



---

# SKAMANIA COUNTY PLANNING COMMISSION

---

## AGENDA

**Tuesday, June 20, 2023, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, LOWER MEETING ROOM  
170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

---

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. AGENDA ITEMS

- a. Approve minutes from the March 21, 2023, Planning Commission Meeting.
- b. Public Comment
- c. Round Table Discussion of Carson Sub Area Zoning. Red Lining of zones. Red Lining: What you like, don't like, question, add or change.

### 5. PLANNING COMMISSION BUSINESS

### 6. ADJOURN

---

#### Remote Participation Instructions:

- To join the Zoom meeting online, visit <https://us02web.zoom.us/j/82120490477>
- To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **821 2049 0477**

#### For Public Comment:

- On Zoom app: click "Raise Hand" icon
- On telephone: hit \*9 to raise your hand
- Or, email your comments to [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us)



---

# SKAMANIA COUNTY PLANNING COMMISSION

---

## MINUTES

**Tuesday, March 21, 2023, 6:15 PM**

SKAMANIA COUNTY COURTHOUSE ANNEX, UPPER MEETING ROOM

170 NW VANCOUVER AVENUE, STEVENSON, WA 98648

REMOTE PARTICIPATION BY ZOOM MEETING TELEPHONE AND VIDEO CONFERENCE

---

### 1. CALL TO ORDER

Sue Davis, Chair, called the meeting to order at 6:15 PM.

### 2. PLEDGE OF ALLEGIANCE

Sue Davis led the Pledge of Allegiance.

### 3. ROLL CALL

Planning Commissioners Present: Cyndi Soliz, John DiPalma, Ann Cline (participated remotely), Sue Davis, Mat Joy, Anita Gahimer Crow

Staff Present: Mandy Hertel-Planner, Josh Neblock-Planner, David Waymire-Director

### 4. AGENDA ITEMS

- a. Approve minutes for the February 21, 2023, Planning Commission Meeting.

Cyndi Soliz moved to approve the minutes; John DiPalma seconded. Motion passed 6-0.

Mary Repar, member of the public, provided comments regarding the Birkenfeld Heritage, LLC rezone request and general comments on the environmental concerns. Urges for a full rezoning of Carson.

Larry Douglas, member of the public, provided comments regarding the Birkenfeld Heritage, LLC rezone request.

Krissy Patton, member of the public, provided comments regarding the Birkenfeld Heritage, LLC rezone request.

Two others, member of the public, participated through Zoom. Left no comment.

- a) Ann Lueders representing Birkenfeld Heritage, LLC for a proposed map amendment and rezoning of parcel 03-08-21-2-0-2700-00. Ann Lueders gave comments and answered questions to the commission. Ann described the project needed to remain discreet in order to protect the company's business plan but assured the commission she feels the project would be of compatible use to the surrounding area. Mrs. Lueders



## SKAMANIA COUNTY PLANNING COMMISSION

---

explained she is from the area, grew up in the area and would not want to develop in a way that upset her community and neighbors.

- b) Mrs. Hertel provided a description of the current zoning for High Density Residential and the proposed zoning for Community Commercial. Mrs. Hertel provided a staff report of findings in favor of the re-zone proposal and updates to comprehensive plan and zoning map.

I.

- c) After group discussion Cyndi Soliz moved to forward a positive recommendation to the Board of County Commissioners to approve the Comprehensive Plan Map and Zoning Map Amendments of the proposed area; John DiPalma seconded. Motion passed 6-0.

### **5. PLANNING COMMISSION BUSINESS** – Non stated.

### **6. ADJOURN**

Sue Davis adjourned the meeting at 7:12 PM.

**Chapter 21.65  
CARSON FINAL ZONING**

Sections:

**21.65.010 Applicability.**

**21.65.020 Effective date.**

**21.65.030 Zoning map.**

**21.65.040 Relationship to balance of Title 21.**

**21.65.050 Zone classifications.**

**21.65.060 High density residential zone classification (HDR).**

**21.65.070 Rural residential zone classification (RR).**

**21.65.080 Rural estate zone classification (RE).**

**21.65.090 Commercial (C).**

**21.65.100 Industrial (I).**

**21.65.110 Destination resort (DR).**

**21.65.010 Applicability.**

This chapter applies to all lands in that portion of Skamania County lying within the Carson planning area, as depicted on the map entitled "Carson Comprehensive Plan" adopted on December 19, 1994. (Ord. 2005-02 (part))

**21.65.020 Effective date.**

This chapter shall become effective upon adoption hereof by the board of county commissioners. (Passed into law December 29, 1997). (Ord. 2005-02 (part))

**21.65.030 Zoning map.**

A zoning map will be made a part of this chapter and shall be known as "the Carson Community Zoning Map." The zoning map shall show the zone classifications assigned to specific parcels of property. (Ord. 2005-02 (part))

**21.65.040 Relationship to balance of Title 21.**

Except to the extent that the provisions of this chapter are in conflict with or contradict the provisions of the

balance of Title 21, the provisions set out in Title 21 shall remain in full force and effect in the Carson community planning area. When conflict arises, the provisions of this chapter shall be controlling. (Ord. 2005-02 (part))

**21.65.050 Zone classifications.**

Zones are shown on the Carson Community Zoning Map and its revisions.

