                         | C                                  | C                     |
| Carwashes, automatic, full-service, and self-service  | -                             | C                        | P                        | -                         | P                                  | S                     |
| Cemetery  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Churches and similar places of worship  | -                             | P                        | P                        | P                         | -                                  | -                     |
| Churches and similar places of worship where off-street parking is provided   | P                             | -                        | -                        | -                         | -                                  | -                     |

| Use  | Neighborhood Commercial (C-N) | Commercial Limited (C-L) | Commercial General (C-G) | Downtown-Mixed Use (D-MU) | Commercial Light Industrial (C-LI) | Light Industrial (LI) |
|--|-------------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|-----------------------|
| City parks and/or open space areas, including conservation sites, and activities associated with such uses                             | P                             | P                        | P                        | P                         | -                                  | -                     |
| Clinics  | -                             | P                        | P                        | -                         | -                                  | -                     |
| Clubhouses   | P                             | P                        | P                        | P                         | P                                  | -                     |
| Colleges, universities, specialty schools operated for profit, and schools not otherwise defined, including portable school classrooms | C                             | C                        | C                        | -                         | P                                  | -                     |
| Commercial coaches for temporary uses  | -                             | -                        | S                        | -                         | P                                  | -                     |
| Commercial coaches in association with an existing building or use   | -                             | -                        | -                        | -                         | S                                  | S                     |
| Commercial entertainment and event uses (such as stadiums, auditoriums, exhibition halls)  | -                             | -                        | P                        | C                         | C                                  | -                     |
| Commercial parking lot   | -                             | -                        | C                        | C                         | C                                  | -                     |
| Community centers  | -                             | C                        | C                        | C                         | C                                  | -                     |
| Community recreation facilities  | -                             | -                        | C                        | -                         | -                                  | -                     |
| Contractors, plant or storage yards  | -                             | -                        | -                        | -                         | -                                  | P                     |
| Convenience store or mini-market   | P                             | P                        | -                        | P                         | P                                  | -                     |
| Creameries, bottling, ice manufacturing and cold storage plants  | -                             | -                        | P                        | -                         | -                                  | P                     |
| Daycare centers and mini-day care centers  | P                             | P                        | P                        | C                         | C                                  | -                     |
| Duplexes, with a minimum of 420 square feet finished living space  | -                             | -                        | -                        | P                         | -                                  | -                     |
| Duplexes; provided, that each dwelling unit has a minimum of 420 square feet finished living space                                     | -                             | -                        | -                        | -                         | -                                  | -                     |
| Electric vehicle charging stations   | P                             | P                        | P                        | P                         | P                                  | P                     |
| Events which may have a large neighborhood impact as determined by administrator   | -                             | -                        | -                        | -                         | -                                  | -                     |
| Family day care provider   | -                             | -                        | -                        | P                         | -                                  | -                     |
| Festivals  | -                             | -                        | C                        | C                         | C                                  | C                     |
| Fire stations  | P                             | P                        | P                        | P                         | P                                  | P                     |
| Food processing  | -                             | -                        | -                        | -                         | P                                  | P                     |
| Food vending vehicles  | -                             | -                        | P                        | P                         | P                                  | P                     |
| Foundries casting nonferrous metals or electric foundries not causing noxious fumes or odors   | -                             | -                        | -                        | -                         | -                                  | P                     |
| Garden nurseries and landscape garden centers with storage area for equipment and materials  | -                             | C                        | C                        | -                         | C                                  | P                     |
| Gas stations   | -                             | C                        | P                        | P                         | P                                  | P                     |
| Golf courses   | -                             | -                        | -                        | -                         | -                                  | -                     |
| Growing fruits, vegetables, grains, flowers and field crops  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Heavy machinery sales and service  | -                             | -                        | C                        | -                         | P                                  | P                     |
| High schools, colleges, universities, specialty schools operated for profit, and schools not   | -                             | -                        | -                        | -                         | C                                  | -                     |

