



City of Clarkston

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Guidance Copy of Ordinance NO 1528 (Enhanced for Staff Use)

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CLARKSTON MUNICIPAL CODE CHAPTER 17, WHICH ESTABLISHES ZONING REGULATIONS FOR THE CITY OF CLARKSTON

17.10.030 Land use Requirements

(1) Within each of the zoning districts, there are certain requirements which apply evenly to all lot, building and land uses within that Zoning district. These requirements are put forth in the following matrices:

EXCLUSIONARY ZONING

The following matrix serves to illustrate whether or not a particular land use is allowed in a particular zoning district. Yes (Y) means that the land use is allowed outright: however it is still subject to applicable conditions found elsewhere in this title. No (N) means the land uses in not allowed in that zoning district. Y* means that the and use is allowed outright: however, certain restrictions apply which are spelled out in Section 17.10.040, 17.10.070, 17.10.080, 17.10.090 and 17.75 of this chapter. C_U means that the use is permitted in that zone classification subject to conditional use process and approval. Parking refers to the number of parking spaces required for each specific land use referenced on the land use matrix. Refer to the definitions in Section 17.10.040 for further explanation of these land uses.

See the attached Key and Matrix for allowed zoning use and building design set back and size requirements.

This complete ordinance can be found on the City of Clarkston Web Page.

Kevin Poole
Public Works Director/Building Official

KEY:	
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
S-C	Service Commercial
D-C	Downtown Commercial
M-C	Medical Commercial
H-I	Heavy Industrial
P-C	Port Commercial
N-C	Neighborhood Commercial

PARKING MATRIX	
A	2 spaces per dwelling unit
B	1.5 spaces per dwelling unit
C	1 space per guest room
D	1 space per bed or patient room
E	1 space per 4 seats or 8 feet of bench length in main room
H	1 space per classroom or (E), whichever is greater
I	6 spaces per alley
J	1 space per 100 sq. ft. of floor area
K	1 space per 200 sq. ft. of floor area
L	1 space per 300 sq. ft. of floor area
M	1 space per 400 sq. ft. of floor area
N	1 space per 600 sq. ft. of floor area
O	1 space for each employee on the largest shift
P	1 space per 4 seats*
Q	The optimum number of spaces shall be left to the recommendation of the owner with approval by the zoning official
The required number of parking spaces includes the required handicap parking spaces.	
*For drive-in restaurants only, in addition to the parking requirements, 8 stacking spaces for the drive-up window, with a minimum of 4 such spaces designated for the ordering station. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on any abutting streets.	

Exclusionary Zoning

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	P-C	H-I	Parking
Aircraft hangar	N	N	N	N	N	N	N	Y	Y	Q
Adult family home	Y	Y	Y	N	N	N	Y	N	N	D
Apartment houses	N	Y**	Y	N	N	N	Y	Y	N	B
Arcade	N	N	N	Y	Y	Y	N	N	N	Q
Asphalt plant	N	N	N	N	N	N	N	N	Y	O
Automobile body repair shop	N	N	N	Y	N	N	N	Y	N	M
Automobile rental	N	N	N	Y	N	N	N	Y	N	M
Automobile sales or service	N	N	N	Y	N	N	N	Y	N	M
Automobile storage	N	N	N	Y	N	N	N	Y	Y	O
Bakery	N	N	N	Y	Y	Y	N	Y	N	N
Bank/financial institution	N	N	N	Y	Y	Y	N	N	N	L
Bar, tavern or cocktail lounge	N	N	N	Y	N	Y	N	Y	N	P
Beauty, barbershop	N	N	N	Y	Y	Y	Y	N	N	K
Bed and breakfast inn	CU	CU	Y	Y	N	Y	Y	N	N	C
Billboard	N	N	N	N	N	N	N	N	N	
Boat building or repair	N	N	N	Y	N	N	N	Y	Y	N
Boat/mobile home sales/service	N	N	N	Y	N	N	N	Y	N	M
Boat moorage, commercial	N	N	N	Y	N	N	N	Y	Y	L
Bottling plant	N	N	N	N	N	N	N	N	Y	O
Bowling alley	N	N	N	Y	N	Y	N	Y	N	I
Brewery/distillery/winery	N	N	N	Y	N	Y	N	Y	Y	Q
Building supply outlet	N	N	N	Y	N	Y	N	Y	Y	L

Exclusionary Zoning

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	P-C	H-I	Parking
Industrial use, light	N	N	N	Y	N	N	N	Y	Y	O
Junkyard	N	N	N	N	N	N	N	N	N	
Kennel	N	N	N	N	N	N	N	N	Y	M
Laundry, commercial/industrial	N	N	N	Y	N	N	N	Y	N	K
Laundry, self serve	N	N	N	Y	Y	Y	N	Y	N	J
Machine shop	N	N	N	Y	N	N	N	Y	Y	N
Manufacturing	N	N	N	N	N	N	N	Y	Y	O
Manufactured house	Y	Y	Y	N	N	N	Y	N	N	A
Manufactured housing park	N	N	Y*	N	N	N	N	N	N	A
Marijuana, retail/medical processing ¹	N	N	N	N	N	N	N	N	Y	O
Marijuana, retail/medical production ¹	N	N	N	N	N	N	N	N	Y	O
Marijuana, retail/medical retail sales ¹	N	N	N	Y	N	Y	N	Y	N	K
Marina	N	N	N	N	N	N	N	Y	Y	L
Meat packing plant	N	N	N	N	N	N	N	Y	Y	O
Medically related professional office	N	N	Y*	Y	Y	Y	Y	Y	N	K
Medical, dental, optical laboratory	N	N	N	Y	N	Y	Y	Y	N	K
Mobile home park	N	N	Y*	N	N	N	N	N	N	A
Monument works	N	N	N	Y	N	Y	N	Y	Y	N
Mortuary	N	N	N	Y	N	N	Y	N	N	L
Motel	N	N	N	Y	N	N	N	Y	N	C
Nursery for flowers and plants	N	N	N	Y	Y	N	N	Y	Y	M
Nursing home	Y	Y	Y	N	N	N	Y	N	N	D
Parking lot	N	N	CU	Y	Y	Y	Y	Y	Y	Q