<b>Abbreviated Designation Zone Classification Title</b>	<b>Mapping Symbol</b>
High Density Residential	HDR
Rural Residential	RR
Rural Estate	RE
Commercial	C
Industrial	I
Destination Resort	DR

(Ord. 2005-02 (part))

**21.65.060 High density residential zone classification (HDR).**

A. Allowable Uses.

1. Single-family dwellings.
2. Public facilities.
3. Domestic agriculture.
4. Advertising signs; on-premises advertising only.
5. Accessory equipment structures.
6. Attached communication facilities located on BPA towers.
7. Religious facilities.
8. Light home industry, consistent with Chapter 21.70.
9. Cottage occupations, consistent with Chapter 21.70.

B. Administrative Review Uses.

1. Multi-family housing units.
2. *Repealed by Ord. 2020-06.*
3. *Repealed by Ord. 2020-06.*
4. Residential care facilities, consistent with Chapter 21.85.
5. Child care facilities, consistent with Chapter 21.86.
6. Safe homes.
7. Cluster developments.
8. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Professional services.
2. Commercial agriculture.
3. Mobile home parks.
4. Communication towers.
5. Co-location of communication towers (in accordance with Section 21.70.160).
6. Outdoor recreational facilities (on parcels of five acres or larger).
7. Campgrounds.

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Commercial uses.
2. Industrial uses.
3. Billboards.
4. Above ground utility lines, unless no practical alternative exists.

5. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as follows:

- a. The minimum lot size shall be one-half acre.
- b. Lot depth shall not exceed lot width by more than a ratio of four to one, respectively.
- c. Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size.

2. Density Requirements.

- a. Single-Family. Each single-family housing unit shall require minimum lot area of one-half acre.
- b. Duplex. Each duplex shall require three-fourth of an acre.
- c. Triplex. Each triplex shall require one acre.
- d. Fourplex. Each fourplex shall require one and one-fourth acre.
- e. Apartment Complexes Greater than Fourplex. Each apartment complex shall require a minimum of two acres. Additional land may be required to ensure adequate parking, landscaping and buffers.

3. Setbacks.

- a. Front Yard. No building or accessory building shall be constructed closer than forty-five feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or fifteen feet from the front property line, whichever is greater.
- b. Side Yard. No building or accessory building shall be constructed closer than seven feet from the property line on each side of the structure.
- c. Rear Yard. No building or accessory building shall be constructed closer than fifteen from the rear property line.
- d. Yards Fronting on Two Roads. In addition to the required front yard setback, on lots fronting two roads, no building or accessory building shall be constructed closer than fifteen feet from any established public road right-of-way or private road easement.

e. Setbacks from cul-de-sacs and hammerhead turn arounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

f. No building or structure may be located within any easements. (Ord. 2021-04, 11-30-21; Ord. 2020-06, 9-29-20; Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

**21.65.070 Rural residential zone classification (RR).**

**A. Allowable Uses.**

1. Single-family dwellings.
2. Domestic agriculture.
3. Industrial forestry.
4. Public facilities.
5. Outdoor recreational facilities.
6. Advertising signs; on-premises advertising only.
7. Accessory equipment structures.
8. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
9. Religious facilities.
10. Light home industry, consistent with Chapter 21.70.
11. Cottage occupations, consistent with Chapter 21.70.

**B. Administrative Review Uses.**

1. *Repealed by Ord. 2020-06.*
2. *Repealed by Ord. 2020-06.*
3. Commercial agriculture.
4. Residential care facilities, consistent with Chapter 21.85.
5. Child care facilities, consistent with Chapter 21.86.



6. Safe homes.
7. Cluster developments.
8. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Multifamily housing units.
2. Mobile home parks.
3. Professional services.
4. Commercial agriculture.
5. Communication towers (in accordance with Section 21.70.160).
6. Co-location of communication towers (in accordance with Section 21.70.160).
7. Campgrounds.

