

2024 DRAFT City of Walla Walla Annual Code Updates for Application and Public Comment – August 12, 2024

(Added terms are in *bold/ italicized*. Removed terms are ~~stricken~~ – all changes are in red font)

Chapter 5.04 Mobile Vendors

5.04.020 Mobile and street vendor – License required.

No person, firm or corporation shall engage in the business of a mobile vendor without having first obtained a license therefore from the licensing agent ~~following receipt of a development permit~~ issued by the department of development services. This chapter shall not apply to vendors operating in conjunction with events holding a valid city of Walla Walla special event permit or the farmers' market. *Mobile or street vendors shall also obtain a general business license as required by Chapter 5.05 General Business License.*

Chapter 19.30 Subdivision Design

19.30.030 Street design standards.

A. Street Right-of-Way and Improvement Width. Street right-of-way and improvement width for residential, collector and primary arterial streets shall comply with Chapter 19.34, Public Facilities Standard Plans.

B. Subdivision Street Access. Subdivisions shall be served by one or more improved streets providing ingress and egress to and from the subdivision as follows:

1. A subdivision of fourteen or fewer lots on a cul-de-sac which does not exceed four hundred feet, or on an approved stub street which does not exceed six hundred feet in length, may have one access point.
2. A subdivision of fifteen or more lots shall have a minimum of two access points. More may be required based on factors in subsection (C)(2) of this section.

C. Conformance to Street Plan – Continuation of Streets.

1. Subdivisions and short plats shall provide for the location and necessary right-of-way to conform to the city street plan.
2. Subdivisions and short plats shall provide for the continuation or appropriate projection of residential, collector or primary arterial streets.
3. Modifications to street width or street parking requirements to accommodate low impact development stormwater facilities may be allowed upon written approval of the city engineer.

D. Cul-de-Sac Streets. Cul-de-sacs are disfavored; however, subject to the following a cul-de-sac street shall only be used where the approving authority determines that environmental or topographical constraints, existing development patterns, legal restrictions, or compliance with other applicable city requirements preclude a street extension. Where the city determines that a cul-de-sac is allowed, all of the following standards shall be met:

1. Cul-de-sac streets shall have a maximum length of six hundred feet measured from their centerline intersection with the public access street right-of-way to the turnaround.
2. The turnaround at the end of a cul-de-sac street shall have a minimum right-of-way radius of forty-five feet and a minimum curb radius of thirty-eight feet.
3. The cul-de-sac shall provide, or not preclude the opportunity to later install, a pedestrian and bicycle access way between it and adjacent developable lands. Such access ways shall conform to subsection E of this section.

E. Access Ways. An access way that connects one street to another street, a park, or a public access way is required where a street connection cannot be provided consistent with block size or street spacing standards due to existing development, topography, and/or other natural conditions such as wetlands or stream corridors. Where an access way is required, it shall be established as a tract or right-of-way that is a minimum fifteen feet wide. The access way shall feature a paved surface that is a minimum ten feet wide.

F. Street Intersections. Street intersections shall be as nearly at right angles as is practicable but not less than seventy degrees. Offset street intersections of less than two hundred feet for collector and primary arterial streets or one hundred feet for residential streets will not be permitted, unless otherwise approved by the city engineer.

G. Stub Streets. Stub streets shall be allowed only to provide for the planned continuation of streets on adjacent property. A standard turnaround shall be required at the end of a stub street.

H. Half Streets. Half-width streets shall be prohibited.

I. Street Grades. Street grades shall comply with Chapters 19.32, Public Facility Requirements, and 19.34, Public Facilities Standard Plans.

J. Street Designations. Street naming for public and private streets approved for new developments under this code shall be in accordance with Chapter 12.64 and the following:

1. Streets that are in general alignment with others already existing and named shall bear the names of the existing streets. Other streets shall not bear names that duplicate or phonetically approximate the names of existing streets.
2. A street with a general north-south alignment shall be designated “avenue”; one with a general east-west alignment shall be designated “street”; a cul-de-sac shall be designated “court” or “place.”
3. The designations “drive” or “way” ~~shall may~~ be ~~used reserved~~ for ~~long~~ continuous ~~curved~~ streets with thoroughfare characteristics.

