

TABLE 18B.20-11 Use by Zoning District

ZONES →		SF-ES	SF	SF-D	PO	MF	MU	C1	C2	I-1	I-2	P/SP
AGRICULTURAL USES												
A. Agricultural Services.												
	Businesses that support agricultural industry and operate primarily in office setting with a building up to 5,000 gross square feet. Uses include soil preparation and soil testing services, farm and farm labor management services, landscape and crop fertilizing and spraying services, livestock veterinary services, and other commercial services that typically provide personnel and equipment necessary to maintain agricultural productivity.									P	P	
B. Agricultural Sales:												
	Level 1: Agricultural Sales of goods produced on individual farms located within the City. The retail outlet, such as vegetable stands, shall not exceed 1,000 gross square feet.	P	P	P		P	P	P	P	P	P	
	Level 2: Agricultural Sales uses, which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, and dairy products in a farmer's market format with a building footprint up to 5,000 gross square feet. Examples include produce stands, horticultural nurseries, and wineries.							P	P	P	P	P
	Level 3: Agricultural Sales uses, which provide feed, grain, fertilizers, and small, farming equipment sales and service. Examples include feed and grain stores with a building footprint up to 5,000 gross square feet.								P	P	P	
	Level 4: Agricultural Sales uses, which involve the sale of goods such as produce, shrubbery, plants, eggs, wine, dairy products, produce stands, horticultural nurseries, wineries, selected crafts booths, and small scale restaurant booths in a farmer's market format with a building footprint up to 40,000 gross square feet. An example is a mix of individual booths selling a variety of wares similar to the Olympia Farmer's Market format.											C
C. Animal Production, Boarding, and Slaughtering:												
	Level 1: Uses that involve the commercial raising or boarding and training of animals or production of animal products, such as eggs or dairy products produced on-site, on an agricultural or commercial basis, but excluding the slaughtering and processing of animals raised outside of the community. Examples include grazing, ranching, dairy farming, commercial stables, riding academies, and breeding and boarding facilities.	P	P	P								
	Level 2: Breeding and boarding facilities for a combination of six cats and dogs.						P	P	P			
D. Crop Production:												
	Level 1: The family farm or "hobby farm" of less than two (2) acres in size where crop production uses which involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 1,000 square feet.	P	P	P						P	P	
	Level 2: The family farm of more than two (2) acres in size where crop production uses which involve the raising, harvesting and storage of row crops, field crops, or tree crops on an agricultural or commercial basis in a building not exceeding 5,000 square feet.									A	A	
	Level 3: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products in a building not exceeding 30,000 square feet.									C	C	
E. Fish Hatcheries and Aquaculture.												
F. Forestry.												
RESIDENTIAL USES												
A. Assisted Living Facilities.												
B. Attached Dwelling:												
	Level 1: Duplex, two horizontally attached residential structures.			P		P	P					
	Level 2: Townhouses, three or more horizontally attached residential structures.					P	P	P				