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120 of this title.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Small-scale and large-scale recreational vehicle parks;
2. Commercial uses;
3. Industrial uses;
4. Billboards;
5. Above ground utility lines, unless no practical alternative exists;
6. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as follows:

- a. The minimum lot size shall be one acre;
- b. Lot depth shall not exceed lot width by more than a ratio of four to one, respectively;
- c. Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size.

## 2. Density Requirements.

- a. Single-Family. Each single-family housing unit shall require minimum lot area of one acre.
- b. Duplex. Each duplex shall require one and one-half of an acre.
- c. Triplex. Each triplex shall require one two acres.
- d. Fourplex. Each fourplex shall require two and one-half acres.
- e. Apartment Complexes Greater than Fourplex. Each apartment complex shall require a minimum of three acres. Additional land may be required to ensure adequate parking, landscaping and buffers.

## 3. Setbacks.

- a. Front Yard. No building or accessory building shall be constructed closer than forty-five feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or fifteen feet from the front property line, whichever is greater.
- b. Side Yard. No building or accessory building shall be constructed closer than fifteen feet from the property line on each side of the structure.
- c. Rear Yard. No building or accessory building shall be constructed closer than twenty-five from the rear property line.
- d. Yards Fronting on Two Roads. In addition to the required front yard setback, on lots fronting two roads, no building or accessory building shall be constructed closer than fifteen feet from any established public road right-of-way or private road easement.
- e. Setbacks from cul-de-sacs and hammerhead turn arounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.
- f. No building or structure may be located within any easements. (Ord. 2021-04, 11-30-21; Ord. 2021-02, 6-22-21; Ord. 2020-06, 9-29-20; Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

**21.65.080 Rural estate zone classification (RE).****A. Allowable Uses.**

1. Single-family dwellings.
2. Outdoor recreational facilities.
3. Domestic agriculture.
4. Industrial forestry.
5. Public facilities.
6. Advertising signs; on-premises advertising only.
7. Accessory equipment structures.
8. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
9. Religious facilities.
10. Light home industry, consistent with Chapter 21.70.
11. Cottage occupations, consistent with Chapter 21.70.

**B. Administrative Review Uses.**

1. *Repealed by Ord. 2020-06.*
2. *Repealed by Ord. 2020-06.*
3. Commercial agriculture.
4. Residential care facilities, consistent with Chapter 21.85.
5. Child care facilities, consistent with Chapter 21.86.
6. Safe homes.
7. Cluster developments.
8. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).

9. Communication towers (in accordance with Section 21.70.160).

10. Co-location of communication towers (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Multifamily housing units.

2. Small- and large-scale recreational vehicle parks.

3. Commercial agriculture.

4. Campgrounds.

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120.

E. Prohibited Uses. Any uses not listed above are prohibited, including, but not limited to:

1. Commercial uses.

2. Industrial uses.

3. Professional services.

4. Billboards.

5. Mobile home parks.

6. Above ground utility lines, unless no practical alternative exists.

7. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as follows:

a. The minimum lot size shall be five acres.

b. Lot depth shall not exceed lot width by more than a ratio of four to one, respectively.

c. Access panhandles shall not be taken into account as part of the area calculations relative to minimum lot size.

2. Density Requirements.

- a. Single-Family. Each single-family housing unit shall require minimum lot area of five acres.

3. Setbacks.

a. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.

b. Side Yard. No building or accessory building shall be constructed closer than twenty-five feet from the property line on each side of the structure.

c. Rear Yard. No building or accessory building shall be constructed closer than twenty-five from the rear property line.

d. Yards Fronting on Two Roads. In addition to the required front yard setback, on lots fronting two roads, no building or accessory building shall be constructed closer than fifteen feet from any established public road right-of-way or private road easement.

e. Setbacks from cul-de-sacs and hammerhead turn arounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

f. No building or structure may be located within any easements. (Ord. 2021-04, 11-30-21; Ord. 2021-02, 6-22-21; Ord. 2020-06, 9-29-20; Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

**21.65.090 Commercial (C).**

A. Allowable Uses.

1. Professional services.
2. Advertising signs; on-premises advertising only.
3. Accessory equipment structures.
4. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
5. New commercial uses or expansion of existing commercial uses inhabiting existing commercial buildings.
6. New commercial uses or expansion of existing commercial uses located wholly or partially outside of an

existing commercial structure.

7. Accessory uses normally associated with the primary use of the property.

**B. Administrative Review Uses.**

1. New commercial uses, unless specifically listed in subsection (A), (B) or (C) of this section.

2. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).