| Use  | Neighborhood Commercial (C-N) | Commercial Limited (C-L) | Commercial General (C-G) | Downtown-Mixed Use (D-MU) | Commercial Light Industrial (C-LI) | Light Industrial (LI) |
|--|-------------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|-----------------------|
| otherwise defined, including portable school classrooms  |                               |                          |                          |                           |                                    |                       |
| Hobby agriculture  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Hospitals  | -                             | P                        | P                        | -                         | -                                  | -                     |
| Hotels and motels  | -                             | C                        | P                        | P                         | P                                  | -                     |
| Junkyards, automobile wrecking yards, scrap paper or rag storage, sorting or baling                                      | -                             | -                        | -                        | -                         | -                                  | C                     |
| Large domestic animals <sup>1</sup>  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Large-scale home occupations   | -                             | -                        | -                        | C                         | -                                  | -                     |
| Laundromats  | -                             | P                        | P                        | -                         | P                                  | P                     |
| Lumber or building material sales  | -                             | C                        | P                        | -                         | P                                  | -                     |
| Lumber or building material storage yards, secondary to an on-site retail use  | -                             | -                        | C                        | -                         | -                                  | -                     |
| Machine shops  | -                             | -                        | C                        | -                         | -                                  | P                     |
| Major utility facilities   | C                             | C                        | C                        | C                         | C                                  | C                     |
| Manufactured home park offices and/or community facilities, including swimming pools                                     | -                             | -                        | -                        | -                         | -                                  | -                     |
| Manufactured home sales  | -                             | -                        | P                        | -                         | C                                  | -                     |
| Manufactured homes   | -                             | -                        | -                        | P                         | -                                  | -                     |
| Microbreweries   | P                             | -                        | P                        | P                         | P                                  | P                     |
| Mining and/or temporary rock crushing activities, related to on- or off-site construction or site preparation activities | -                             | -                        | -                        | -                         | -                                  | C                     |
| Minor utility facilities   | P                             | P                        | P                        | P                         | P                                  | P                     |
| Movie theaters   | -                             | C                        | P                        | -                         | P                                  | -                     |
| Multifamily dwellings which contain not less than 420 square feet of finished living space per dwelling unit             | -                             | -                        | -                        | P                         | -                                  | -                     |
| Municipal office buildings   | P                             | P                        | P                        | P                         | P                                  | -                     |
| Museums  | -                             | C                        | P                        | P                         | C                                  | -                     |
| New and used car sales/repair  | -                             | -                        | P                        | -                         | C                                  | -                     |
| Off-site hazardous waste treatment, transfer, and storage facilities   | -                             | -                        | -                        | -                         | -                                  | C                     |
| One single-family detached dwelling with not less than 1,000 square feet of finished living space                        | -                             | -                        | -                        | -                         | -                                  | -                     |
| One single-family detached dwelling with not less than 420 square feet of finished living space                          | -                             | -                        | -                        | -                         | -                                  | -                     |
| On-site hazardous waste treatment and storage  | -                             | -                        | C                        | -                         | C                                  | C                     |
| Outdoor concerts   | -                             | -                        | C                        | C                         | -                                  | P                     |
| Parish or clergy houses and religious education buildings  | -                             | P                        | P                        | P                         | -                                  | -                     |
| Park and ride facilities   | -                             | -                        | C                        | -                         | C                                  | -                     |
| Parking lot – private  | S                             | S                        | S                        | -                         | S                                  | -                     |
| Performing arts theaters   | -                             | C                        | P                        | C                         | P                                  | -                     |