4. Insofar as possible, new streets shall preserve and continue any alphabetical or numerical sequence and type of name already established in nearby subdivisions.

Chapter 20.02 General Provisions

20.02.080 Annexations

A. Property may be annexed to the city as authorized by Chapter 35A.14 RCW, as amended. Annexation is a Level VI process, initiated as provided in Chapter 35A.14 RCW. Annexation proposals shall be initiated through forms approved by the department.

B. The city will accept annexation petitions ~~once~~ *twice* per year. The *first* annexation petition submittal time will open January 1st and close January 31st of each calendar year. *The second annexation petition submittal time will open July 1st and close July 31st of each calendar year.*

C. Annexations are exempt from State Environmental Policy Act (SEPA) review pursuant to RCW 43.21C.222, as amended.

D. Annexation of property shall be consistent with the land use and annexation policies of the Comprehensive Plan's Land Use Element. As soon as practicable upon initiation of annexation proceedings, the department shall determine whether or not the proposed annexation area has been prezoned, and whether or not such prezone designation(s) are consistent with and implement the Comprehensive Plan.

E. Notice of Initiation. The department shall give at least thirty days' advance notice of city council meetings which will consider resolutions calling for election under RCW 35A.14.015, meetings with initiating parties under RCW 35A.14.120 or 35A.14.420, resolutions for initiation of island annexations under RCW 35A.14.295, or resolutions to commence negotiations under RCW 35A.14.460, as those statutes may be amended. The notice shall identify the area proposed for annexation and provide the date and time of the meeting.

1. Initiator Notice. The department shall deliver or mail notice of application to the initiator(s), if any, or the person or entity designated by the applicant to receive notice.

2. Public Notice.

a. The department shall deliver or mail notice to parties that have filed a special notification request in accordance with Section 20.14.015.

b. The department shall deliver or mail notice to the record owner(s) of property, as shown by the records of the Walla Walla County assessor's office, which is included in the area to be annexed or adjacent to the area to be annexed.

3. Agency Notice. The department shall mail notice to the Walla Walla County commission, any fire protection district serving the area to be annexed, any water district serving the area to be annexed, and any holder of any franchise or permit for operation of a public service business which will be cancelled pursuant to RCW 35A.14.900.

F. Notice of Hearing. The city council shall by resolution set public hearing(s) to the extent required by RCW 35A.14.130, 35A.14.295(2), 35A.14.430, and 35A.14.460(3), as those statutes may be amended, and notice of hearing shall be given as required by the applicable statute. Such notice shall include the proposed zoning for the property.

G. Property within the urban growth area which has been prezoned by a proposed zoning regulation pursuant to RCW 35A.14.330 and 35A.14.340, as those statutes may be amended, will automatically be zoned in conformance with the land use designation prescribed for that property by the city council through the prezone process unless the proposed zoning designation is changed as provided herein.

H. Where property is prezoned, and the prezone designation is inconsistent with the Comprehensive Plan, the council, upon consideration of the annexation proposal, may determine zoning requirements as follows:

1. The prezone designation for the property may be changed concurrently with annexation by a proposed zoning regulation pursuant to RCW 35A.14.330 and 35A.14.340, as those statutes may be amended; or
2. The prezone designation will be applied and the zoning designation for the property may be amended through the rezone process after annexation.