C. Caretaker Dwelling												
D. Detached Dwelling.												
		P	P	P		P	P			A	A	
E. Group Home:												
	Type I: Publicly or privately operated living accommodations for related or unrelated individuals such as state-licensed foster homes and group homes for children; group homes for disabled individuals, group homes for those in recovery from alcohol or substance dependence as defined in RCW 70.128.010, boarding homes as defined in RCW 18.20.020, and private establishments as defined in RCW 71.12.455 with a maximum of seven residents, including resident staff..	P	P	P		P	P	P	P			
	Type II: Publicly or privately operated living accommodations for juveniles under the jurisdiction of the criminal justice system with a maximum of eight residents, including resident staff.							C	A			
	Type III. Publicly or privately operated living accommodations for adults under the jurisdiction of the criminal justice system who have entered a pre- or post-charging diversion program or have been selected to participate in state-operated work/training release or other similar programs as provided in Chapters 137-56 and -57 WAC.							C	A			

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F. Hospice Care Center.							C	A	P			
G. Manufactured Home.		P	P	P		P	P					
H. Modular Home.		P	P	P		P	P					
I. Multi-Family Dwelling:												
Type 1 Multi-Family dwelling Structures:												
Level 1: Multi-family dwelling up to 6,000 square feet.						P	P					
Level 2: Multi-family dwelling up to 12,000 square feet.						A	P					
Type 2 Multi-Family dwelling Structures within mixed residential/commercial structures:												
Level 1: Multi-family dwelling up to 5,000 square feet.							P	P				
Level 2: Multi-family dwelling up to 10,000 square feet.							A	A				
Level 3: Multi-family dwelling up to 20,000 square feet.							A	A				
J. Nursing Home.						C	A	P				
K. Senior Housing.						P	P	P				
CIVIC USES												
A. Administrative Government Facilities and Services:												
Level 1: Uses that serve primarily the neighborhood in which they are located and do not exceed 2,000 square feet of floor area.						A	A	A	A			A
Level 2: Uses that serve primarily a neighborhood or group of neighborhoods in which they are located and do not exceed 5,000 square feet of floor area.							A	A	A			A
Level 3: Uses that serve primarily a City-wide or regional area up to 20,000 square feet of floor area.							C	C				A
B. Community and Cultural Services:												
Level 1: Establishments which serve primarily the immediate neighborhood in which they are located and do not exceed 3,000 gross square feet of floor space.			A	A		A	P	P				
Level 2: Establishments which generally serve more than one neighborhood with a gross floor area between 3,000 and 10,000 square feet.							A	P	A			A
Level 3: Establishments which serve a city-wide or regional area or have more than 10,000 square feet of floor area.								C	C			A
C. Daycare Facilities:												
Level 1: Home-based day care for six or fewer children or adults.		P	P	P		P	P	P				
Level 2: Home-based day care from 7 to 12 children of adults.			A	A		A	P	P	P			
Level 3: Day care centers for more than 12 children or adults.			C	C		C	P	P	P			
D. Education - Public / Private:												
Level 1: Primary educational facilities such as kindergarten, and elementary schools.			C	C		C	C		C			C
Level 2: Secondary educational facilities such as middle, junior high schools and high schools.			C	C		C	C		C			C
Level 3: Higher educational facilities such as community colleges, trade schools, colleges or universities.							C		C			C
E. Health Services.						C	P	P	P	P	P	
F. Libraries.						A	A	P	P			C
G. Postal Services:												
Level 1: Postal facilities serving neighborhoods, such as contract stations or branch offices. A contract station post office means a privately operated, limited service postal facility carried on as adjunct to a principal business or use. A branch post office means a government operated subdivision of a main Post Office serving as a base for one or more carrier routes and providing customer postal service.							P	P	P			C
Level 2: Central or main postal facilities which process mail and provide full customer services.							C	A	A			C
Level 3: Terminal postal processing facilities which provide no or limited customer services.									C	A	A	
H. Open Space / Recreation:												
Level 1: Natural open space and passive recreation. This level includes protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.		P	P	P		P	P	P	P			P
Level 2: Neighborhood-scale active recreation and limited accessory structures. This level includes parks and playgrounds three (3) acres or less in size. Mini or pocket parks.		P	P	P		P	P	A	A			P
Level 3: Parks and playgrounds from three (3) to ten (10) acres in size; multi-use linear trails; sports fields with seating for 400 spectators; swimming pools for community or regional use; public and private outdoor recreational facilities such as golf courses, equestrian clubs, and marinas; and arboretums and community gardens more than two acres in size.		A	A				A					P

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	Level 4: Community parks and playgrounds from ten (10) to twenty (20) acres in size, stadiums, and regional recreational facilities.	A	A	A		A	A					P
	Level 5: Community/regional parks and recreational facilities generally over twenty (20) acres in size, stadiums and regional recreational facilities.	C		C			C					P
I.	Religious Assembly:											
	Level 1: Religious Assembly up to 5,000 square feet.	P	P	P		P	P	P	P			
	Level 2: Religious Assembly up to 10,000 square feet.	A	A	A		A	A	A				
	Level 3: Religious Assembly up to 20,000 square feet.	A	A	A		A	A					
	Level 4: Religious Assembly up to 30,000 square feet.	C	C	C		A	A		A			
	Level 5: Religious Assembly up to 40,000 square feet.	C	C	C		A	A		A			
J.	Safety Services and Animal Control:											
	Level 1: Safety services such as police and fire/medical aid stations, including private ambulance service.	PF	PF	PF		A	A	A	A	A	A	P
	Level 2: Animal control services, such as animal shelter or Humane Society facilities.						C		C	A	A	