3. Communication towers (in accordance with Section 21.70.160).

4. Co-location of communication towers (in accordance with Section 21.70.160).

5. New commercial uses located wholly or partially outside of an existing noncommercial structure.

6. New commercial buildings and expansions of existing commercial buildings.

**C. Conditional Uses.**

1. Residential use above/over a commercial use; street level floor must be commercial/professional use only.

2. Owner/caretaker residence in conjunction with commercial use.

3. Small- and large-scale recreational vehicle parks.

**D. Temporary Uses.** Uses allowed subject to the requirements of Section 21.70.120.

**E. Prohibited Uses.** Any uses not listed above are prohibited, including but not limited to:

1. Residential uses.

2. Billboards.

3. Mobile home parks.

4. Above ground utility lines, unless no practical alternative exists.

5. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

**F. Minimum Development Standards.**

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.
2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater:
  - a. No building or structure may be located within any easements.
  - b. No building or accessory building shall be constructed closer than twenty feet from a property line that is adjacent to land that is used for or suitable for residential use. (Ord. 2014-02, 1-28-14; Ord. 2005-02 (part))

**21.65.100 Industrial (I).****A. Allowable Uses.**

1. Advertising signs; on-premises advertising only.
2. Accessory equipment structures.
3. Attached communication facilities located on BPA towers, (in accordance with Section 21.70.160).

**B. Administrative Review Use.**

1. Industrial uses.
2. Uses that are accessory to industrial uses.
3. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).
4. Communication towers (in accordance with Section 21.70.160).
5. Co-location of communication towers (in accordance with Section 21.70.160).

**C. Conditional Uses.**

1. Owner/caretaker residence in conjunction with an industrial use.

**D. Temporary Uses.** Uses allowed subject to the requirements of Section 21.70.120 of this title.**E. Prohibited Uses.** Any uses not listed above are prohibited, including but not limited to:

1. Residential uses;

2. Recreational vehicle parks and campgrounds;
3. Billboards;
4. Unconcealed, outdoor storage of non-functioning vehicles and parts thereof, appliances, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.
2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater.
3. No building or structure may be located within any easements.
4. No building or accessory building shall be constructed closer than twenty feet from a property line that is adjacent to land that is used for or suitable for residential use. Buffers shall be provided to reasonably mitigate adverse noise, dust and glare impacts between industrial and immediately adjacent nonindustrial properties. Such buffers may include fencing vegetation and any other combination of open space and/or physical barriers. In no event shall the industrial use be required to devote more than twenty-five feet to such buffers. (Ord. 2005-02 (part))

**21.65.110 Destination resort (DR).**

A. Allowable Uses.

1. Overnight lodging and convention facilities.
2. Food and drink service facilities.
3. Recreational service facilities and related equipment sales and rentals.
4. Outdoor recreational facilities.
5. Indoor recreational facilities.
6. Campgrounds.
7. Group camps.



8. Rural event centers.
9. Retreat centers.
10. Advertising signs; on-premises advertising only.
11. Accessory equipment structures.
12. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).

B. Administrative Review Use.

1. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).
2. Communication towers (in accordance with Section 21.70.160).
3. Co-location of communication towers (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Owner/caretaker residence in conjunction with a destination resort. One per resort. The residence shall use the same access as the resort itself, not through existing adjacent neighborhood accesses.
2. Small- and large-scale recreational vehicle parks.
3. Residential development in conjunction with destination resort facilities. The density of the residential development shall not exceed the density of the residential areas. Additionally, the residential development shall use the same access as the resort itself, not through existing adjacent neighborhood access.

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120 of this title.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Residential uses;
2. Mobile home parks;
3. Billboards;
4. Above ground utility lines, unless no practical alternative exists;
5. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.
2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater.
3. No building or structure may be located within any easements.
4. No building or accessory building shall be constructed closer than twenty feet from a property line that is adjacent to land that is used for or suitable for residential use. (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))



**Chapter 21.48  
COMMUNITY COMMERCIAL ZONE CLASSIFICATION (CC)**

Sections:

**21.48.010 Purpose—Intent.**

**21.48.020 Allowable uses.**

**21.48.025 Administrative review uses.**

**21.48.031 Conditional uses.**

**21.48.035 Accessory uses.**

**21.48.040 Temporary uses permitted.**

**21.48.050 Minimum development standards.**

**21.48.010 Purpose—Intent.**

The CC zone classification is intended to provide commercial services for the needs of the residents in the unincorporated communities within the rural I land use area of the county comprehensive plan A. (Ord. 2005-02 (part))

**21.48.020 Allowable uses.**

A. Residential.

1. Single-family dwellings.
2. Duplex.
3. Triplex.
4. Fourplex.
5. Cluster developments.

B. Food.

1. Grocery markets, including “mini-marts” with fuel pumps.
2. Delicatessen.
3. Dairy products, including egg and poultry stores.