I. Where property has not been prezoned, the council upon consideration of the annexation proposal may determine the zoning requirements as follows:

1. The city may adopt a zoning designation for the property pursuant to RCW 35A.63.100 which is consistent with and implements the Comprehensive Plan; or
2. The property shall be deemed to be included in the zoning map as follows:
 - a. Property zoned by the county as Agriculture Industrial Heavy or Heavy Industrial shall be deemed to be zoned by the city as Heavy Industrial (IH);
 - b. Property zoned by the county as Agriculture Industrial Light, Light Industrial, or Industrial/Business Park shall be deemed to be zoned by the city as Light Industrial/Commercial (IL/C);
 - c. Property zoned by the county as Airport Development District shall be deemed to be zoned by the city as Airport Development (AD);
 - d. Property zoned by the county as Public Reserve shall be deemed to be zoned by the city as Public Reserve (PR);

e. Property zoned by the county as Urban Planned Community shall be deemed to be zoned by the city as Urban Planned Community (UPC);

f. Property zoned by the county as Primary Agriculture, Exclusive Agriculture, General Agriculture, Agricultural Residential, Rural Remote, Rural Agriculture, Rural Flowing, Rural Residential, or Rural Transition shall be deemed to be zoned by the city as Neighborhood Residential; and

g. Property given a zoning designation by the county other than those identified in this subsection shall be deemed to be zoned by the city as Neighborhood Residential.

The deemed zoning designation may be amended through the rezone process after annexation, and the department is directed to process such amendment(s) that may be necessary to make the zoning designation(s) for annexed property consistent with the Comprehensive Plan as soon as practicable following the effective date of the annexation.

Chapter 20.38 Closed Record Decisions and Appeals

20.38.020 Appellate body for appeals.

A. Appeal of final Level I and II decisions, final director decisions made under the Subdivision Code, interpretations made pursuant to Section 19.02.060 of the Subdivision Code or Section 20.02.090 of this code, final home occupation decisions made pursuant to Section 20.122.090 of this code, appeals permitted by Section 21.08.170 of this code, and appeals permitted in codes adopted by Section 15.04.010 of the Walla Walla Municipal Code, shall be made to the hearing examiner.

B. Appeal of final Level III decisions of the hearing examiner and final Level IV decisions of the city council, ~~other than decisions on shoreline permits,~~ must be made in the manner provided by Chapter 36.70C RCW. ~~Shoreline permit decisions must be appealed in the manner provided by Chapter 90.58 RCW.~~ No administrative appeal is provided under this chapter for Level III or Level IV decisions except for certain SEPA determinations.

C. Level V and Level VI council action may be reviewed solely to the extent and only in the manner provided by law. No administrative appeal is provided under this chapter for Level V or Level VI actions except for certain SEPA determinations.

D. Shoreline permit decisions must be appealed in the manner provided by Chapter 90.58 RCW.

Chapter 20.100 Tables of permitted land uses

20.100.040.C Community Services

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	x	x	1	1	1	x	x
Cemetery	x	x	x	1	x	x	x	x	x
Churches, Synagogues, Temples	3	3	3	1	1	1	3	3	3
Colleges (other than state education facilities)	3	3	x	1	1	1	2	x	3
Community Animal Shelters	x	x	x	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	2	2	1	1	1	2	x	2
Day Care Centers: Mini (1 – 12 children) (*)	1	1	1	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	3	3 1	3 1	3 1	3 1	x	1
Essential Public Facilities (•)	3	3	3	3	3	3	3	3	3
Fire Stations, Police Stations and Ambulance Service	3	3	3	1	1	1	1	1	1
Funeral Homes, Crematories, Mausoleums and Columbaria	x	3	x	1	1	1	3	x	x
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	x	3	x	1	1	1	1	1	1
Hospitals	3	3	x	1	x	3	3	x	x
Emergency Housing/ Shelter	3	1	3	1	1	1	1	1	x
Libraries	3	3	x	1	1	1	3	x	x
Museums, Art Galleries	3	3	x	1	1	1	3	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Schools, Public/Private Schools	3	3	x	1	2	2	x	x	x
Schools, Vocational Schools	3	3	x	2	2	2	2	x	2
Storage of Gravel and Equipment for Street Construction (Permanent)	x	x	x	1	x	x	3	1	3
Designated Camping Area (⌘)	x	x	x	1	x	x	x	1	x
Zoo	x	x	x	1	x	x	x	x	x

NOTES:

1. (•) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.
2. (⌘) Refers to an area designated in accordance with Chapter 9.18.