K.	Social Services.											
	Accessory uses to Community and Cultural services, Religious Assembly or Education uses where use serves immediate neighborhood and does not exceed 2500 gross square feet. Examples; clothing or food banks, temporary shelters, counseling services.	A	A	A		A	A	A	A	A	A	A
L.	Transportation:											
	Level 1: Transportation uses serving neighborhoods such as bus shelters on major or secondary arterial streets.	A	A	A		A	A	A	A	A	A	A
	Level 2: Park and Ride Lots not exceeding 40 parking spaces.							A	C	C	C	
	Level 3: Transportation uses serving communities and regions, such as passenger rail stations, parking facilities, school bus yards, bus barns, bus stations, and park and ride lots over 40 parking spaces.						PF		PF	PF	PF	PF
	Level 4: Commercial parking lots and structures (short-term automobile).						C	C				A
M.	Utility or Public Maintenance Facilities:											
	Level 1: Indoor maintenance and storage facility not exceeding 3,000 gross square feet of floor space such as water or sewer pump stations. Outdoor storage of equipment, materials, or vehicles and vehicle maintenance is prohibited.	PF	PF	PF		PF	PF	A	A	P	P	PF
	Level 2: Indoor maintenance and storage facility not exceeding 5,000 gross square feet of floor space with outdoor storage not exceeding 2,000 gross square feet.						PF	A		P	P	PF
UTILITIES USES												
A.	Communication Facilities:											
	Level 1: Local cable, fiber-optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna, wireless telecommunication facilities, structures, or private antenna and satellite dishes).	P	P	P		P	P	P	P	P	P	P
	Level 2: Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus (not including antenna or wireless facilities).	A	A	A		A	A	A	A	A	A	A
	Level 3: Personal Wireless Telecommunication Facilities (See TMC 18B.40.110)	For SF-ES, SF, SF-D, MF, MU, C1, and C2 See TMC 18B.40.110D							C	C	C	
B.	Electrical Facilities:											
	Level 1: Local distribution lines.	P	P	P		P	P	P	P	P	P	P
	Level 2: Sub and switching equipment.	A	A	A		A	A	A	A	A	A	A
	Level 3: Industrial or regional distribution lines and associated sub and switching stations.	PF	PF	PF		PF	PF	PF	PF	PF	PF	PF
C.	Natural Gas Facilities.	P	P	P		P	P	P	P	P	P	P
D.	Organic Waste Processing Facilities.									C	C	
E.	Sanitary Sewage Collection Facilities.	P	P	P		P	P	P	P	P	P	P
F.	Sanitary Sewage Systems.											PF
F.	Stormwater Facilities:											
	Level 1: Stormwater collection and local conveyance systems.	P	P	P		P	P	P	P	P	P	P
	Level 2: Neighborhood detention/retention ponds, facilities, and constructed wetlands.	A	A	A		A	A	A	A	A	A	A
	Level 3: Stormwater pond facilities that are also developed to allow uses such as parks, recreational, educational and research structures and activities, known as stormwater multiple use facilities.	C	C	C		C	C	C	C	C	C	C

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G. Waste / Recycle Transfer Facilities:												
	Level 1: Recycling collection sites serving a single neighborhood. Recycling collection site means a site with collection boxes or other containerized storage where citizens can leave materials for recycling.			A			A			P	P	A
	Level 2: Drop-box transfer stations. Drop-box transfer station means a solid waste facility needing a Solid Waste Permit which is used for placement of a detachable container including the area adjacent for necessary entrance and exit roads, unloading and turn-around areas. The facility normally serves the general public with loose loads and receives waste from off-site.									A	A	
H. Water Supply Facilities:												
	Level 1: Local distribution systems, wellheads, pump stations, water purification not exceeding 2,000 square feet of building area.	A	A	A		A	A	A	A	A	A	A
	Level 2: Water purification and water storage facilities exceeding 2,000 square feet of building area.	PF	PF	PF		PF	PF	PF	PF	PF	PF	PF