4. Fruit and vegetable markets.

5. Meat and fish markets.

6. Health food stores.

C. Apparel and Accessories.

1. Men's, women's, and children's - singularly or in combination.

2. Specialty apparel shops - shoes, tailors, etc.

D. General Merchandise.

1. Department stores, general merchandise.

E. Home Furnishings.

1. Household furniture and appliance stores.

2. Radio, television, video rentals, and music stores.

F. Building Materials, Farm and Logging Equipment.

1. Lumber and other building material stores and yards with only incidental re-cutting and planting of products sold.

2. Heating and plumbing equipment, including incidental fabrication.

3. Paint, glass, and wallpaper stores.

4. Electrical supply stores.

5. Hardware stores.

6. Farm and logging equipment and implement dealer.

G. Miscellaneous Specialty Stores.

1. Antique, stamp, coin shops.

2. Bicycles.

3. Books and stationery.
4. Camera and photographic supplies.
5. Drug and proprietary.
6. Sewing and knitting shops.
7. Fabric (yard goods).
8. Farm and garden supplies, including nurseries.
9. Florists.
10. Gift, novelty and souvenirs.
11. Hay, grain and feed stores.
12. Ice dealers.
13. Jewelry.
14. Liquor.
15. News and magazine dealers.
16. Pharmacies.
17. Sporting goods.
18. Tobacco and smoker supplies.
19. Secondhand stores (providing that merchandise displayed and sold is from within an entirely enclosed building).

#### H. Business.

1. Adjustment and collection agencies.
2. Advertising agencies, including commercial artists.
3. Auto, truck, trailer and other equipment rental.

4. Business and management services.
5. Car wash.
6. Duplicating addressing, blueprinting, photocopying, mailing, and stenographic services.
7. Employment agencies.
8. Equipment service and repair shop (includes lawn mowers and power saws).
9. Telephone answering service.
10. Warehousing.
11. Vehicle service stations.
12. Mobile home sales.
13. Off-street parking facilities.
14. Offices housing personnel who provide special services to businesses.
15. Services to buildings (including dwellings), cleaning and exterminating.
16. Miscellaneous business services, including auctioneers, bondsmen, drafting, security agencies, notary public, and other similar services.
17. Vehicle repair shops (located entirely within an enclosed building).
18. Fuel dealers.

I. Finance.

1. Banking, savings and loan institutions.

J. Professional Office.

1. Accounting, auditing and bookkeeping.
2. Architectural, landscape architecture.
3. Artists studios.



4. Engineering, including surveying.

5. Law.

6. Clinic, (outpatient).

7. Professionals, other.

8. Real estate.

9. Insurance agencies.

K. Membership Organization.

1. Business and professional.

2. Civic, social and fraternal.

3. Charitable.

4. Labor.

5. Political.

6. Religious.

L. Restaurants, Drinking Places.

1. Restaurants - including take out and restaurants with a liquor license.

2. Drinking places serving alcoholic beverages.

M. Automotive and Related.

1. Motor vehicle dealers, including recreational vehicles and travel trailers (new and used).

2. Auto parts and accessory stores.

3. Boats, trailers, sailboards, marine supplies and accessories.

4. Motorcycles.

N. Products (Custom Fabricating, Processed, Assembled, Installed, Repaired, or Printed on the Premises Within

an Entirely Enclosed Building).

1. Cabinet shop.
2. Electrical shop.
3. Plumbing shop.
4. Sign shop.
5. Upholstery shop.
6. Heating, air conditioning, solar, wind machine.
7. Printing, publishing and lithographic shop.
8. Radio and television repair shop.
9. Home appliance repair shop.
10. Other such custom fabricating businesses as outlined under products above that the administrator determines to be in keeping with the intent of such purpose.

O. Personal.

1. Laundry facilities, including self-service laundries.
2. Barber and beauty shops.
3. Shoe repair shops.
4. Photographic studios.
5. Clothing rental establishments.
6. Transportation terminals.
7. Mortuaries.

P. Lodging Places.

1. Hotels and motels.

---

Q. Medical and Health.

1. Hospitals.
2. Medical and dental laboratories.
3. Convalescent and rest homes.
4. Residential care facilities (in accordance with Chapter 21.85).
5. Veterinary with outdoor kennels.

R. Amusement.

1. Amusement centers (video centers and arcades).
2. Art galleries.
3. Billiard and pool parlors.
4. Bowling alleys.
5. Dance studios and schools.
6. Golf (miniature).
7. Skating rinks, ice and/or roller.
8. Health clubs.
9. Theaters (indoor and outdoor drive in).
10. Stadium and sports arena facilities.
11. Skateboard facilities (indoor and outdoor).

S. Educational.

1. Family day care home (in accordance with Section 21.86.020).
2. Libraries.
3. General education facilities and related facilities; e.g., playgrounds, sport fields, bus barns.