20.100.040.G Retail Trade and Service

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	x	x	1	1	1	x	x
Advertising Agencies	x	x	x	x	1	1	1	x	x
Animal Clinic/Hospital	x	x	x	x	1	1	1	x	x
Antique Stores	x	x	x	x	1	1	1	x	1
Artist’s Supplies	x	x	x	x	1	1	1	x	1
Automobile Sales (interior only, no surface lots)	x	x	x	x	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Automobile, Truck, Manufactured Home and Travel Trailer Sales (includes interior surface lots)	x	x	x	x	x	1	1	1	1
Automotive: Car Wash	x	x	x	x	1	1	1	1	1
Automotive: Commercial Parking Lots and Garages	x	x	x	x	1	1	1	1	1
Automotive: Maintenance and Service Shops	x	x	x	x	1	1	1	1	1
Automotive: Paint and Body Repair Shops	x	x	x	x	x	1	1	1	1
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x	x	x	x	1	1	1	1	1
Automotive: Service Station	x	x	x	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	x	x	x	1	1	1	x
Automotive: Towing Services	x	x	x	x	x	1	1	1	x
Automotive: Wrecking and Dismantling Yard	x	x	x	x	x	x	x	1	x
Bakery	See Chapter 20.167		x	x	1	1	1	x	1
Beauty and Barber Shops	See Chapter 20.167		x	x	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Bed and Breakfast (1)	1	1	1	x	1	1	x	x	x
Boats and Marine Accessories	x	x	x	x	x	1	1	1	1
Books, Stationery, Office Supplies	x	x	x	x	1	1	1	x	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x	x	x	x	1	1	1	1	x
Butcher Shop	x	x	x	x	1	1	1	x	x
Camera Stores and Photographic Studios	x	x	x	x	1	1	1	x	x
Candy Store	x	x	x	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	x	x	1	1	1	x	x
Clothing and Accessories	x	x	x	x	1	1	1	x	x
Coin and Stamp Shops	x	x	x	x	1	1	1	x	x
Convenience Store (*)	See Chapter 20.167		x	x	1	1	1	1	1
Delicatessen	x	3	x	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	x	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	x	x	1	1	1	x	x
Dry Cleaners	x	x	x	x	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Employment Agencies (Private)	x	x	x	x	1	1	1	x	x
Fabric Store	x	x	x	x	1	1	1	x	1
Farm Implements, Tools and Heavy Construction Equipment	x	x	x	x	x	1	1	1	1
Farm Supplies	x	x	x	x	1	1	1	1	1
Financial Institutions	x	x	x	x	1	1	1	x	x
Florist Shop	See Chapter 20.167		x	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	x	x	1	1	1	x	x
Fuel, Oil and Coal Distributors	x	x	x	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	x	x	1	1	1	x	1
General Hardware, Garden Equipment and Supplies	x	x	x	x	1	1	1	1	x
Heating and Plumbing Equipment Stores	x	x	x	x	1	1	1	1	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	x	x	x	x	x	3	1	x	2
Insurance Agents, Brokers and Service Agencies	x	3	x	x	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Jewelry, Watches, Silverware Sales and Repair	x	x	x	x	1	1	1	x	x
Kennels (*)	x	x	x	* <i>See Chapter 20.130</i>	* <i>See Chapter 20.130</i>	‡ <i>See Chapter 20.130</i>	‡ <i>See Chapter 20.130</i>	x	3
Laundries	x	x	x	x	1	1	1	x	x
Laundromats	x	3	x	x	1	1	1	x	1
Liquor Stores	x	x	x	x	1	1	x	x	x
Lumber Yards	x	x	x	x	x	1	1	1	1
Malls, Multi-Tenant, Retail Complex	x	x	x	x	1	1	1	x	x
Marijuana Retail Outlets	x	x	x	x	x	See Chapter 20.173	x	x	x
Medical and Dental Facilities	See Chapter 20.167		x	1	1	1	1	x	x
<i>Mobile Vendor Food Court</i>	<i>x</i>	<i>x</i>	<i>x</i>	<i>x</i>	<i>2</i>	<i>2</i>	<i>2</i>	<i>x</i>	<i>2</i>
Motels and Hotels	x	x	x	x	1	1	1	x	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x	x	x	x	1	1	1	1	1
Music Stores	x	x	x	x	1	1	1	x	x
Nursery (*)	x	x	x	x	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Outside Advertising (Billboards)	See Chapter 20.204								
Paint, Glass and Wallpaper Stores	x	x	x	x	1	1	1	1	x
Pet Stores, Pet Supplies, and Dog Grooming	x	x	x	x	1	1	1	x	x
Printing, Photocopy Service	x	x	x	x	1	1	1	x	x
Professional Office Buildings	See Chapter 20.167		x	x	1	1	1	x	1
Real Estate Offices	See Chapter 20.167		x	x	1	1	1	x	x
Recycling Center (*)	x	x	x	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	x	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	x	x	x	1	1	1	1
Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	x	x	x	1	1	1	1
Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	x	x	1	1	1	x	1
Repairs: Small Appliances, TVs, Business Machines, etc.	x	x	x	x	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Repairs: Locksmiths and Gunsmiths	x	x	x	x	1	1	1	1	1
Repairs: Re-Upholstery and Furniture	x	x	x	x	1	1	1	1	1
Repairs: Small Engine and Garden Equipment	x	x	x	x	1	1	1	1	x
Restaurants, Cafes and Drive-In Eating Facilities	x	x	x	x	1	1	1	x	1
Second Hand Store	x	x	x	x	1	1	1	x	1
Shoe Repair and Shoe Shine Shops	x	x	x	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	x	x	1	1	1	x	x
Taverns and Bars, Dine, Drink and Dance Establishments	x	x	x	x	1	1	1	x	1
Taxidermy	x	x	x	x	x	x	1	1	1
Toy and Hobby Stores	x	x	x	x	1	1	1	x	x
Truck Service Stations and Shops	x	x	x	x	x	1	1	1	1
Waste Material Processing and Junk Handling (*)	x	x	x	x	x	x	3	1	x