	Level 3: Chemical storage, handling, and usage in a water supply facility.	PF	PF	PF		PF	PF	PF	PF	PF	PF	PF
OFFICE / BUSINESS USES												
A. Administrative and Professional Offices:												
	Level 1: Single story office building with a gross floor area not exceeding 5,000 square feet.				P		P	P	P			P
	Level 2: Single story office building with a gross floor area from 5,000 up to 15,000 square feet.				P		A	P	P			P
	Level 3: Two story office building with a footprint up to 15,000 square feet.						C	A	P			P
	Level 4: Office buildings up to four-stories with a footprint of 1,000 square feet or greater.						C	A	P	P	P	P
B. Private Training Schools:												
	Level 1: Establishments with a gross floor area not exceeding 5,000 square feet.				P		A	P	P			
	Level 2: Establishments with a maximum 10,000 gross square feet of floor area without outdoor facilities.				P		A	A	P			
COMMERCIAL USES												
A. Amusement and Recreation:												
	Level 1: Indoor facilities not exceeding 5,000 gross square feet of total floor area and/or outdoor facilities.						A	P	P			P
	Level 2: Indoor facilities with a gross floor area between 5,000 and 30,000 square feet.						C	A	P			P
	Level 3: Outdoor facilities.						C	C	P			P
	Level 4: Campgrounds.											P
	Level 5: Recreational Vehicle Parks.						A	A	A			
B. Building Materials, Garden Supplies, Hardware, Plumbing and Electrical:												
	Level 1: Establishments primarily engaged in the retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. The combination of gross total floor area and outdoor storage and display area is less than 10,000 square feet.						A	P	P	P	P	
	Level 2: Establishments primarily engaged in the retail sales. Utilization of outdoor areas for retail display and storage may occur as an accessory use. Single story with 15,000 gross total floor and 20,000 uncovered outdoor storage and display.						A	A	P	P	P	
	Level 3: Establishments primarily engaged in retail sales with two stories with a building footprint of 15,000 square feet and 40,000 square feet of uncovered outdoor storage and display.						C	A	A	P	P	
C. Bulk Fuel Dealers.										C	C	
D. Business Services.							P	P	P			
E. Buy-Back Recycling Center.							P	P	P	P	P	
F. Eating and Drinking Establishments:												
	Level 1: Establishments selling pre-prepared food and/or beverages, or food and/or beverages made to order, less than 2,000 square feet in gross floor area, which is not intended to be consumed on the premises, including facilities strictly accessed by motor vehicle.						P	P	P		P	P
	Level 2: Establishments selling food and/or beverages, less than 4,000 square feet in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.						P	P	P	A	A	A
	Level 3: Establishments selling food and/or beverages, less than 6,000 square feet in gross floor area, made to order which is intended to be consumed on the premises or which may, at the customer's option, be taken away, which may include a drive-up option.						C	A	P			
	Level 4: Establishments with live or active entertainment including, but not limited to, bands, dancing, disc jockeys, or performances, which are less than 8,000 square feet of gross floor area.						C	A	P			
G. Food Stores:												
	Level 1: Gross floor area up to 5,000 square feet.						P	P	P			
	Level 2: Gross floor area between 5,000 and 10,000 square feet.						A	P				
	Level 3: Gross floor area between 10,000 and 20,000 square feet.						C	P				
	Level 4: Gross floor area between 20,000 and 30,000 square feet.							A				
	Level 5: Gross floor area up to 40,000 square feet.							C				

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H. Funeral Services:												
	Level 1: Mortuaries, including affiliated funeral chapels and offices.						A	P	P	A	A	
	Level 2: Cemeteries, including affiliated mausoleums, funeral chapels, and offices.											C
I. Garden Centers:												