4. Music schools.

5. Child day care center (in accordance with Section 21.86.040).

T. Public Services and Facilities.

1. Fire stations (including ambulances).

2. Public and private utility buildings.

3. Museums.

4. Correctional facilities.

5. Attached communication facilities located on BPA towers.

U. Indoor recreational facilities. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

**21.48.025 Administrative review uses.**

A. Child mini-day care center (in accordance with Section 21.86.030).

B. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).

C. Communication towers (in accordance with Section 21.70.160).

D. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

**21.48.031 Conditional uses.**

A. All commercial uses and/or other uses other than those commercial uses listed in Sections 21.48.020 and 21.48.025 of this chapter shall be considered as conditional uses.

B. Small-scale and large-scale recreational vehicle parks.

C. Outdoor recreational facilities.

D. Campgrounds.

E. Group camps.

F. Rural event centers.

G. Retreat centers. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

**21.48.035 Accessory uses.**

On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210) generated in Skamania County. (Ord. 2005-02 (part))

**21.48.040 Temporary uses permitted.**

Temporary uses shall be permitted in accordance with requirements of Section 21.70.120. (Ord. 2005-02 (part))

**21.48.050 Minimum development standards.****A. Lot Size.**

1. Minimum lot size shall be ten thousand eight hundred ninety square feet.
2. Water supply and sewage disposal shall comply with the state health laws.
3. The lot depth should not exceed the lot width by more than a ratio of three to one (three being the depth). Access panhandles shall not be taken into account as part of the area calculations.

B. Density Requirement. Density will be established by the zone setback requirements.

**C. Setbacks.**

1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.
2. Side Yard. On each side of the building or accessory building, the side yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the side yard is not abutting one of the above, the side yard shall be not less than ten feet, including accessory buildings.
3. Rear Yard. A rear yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the rear yard is not abutting one of the above, the rear yard shall be not less than fifteen feet plus an additional one-half foot for each foot the building exceeds twenty feet in height. Setbacks shall also pertain to accessory buildings.
4. Setbacks from cul-de-sacs and hammerhead turnarounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.

**D. Other Standards.**

1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section 21.70.050 of this title.

2. No building or structure may be located within any easement.

E. Off-Street Parking. Parking shall be provided for new or enlarged buildings as set forth in this section (minimum requirement). Required parking shall be available for use upon completion of initial building construction or enlargement. The following minimum parking requirements are for customers, clients, patients and visitors. Additional parking shall be required for anticipated employees, and delivery and shipping of business products and produce. Subsections (E)(1) through (8) of this section refer to category items under Section 21.48.020 of this chapter.

1. Food, restaurants—Drinking places, home furnishings, amusement, museums; one space per one hundred square feet of floor area.
2. Apparel and accessories, general merchandise, medical and dental laboratories, veterinary, educational; one space per two hundred square feet of floor area.
3. Automotive and related, building materials—Farm and logging equipment, miscellaneous specialty stores, products, personal, business, finance, professional office, public services and facilities; one space per four hundred square foot of floor area.
4. Lodging places; one and one-half space per room or camping unit.
5. Hospitals, convalescent and rest homes; one space per bed.
6. Bowling alleys; three spaces per lane.
7. Membership organization; one space per four seats or eight feet of bench length in the main auditorium. If no permanent seats are provided one space per thirty-five square foot of floor area used for meeting room.
8. Residential; two spaces per residential unit. (Ord. 2005-02 (part))



# Chapter 21.48

## COMMUNITY COMMERCIAL ZONE CLASSIFICATION (CC)

### Sections:

- [21.48.010 Purpose—Intent.](#)
- [21.48.020 Allowable uses.](#)
- [21.48.025 Administrative review uses.](#)
- [21.48.031 Conditional uses.](#)
- [21.48.035 Accessory uses.](#)
- [21.48.040 Temporary uses permitted.](#)
- [21.48.050 Minimum development standards.](#)

### 21.48.010 Purpose—Intent.

The CC zone classification is intended to provide commercial services for the needs of the residents in the unincorporated communities within the rural I land use area of the county comprehensive plan A. (Ord. 2005-02 (part))

### 21.48.020 Allowable uses.

#### A. Residential.

1. Single-family dwellings.
2. Duplex.
3. Triplex.
4. Fourplex.
5. Cluster developments.

#### B. Food.

1. Grocery markets, including “mini-marts” with fuel pumps.
2. Delicatessen.
3. Dairy products, including egg and poultry stores.
4. Fruit and vegetable markets.