| Use   | Neighborhood Commercial (C-N) | Commercial Limited (C-L) | Commercial General (C-G) | Downtown-Mixed Use (D-MU) | Commercial Light Industrial (C-LI) | Light Industrial (LI) |
|---|-------------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|-----------------------|
| Personal services   | P                             | P                        | P                        | P                         | P                                  | P                     |
| Permitted special events  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Post offices  | P                             | -                        | P                        | P                         | P                                  | P                     |
| Private nursery schools   | C                             | C                        | P                        | C                         | C                                  | C                     |
| Private small wind energy systems   | -                             | -                        | -                        | S                         | -                                  | -                     |
| Professional offices  | P                             | P                        | P                        | P                         | P                                  | P                     |
| Public and private elementary, middle, and high schools, including portable school classrooms   | C                             | C                        | C                        | C                         | C                                  | C                     |
| Public library  | -                             | C                        | P                        | -                         | P                                  | -                     |
| Public parks and playgrounds  | P                             | P                        | P                        | P                         | P                                  | P                     |
| Public school support facilities  | P                             | P                        | P                        | P                         | P                                  | P                     |
| Recreation buildings or areas operated by membership clubs for the benefit of members and not for gain  | C                             | -                        | C                        | C                         | P                                  | -                     |
| Recreation camps  | -                             | -                        | -                        | -                         | -                                  | -                     |
| Recreational vehicle parks  | -                             | -                        | C                        | -                         | C                                  | -                     |
| Recreational vehicle sales/repair   | -                             | -                        | P                        | -                         | C                                  | -                     |
| Recycling or donation drop-off containers (unattended)  | -                             | -                        | P                        | S                         | S                                  | S                     |
| Recycling processing facilities   | -                             | -                        | -                        | -                         | -                                  | P                     |
| Residential care facility   | -                             | -                        | -                        | -                         | -                                  | -                     |
| Residential use secondary to a business enterprise provided dwelling unit has a minimum of 420 square feet of finished living space, and the dwelling is constructed in compliance with the International Fire Code and International Building Code | S                             | S                        | S                        | S                         | S                                  | -                     |
| Restaurants (with drive-through)  | -                             | C                        | P                        | P                         | P                                  | -                     |
| Restaurants (without drive-through)   | P                             | P                        | P                        | P                         | P                                  | -                     |
| Retail businesses operating in a building space that exceeds 15,000 square feet in area, upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhood           | C                             | -                        | -                        | -                         | -                                  | -                     |
| Retail, sales, and service businesses   | P                             | P                        | P                        | P                         | P                                  | S                     |
| Retail, sales and service businesses, where the gross square footage of any building exceeds 50,000 square feet.  | -                             | -                        | C                        | -                         | -                                  | -                     |
| Retirement centers/convalescent homes, assisted living centers  | -                             | -                        | P                        | -                         | -                                  | -                     |
| Service stations  | -                             | -                        | P                        | P                         | P                                  | -                     |
| Single-family residences with not less than 420 square feet of finished living space  | -                             | -                        | -                        | P                         | -                                  | -                     |
| Small domestic animals  | -                             | -                        | -                        | S                         | -                                  | -                     |
| Small-scale food and beverage manufacturing   | -                             | -                        | C                        | -                         | -                                  | -                     |
| Small-scale home occupations  | -                             | -                        | -                        | S                         | -                                  | -                     |

| Use   | Neighborhood Commercial (C-N) | Commercial Limited (C-L) | Commercial General (C-G) | Downtown-Mixed Use (D-MU) | Commercial Light Industrial (C-LI) | Light Industrial (LI) |
|---|-------------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|-----------------------|
| Storage and similar facilities for use of manufactured home park residents only | -                             | -                        | -                        | -                         | -                                  | -                     |
| Storage units/mini-storage/recreational vehicle and boat storage                | -                             | -                        | -                        | -                         | -                                  | -                     |
| Swimming pools  | -                             | -                        | -                        | S                         | -                                  | -                     |
| Taverns and cocktail lounges  | -                             | -                        | P                        | P                         | P                                  | -                     |
| Temporary/seasonal outdoor public markets                                       | -                             | -                        | P                        | C                         | C                                  | -                     |
| Townhouses/rowhouses  | -                             | -                        | -                        | P                         | -                                  | -                     |
| Transmission lines  | C                             | C                        | C                        | C                         | C                                  | C                     |
| Undertaking establishments  | -                             | C                        | P                        | -                         | P                                  | -                     |
| Vehicle and vessel body shops   | -                             | -                        | -                        | -                         | P                                  | -                     |
| Warehousing and distributing  | -                             | -                        | -                        | -                         | P                                  | P                     |
| Warehousing up to 2,000 square foot building                                    | -                             | C                        | -                        | -                         | -                                  | -                     |
| Waste transfer stations   | -                             | -                        | -                        | -                         | -                                  | C                     |
| Wholesale business  | -                             | -                        | P                        | -                         | P                                  | P                     |
| Wine tasting rooms  | -                             | -                        | -                        | P                         | -                                  | -                     |
| Wine tasting/sales  | -                             | -                        | P                        | P                         | P                                  | P                     |
| Wineries  | -                             | -                        | P                        | P                         | P                                  | P                     |
| Wireless communication facilities   | C                             | C                        | C                        | -                         | C                                  | C                     |
| Wireless communication facilities (co-location with another facility)           | P                             | P                        | P                        | P                         | P                                  | P                     |

**Section 3. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

**Section 4. Severability / Validity.** The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

**Section 5. Effective Date.** This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as provided by law.

**Section 6. Transmittal to State.** Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.