	Level 1: Establishments primarily engaged in the retail sales. The combination of gross total floor area and outdoor storage and display area is less than 15,000 square feet. Utilization of outdoor areas for retail display and storage may occur as an accessory use.						P	P	A			
	Level 2: Establishments primarily engaged in retail sales stories with a building footprint of 18,000 square feet and 60,000 square feet of uncovered outdoor storage and display.								C	C	C	
J. Lodging:												
	Level 1: Boarding or Lodging House.					P	P	P	P			
	Level 2: Bed and breakfast means a single structure, small-scale temporary lodging not exceeding four rental rooms which provides a single meal and where the proprietors of the service reside in the structure.					P	P	P				
	Level 3: Hotels and motels containing a single building or a group of detached or semi-detached buildings with a maximum 40,000 square feet. This use type contains guest rooms or self-contained suites, with parking provided on the site for the use of those staying in the rooms or suites, which is or are designed and used for the accommodation of transient travelers for a period not to exceed 30 days.						C	A	P			
K. Motor Vehicle Service and Repair:												
	Level 1: Gasoline services stations with/without accessory automobile repair and convenience shopping, and car wash with a one-car capacity with no outdoor storage up to 5,000 gross floor area.						A	A	P	P	P	
	Level 2: Automotive repair shops, car wash, auto detailing, and vehicle storage up to 10,000 gross square feet. Vehicle storage is limited to vehicles under repair and shall not include impound vehicle storage. Typical uses include general repair shops, transmission and engine rebuild shops, muffler shops, glass repair shops, truck bed liner shops, automobile upholstery services, car washes, detailing, and lube/oil shops.						C	A	P	P	P	
	Level 3: Auto body repair, vehicle painting subject to state air quality standards up to 10,000 gross square feet.								C	P	P	
L. Motor Vehicle and Construction Equipment Rental and Sales:												
	Level 1: On-site lease, or rental of automobiles, trucks not exceeding three tons of vehicle weight, self-moving single axle trucks, motorcycles, recreational vehicles, boats, and garden/home improvement equipment.						A	A	P	P	P	
	Level 2: On-site lease, charter, or rental of commercial truck, buses, construction equipment, and heavy equipment.						C	A	A	P	P	
	Level 3: On-site sales of motor vehicles, such as cars, trucks, boats, recreational vehicles and other such vehicles that are required to be licensed by the Department of Motor Vehicles.										A	
M. Personal Services:												
	Level 1: Establishments whose gross floor area does not exceed 2,500 square feet and does not involve outdoor storage of vehicles.						P	P	P	C	A	
	Level 2: Establishments whose gross floor area up to 5,000 square feet.						A	P	P	P	P	
N. Pet / Animal Sales and Services:												
	Level 1: Completely indoor rental and service establishments, with or without accessory kennels, with less than 2,500 gross square feet in floor area.						A	A	P			
	Level 2: Retail and service establishments, with or without accessory kennels, up to 5,000 gross square feet in floor area.						A	A	A	P	P	
	Level 3: Veterinarian hospitals or clinics, with or without accessory kennels, pens or other secure animal holding areas.						A	C	A			
O. Rental and Repair Services:												
	Level 1: Rental and repair services not exceeding 5,000 gross square feet of floor area with no outdoor storage.						A	A	P	P	P	
	Level 2: Rental and repair services not exceeding 5,000 gross square feet of floor area with up to 1,000 square feet of outdoor storage.							A	A	P	P	
P. Sales of General Merchandise:												
	Level 1: Establishments primarily engaged in retail sales activities with a gross floor area up to 5,000 square feet.						P	P	P			