NOTES:

1. Subject to specific development standards. See Chapter 20.138.

Chapter 20.102

20.102.020 Setbacks and yard requirements

A. Additional Yard Requirements.

1. All yards shall be measured from the property line to the foundation line of the structure.
2. The following intrusions may extend up to two feet into a front, rear, or side yard:
 - a. Eaves, bay windows, dormers, chimneys, solar collectors.
 - b. Stairways, fire escapes.
 - c. Planting boxes.
 - d. Other architectural features similar to those listed above.
3. The yard requirements for property abutting future street rights-of-way are as follows:
 - a. If a lot abuts a street having only a portion of its required width dedicated, no building or structure shall be constructed on that portion of the lot needed to complete the road width plus width and/or depth of the yards required on the lot measured from the future right-of-way line.
 - b. Where a precise plan adopted pursuant to law includes the plans for widening the existing streets, the connecting of existing, or the establishment of new streets, the placement of buildings and maintenance of yards, where required by this title, shall adhere to the future street boundaries as determined by said precise plans.
4. No required yard or other open space dedicated to a particular structure or use shall be considered as providing required yard or open space for any other structure or use.
5. The following exceptions to the front yard requirement are authorized for a residential lot:
 - a. If there are dwellings on both abutting lots with front yards of less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
 - b. If there is a dwelling on one abutting lot with a front yard of less than the required depth for the zone, the front yard for the lot need not exceed a depth halfway between the depth of the abutting lot and the required front yard depth.
6. Low impact development best management practices, if required, may be permitted in the setback/yard area.

B. Residential Covered Porches.

1. Covered entry porches on dwelling units may extend eight feet into the front yard setback, if:
 - a. The porch is covered and no higher than one story;
 - b. Three sides of the porch are open;

c. The porch roof form is architecturally compatible with the roof form of the main house; and

d. Provided a porch meets the criteria of this section, the following are also permitted:

i. Solid walls or railings may extend up to forty-two inches above the porch floor;

ii. Eaves on the porch roof may extend an additional two feet into the required front yard;

iii. Steps may extend an additional five feet into the required front yard.