**5. Meat and fish markets.**

**6. Health food stores.**

**C. Apparel and Accessories.**

**1. Men's, women's, and children's - singularly or in combination.**

**2. Specialty apparel shops - shoes, tailors, etc.**

**D. General Merchandise.**

**1. Department stores, general merchandise.**

**E. Home Furnishings.**

**1. Household furniture and appliance stores.**

**2. Radio, television, video rentals, and music stores.**

**F. Building Materials, Farm and Logging Equipment.**

**1. Lumber and other building material stores and yards with only incidental re-cutting and planting of products sold.**

**2. Heating and plumbing equipment, including incidental fabrication.**

**3. Paint, glass, and wallpaper stores.**

**4. Electrical supply stores.**

**5. Hardware stores.**

**6. Farm and logging equipment and implement dealer.**

**G. Miscellaneous Specialty Stores.**

**1. Antique, stamp, coin shops.**

**2. Bicycles.**

**3. Books and stationery.**

**4. Camera and photographic supplies.**

5. Drug and proprietary.
6. Sewing and knitting shops.
7. Fabric (yard goods).
8. Farm and garden supplies, including nurseries.
9. Florists.
10. Gift, novelty and souvenirs.
11. Hay, grain and feed stores.
12. Ice dealers.
13. Jewelry.
14. Liquor.
15. News and magazine dealers.
16. Pharmacies.
17. Sporting goods.
18. Tobacco and smoker supplies.
19. Secondhand stores (providing that merchandise displayed and sold is from within an entirely enclosed building).

#### **H. Business.**

1. Adjustment and collection agencies.
2. Advertising agencies, including commercial artists.
3. Auto, truck, trailer and other equipment rental.
4. Business and management services.
5. Car wash.

**6. Duplicating addressing, blueprinting, photocopying, mailing, and stenographic services.**

**7. Employment agencies.**

**8. Equipment service and repair shop (includes lawn mowers and power saws).**

**9. Telephone answering service.**

**10. Warehousing.**

**11. Vehicle service stations.**

**12. Mobile home sales.**

**13. Off-street parking facilities.**

**14. Offices housing personnel who provide special services to businesses.**

**15. Services to buildings (including dwellings), cleaning and exterminating.**

**16. Miscellaneous business services, including auctioneers, bondsmen, drafting, security agencies, notary public, and other similar services.**

**17. Vehicle repair shops (located entirely within an enclosed building).**

**18. Fuel dealers.**

**I. Finance.**

**1. Banking, savings and loan institutions.**

**J. Professional Office.**

**1. Accounting, auditing and bookkeeping.**

**2. Architectural, landscape architecture.**

**3. Artists studios.**

**4. Engineering, including surveying.**

**5. Law.**

**6. Clinic, (outpatient).**

**7. Professionals, other.**

**8. Real estate.**

**9. Insurance agencies.**

**K. Membership Organization.**

**1. Business and professional.**

**2. Civic, social and fraternal.**

**3. Charitable.**

**4. Labor.**

**5. Political.**

**6. Religious.**

**L. Restaurants, Drinking Places.**

**1. Restaurants - including take out and restaurants with a liquor license.**

**2. Drinking places serving alcoholic beverages.**

**M. Automotive and Related.**

**1. Motor vehicle dealers, including recreational vehicles and travel trailers (new and used).**

**2. Auto parts and accessory stores.**

**3. Boats, trailers, sailboards, marine supplies and accessories.**

**4. Motorcycles.**

**N. Products (Custom Fabricating, Processed, Assembled, Installed, Repaired, or Printed on the Premises Within an Entirely Enclosed Building).**

**1. Cabinet shop.**

2. Electrical shop.
3. Plumbing shop.
4. Sign shop.
5. Upholstery shop.
6. Heating, air conditioning, solar, wind machine.
7. Printing, publishing and lithographic shop.
8. Radio and television repair shop.
9. Home appliance repair shop.
10. Other such custom fabricating businesses as outlined under products above that the administrator determines to be in keeping with the intent of such purpose.

**O. Personal.**

1. Laundry facilities, including self-service laundries.
2. Barber and beauty shops.
3. Shoe repair shops.
4. Photographic studios.
5. Clothing rental establishments.
6. Transportation terminals.
7. Mortuaries.

**P. Lodging Places.**

1. Hotels and motels.

**Q. Medical and Health.**

1. Hospitals.
2. Medical and dental laboratories.

3. Convalescent and rest homes.
4. Residential care facilities (in accordance with Chapter [21.85](#)).
5. Veterinary with outdoor kennels.

#### R. Amusement.

1. Amusement centers (video centers and arcades).
2. Art galleries.
3. Billiard and pool parlors.
4. Bowling alleys.
5. Dance studios and schools.
6. Golf (miniature).
7. Skating rinks, ice and/or roller.
8. Health clubs.
9. Theaters (indoor and outdoor drive in).
10. Stadium and sports arena facilities.
11. Skateboard facilities (indoor and outdoor).