	Level 2: Establishments primarily engaged in retail sales activities with a gross floor area over 5,000 and up to 10,000 square feet.						P	P	P			
	Level 3: Establishments primarily engaged in retail sales activities with a gross floor area over 10,000 and up to 20,000 square feet.						A	P	A	P	P	
	Level 4: Establishments primarily engaged in retail sales activities with a gross floor area over 20,000 up to 30,000 square feet.							A		P	P	

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Q. Sales of Secondhand Property:												
	Level 1: Yard sale means and includes all sales entitled "garage sale," "lawn sale," "attic sale," "rummage sale," or "estate sale.	P	P	P		P	P					
	Level 2: Antique, surplus, military used book, used clothing, used furniture and appliances, used jewelry and valuable coins, and valuable collectibles sales by secondhand dealers up to 5,000 gross square feet.						P	P	P	P	P	
	Level 3: Miscellaneous sales and flea markets. Flea market means and includes, but is not limited to, arrangements whereby a person or persons sell, lease, rent, offer or donate to one or more persons a place or area where such persons may offer or display secondhand or junk items.						A	A	A			
R. Sexually Oriented Businesses.										C	C	
S. Storage.										P	P	
INDUSTRIAL USES												
A. Contractors Yard.									P	P	P	
B. Food and Related Products:												
	Level 1: Breweries and wineries (excluding micro breweries in association with an eating and drinking establishment).							P	P	P	P	
	Level 2: All other uses in this use type.							P	P	P	P	
C. Industrial Services.										P	P	
D. Limited Manufacturing / Assembly:									P	P	P	
E. Manufacturing and Major Assembly.												
	Level 1: Indoor manufacturing and assembly not exceeding 5,000 gross square feet of floor space and/or outside storage not exceeding 5,000 gross square feet.									P	P	
	Level 2: Indoor manufacturing and assembly with a gross floor area up to 10,000 square feet and/or outside storage not exceeding 6,000 gross square feet.									A	A	
	Level 3: Indoor manufacturing and assembly with a gross floor area up to 20,000 square feet and/or outside storage not exceeding 9,000 gross square feet.									C	A	
	Level 4: Indoor manufacturing and assembly with a gross floor area up to 30,000 square feet and/or outside storage not exceeding 12,000 gross square feet.									C	C	
F. Mineral Extraction and Processing (Only within Mineral Resource Overlay Zone).										C	C	
G. Motion Picture / Television and Radio Productions Studios.								C	A	P	P	
H. Printing, Publishing and Related Industries:												
	Level 1: Not exceeding 5,000 gross square feet of floor space.						P	P	P	P	P	
	Level 2: With a gross floor area up to 10,000 square feet.						A	A	P	P	P	
	Level 3: With a gross floor area up to 20,000 square feet						C	A	A	A	A	
	Level 4: With a gross floor area up to 30,000 square feet.							C	A	A	A	
I. Research, Development and Laboratories:												
	Level 1: Indoor facilities with a gross floor area up to 5,000 square feet.							P	P	P	P	
	Level 2: Indoor facilities with a gross floor area up to 10,000 square feet.							A	P	P	P	
	Level 3: Indoor facilities with a gross floor area up to 20,000 square feet.							C	A	A	A	
	Level 4: Indoor facilities with a gross floor area up to 30,000 square feet.								C	C	A	
J. Warehousing, Distribution and Freight Movement:												
	Level 1: Indoor facilities not exceeding 5,000 gross square feet.						C		A	P	P	
	Level 2: Indoor facilities with a gross floor area not exceeding 30,000 square feet and/or outside storage exceeding 9,000 gross square feet.								C	A	A	
	Level 3: Indoor facilities with a gross floor area exceeding 30,000 square feet up to 1,000,000 square feet and/or outside storage exceeding 9,000 square feet up to 50,000 square feet.										C	

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