2. Uncovered porches may extend eight feet into the front yard setback.

3. On the secondary front yard of a corner lot, a porch may not be less than five feet from the property line.

4. An uncovered deck or balcony may be placed on the roof of the porch within the required front yard.

C. Residential Covered Rear Patios.

1. Covered rear patios on dwelling units may extend eight feet into the rear yard setback, if:

a. All applicable setbacks and maximum lot coverage standards are met.

b. The area of the patio that extends into the rear yard setback shall be open on at least three sides;

c. The patio is covered and no higher than one story;

d. The patio roof form is architecturally compatible with the roof form of the main house; and

e. Provided a rear patio meets the criteria of this section, the following are also permitted:

i. Eaves on the covered rear patio may extend an additional two feet into the required rear yard;

D.€. The following exceptions to the front yard requirement are authorized for a commercial property:

1. The front yard area for commercial uses may include service station fuel pump canopies; open recreational amusement accessory facilities to a principal use; subject to approval of the site plan review committee.

Chapter 20.123 Table of Permitted Home Occupations

- 1 Permitted Home Occupations Level I Review (Administrative)
- 2 Permitted Home Occupations Level II Review (Notice to Adjacent Property Owners)
- 3 Permitted Home Occupations Level III Review (Hearings Examiner Public Hearing Required)

Not Permitted: See Section 20.122.070

Permitted Uses	Zoning Districts	
	RM	RN
Accountant	1	1
Architect	1	1
Artist, arts and crafts	1	1
Attorney	1	1
Author	1	1
Bakery, off-site sales	1	1
Barbershop, beauty parlor	2	2
Business administration	1	1
Caterer	1	1
Ceramics and sculpting	1	1
Composer	1	1
Computer programmer/data processing	1	1
Consulting services (engineer, planner, financial, tax, etc.)	1	1

Permitted Uses	Zoning Districts	
	RM	RN
Direct sales/product distribution	1	1
Dog grooming	2	2
Dressmaker, seamstress, tailor	1	1
Drafting and graphic	1	1
Engineer	1	1
Flower arrangement	1	1
Insurance agent	1	1
Locksmith	1	1
<i>Mental Health Professional</i>	<i>1</i>	<i>1</i>
Photographer (not including productions studio)	1	1
Physician	1	2
Mail/phone/internet order	1	1
<i>Massage Therapist</i>	<i>1</i>	<i>1</i>
Music teacher	1	1
Production of small articles by hand without the use of automated or production line equipment	1	2

Permitted Uses	Zoning Districts	
	RM	RN
Real estate agent	1	1
Tutor	1	1
Typing/secretarial service	1	1
Watch/clock repair	1	1
Unclassified home occupations	See Section 20.122.060	

NOTE: See Chapter 20.122 for other specific provisions for home occupations.

Chapter 20.130

20.130.070 Kennels

Animal kennels where permitted shall shelter all overnight boarders in suitable structures which provide a clean and uncrowded environment. ~~All structures and runs associated with the kennel shall be no closer than one hundred feet from any property line.~~ In addition to complying with the above requirements, the following criteria shall be considered ~~when a conditional use permit application (Level III) is being reviewed~~ for an animal kennel:

- A. Noise;
- B. Proximity to and compatibility with nearby residences or residential districts;
- C. Lot size and isolation;
- D. Location of kennel facilities;
- E. Screening and buffering;
- F. Number of animal accommodations;
- G. Sanitation and health conditions;
- H. Odor.

Animal kennels, where permitted, shall be subject to the following levels of review:

- A. All structures and runs associated with the kennel that are at least 100 feet away from any property line shall be subject to Level I review.*

- B. All structures and runs associated with the kennel that are 50-99 feet away from any property line shall be subject to Level II review.*
- C. All structures and runs associated with the kennel that are up to 49 feet away from any property line shall be subject to Level III review.*
- D. All kennels that are adjacent to residential zones shall be at least 150 feet from any dwelling unit.*