#### S. Educational.

1. Family day care home (in accordance with Section [21.86.020](#)).
2. Libraries.
3. General education facilities and related facilities; e.g., playgrounds, sport fields, bus barns.
4. Music schools.
5. Child day care center (in accordance with Section [21.86.040](#)).

#### T. Public Services and Facilities.

1. Fire stations (including ambulances).
2. Public and private utility buildings.
3. Museums.
4. Correctional facilities.
5. Attached communication facilities located on BPA towers.

U. Indoor recreational facilities. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

### **21.48.025 Administrative review uses.**

- A. Child mini-day care center (in accordance with Section [21.86.030](#)).
- B. Attached communication facilities not located on BPA towers (in accordance with Section [21.70.160](#)).
- C. Communication towers (in accordance with Section [21.70.160](#)).
- D. Co-location of communication towers (in accordance with Section [21.70.160](#)). (Ord. 2005-02 (part))

### **21.48.031 Conditional uses.**

- A. All commercial uses and/or other uses other than those commercial uses listed in Sections [21.48.020](#) and [21.48.025](#) of this chapter shall be considered as conditional uses.
- B. Small-scale and large-scale recreational vehicle parks.
- C. Outdoor recreational facilities.
- D. Campgrounds.
- E. Group camps.
- F. Rural event centers.
- G. Retreat centers. (Ord. 2021-04, 11-30-21; Ord. 2005-02 (part))

### **21.48.035 Accessory uses.**

On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW [70.105.210](#)) generated in Skamania County. (Ord. 2005-02 (part))

## **21.48.040 Temporary uses permitted.**

Temporary uses shall be permitted in accordance with requirements of Section [21.70.120](#). (Ord. 2005-02 (part))

## **21.48.050 Minimum development standards.**

### **A. Lot Size.**

- 1. Minimum lot size shall be ten thousand eight hundred ninety square feet.**
- 2. Water supply and sewage disposal shall comply with the state health laws.**
- 3. The lot depth should not exceed the lot width by more than a ratio of three to one (three being the depth). Access panhandles shall not be taken into account as part of the area calculations.**

### **B. Density Requirement. Density will be established by the zone setback requirements.**

### **C. Setbacks.**

- 1. Front Yard. No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.**
- 2. Side Yard. On each side of the building or accessory building, the side yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the side yard is not abutting one of the above, the side yard shall be not less than ten feet, including accessory buildings.**
- 3. Rear Yard. A rear yard shall be not less than twenty feet when abutting land in the R-1, R-2, R-5, R-10, RES-20 and MG zone classifications. If the rear yard is not abutting one of the above, the rear yard shall be not less than fifteen feet plus an additional one-half foot for each foot the building exceeds twenty feet in height. Setbacks shall also pertain to accessory buildings.**
- 4. Setbacks from cul-de-sacs and hammerhead turnarounds shall be twenty feet from the property line, or the edge of the public road right-of-way or private road easement, whichever is greater.**



#### **D. Other Standards.**

- 1. Building height limit for permitted uses shall not exceed thirty-five feet above average site grade, with the exception of Section [21.70.050](#) of this title.**
- 2. No building or structure may be located within any easement.**

**E. Off-Street Parking.** Parking shall be provided for new or enlarged buildings as set forth in this section (minimum requirement). Required parking shall be available for use upon completion of initial building construction or enlargement. The following minimum parking requirements are for customers, clients, patients and visitors. Additional parking shall be required for anticipated employees, and delivery and shipping of business products and produce. Subsections (E)(1) through (8) of this section refer to category items under Section [21.48.020](#) of this chapter.

- 1. Food, restaurants—Drinking places, home furnishings, amusement, museums; one space per one hundred square feet of floor area.**
- 2. Apparel and accessories, general merchandise, medical and dental laboratories, veterinary, educational; one space per two hundred square feet of floor area.**
- 3. Automotive and related, building materials—Farm and logging equipment, miscellaneous specialty stores, products, personal, business, finance, professional office, public services and facilities; one space per four hundred square foot of floor area.**
- 4. Lodging places; one and one-half space per room or camping unit.**
- 5. Hospitals, convalescent and rest homes; one space per bed.**
- 6. Bowling alleys; three spaces per lane.**
- 7. Membership organization; one space per four seats or eight feet of bench length in the main auditorium. If no permanent seats are provided one space per thirty-five square foot of floor area used for meeting room.**
- 8. Residential; two spaces per residential unit. (Ord. 2005-02 (part))**