Exclusionary Zoning

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	P-C	H-I	Parking
Petroleum storage	N	N	N	N	N	N	N	N	Y	Q
Photo studio	N	N	N	Y	Y	Y	N	Y	N	K
Planned development	Y	Y	Y	Y	Y	Y	Y	N	N	A
Print shop	N	N	N	Y	N	Y	N	Y	N	M
Public utility yard	N	N	N	N	N	N	N	Y	Y	Q
Recreational facility, public	CU	CU	CU	CU	N	N	N	CU	N	Q
Recreational vehicle park	N	N	CU	Y	N	N	N	N	N	B
Recycling center	N	N	N	N	N	N	N	N	Y	Q
Recycling collection point	Y	Y	Y	Y	Y	Y	Y	Y	Y	Q
Recycling plant	N	N	N	N	N	N	N	N	Y	O
Rendering plant	N	N	N	N	N	N	N	N	N	
Research laboratory	N	N	N	Y	N	N	Y	Y	Y	L
Restaurant	N	N	N	Y	Y	Y	N	Y	N	P
Restaurant, drive-in	N	N	N	Y	Y	N	N	N	N	P***
Retail store (floor area <2,500 sq. ft.)	N	N	N	Y	Y	Y	N	Y	N	M
Retail store (floor area >2,500 sq. ft.)	N	N	N	Y	N	Y	N	Y	N	M
Sanitary landfill	N	N	N	N	N	N	N	N	N	Q
Sales, occasional	N	N	N	Y	Y	Y	N	Y	N	K
Schools (college)	N	N	N	Y	N	N	Y	N	N	H
Schools (K – 12)	Y	Y	Y	Y	N	N	N	N	N	H
Second-floor apartment	Y	Y	Y	Y	Y	Y	Y	Y	N	B
Service station	N	N	N	Y	N	N	N	Y	N	L
Sign shop	N	N	N	Y	N	Y	N	Y	N	N

CITY of CLARKSTON ZONE REQUIREMENTS

	R-1	R-2	R-3	S-C	N-C	D-C	M-C	H-I/P-C
Minimum Lot Size	5,000 SqFt	5,000 SqFt	5,000 SqFt	5,000 SqFt	5,000 SqFt	NA	5,000 SqFt	NA
Area Required for Additional Dwelling Units	3,500 SqFt(1)	2,500 SqFt(2)	1,500 SqFt	NA	NA	NA	NA	NA
Minimum Lot Width	50 Ft	50 Ft	50 Ft	50 Ft	50 Ft	NA	NA	NA
Minimum Lot Depth	100 Ft	100 Ft	100 Ft	100 Ft	100 Ft	NA	NA	NA
PRIMARY BUILDING:								
Front Yard Setback	25 Ft	20 Ft	20 Ft	15 Ft	15 Ft	0	20 Ft	0
Rear Yard Setback	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	0	15 ft	0
Side Yard Setback	7 or 10Ft(5)	7 or 10Ft(5)	7 or 10Ft(5)	5 Ft	5 Ft	0	5 Ft	0
Side Yard Setback Corner Lot Street Side	15 Ft	15 Ft	15 Ft	0	0	0	0	0
AUXILIARY BUILDING LESS THAN 120 SQ-FT								
Front Yard Setback	25 Ft	20 Ft	20 Ft	15 FT	15 Ft	0	20 Ft	0
Rear Yard Setback	3 Ft	3 Ft	3 Ft	0 or 15Ft(3)	0 or 15Ft(3)	0	0 or 15Ft(3)	0
Side Yard Setback	3 Ft	3 Ft	3 Ft	0 or 15Ft(3)	0 or 15Ft(3)	0	0 or 15Ft(3)	0
AUXILIARY BUILDING GREATER THAN 120 SQ-FT								
Front Yard Setback	25 Ft	20 Ft	20 Ft	15 Ft	15 Ft	0	20 Ft	0
Rear Yard Setback	3 or 10Ft(4)	3 or 10Ft(4)	3 or 10Ft(4)	0 or 15Ft(3)	0 or 15Ft(3)	0	0 or 15Ft(3)	0
Side Yard Setback	5 Ft	5 Ft	5 Ft	0 or 15Ft(3)	0 or 15Ft(3)	0	0 or 15Ft(3)	0
MAX LOT COVERAGE	40%	45%	50%	60%	60%	100%	60%	100%
Building Height Limit	35	35	35	35	35	35	35	35
AUX Building Height Limit	16 Feet as outlined in CMC 17.15.040(6)(b)							
<p>Note #1: To a maximum of 2 units contained within a single structure (Duplex), and one structure per lot.</p> <p>Note #2: To a maximum of 4 units contained within a single structure, and one structure per lot.</p> <p>Note #3: The larger setback is required where the yard adjoins a residential property</p> <p>Note #4: The larger setback is required where no alley adjoins the rear lot. The larger setback also applies to garage on alleys where the vehicular access to the garage is perpendicular to the alley or at an angle between 45 and 90 deg to the alley to allow for safe visibility.</p> <p>Note #5: Seven foot setback required on each side if alley access, 7 on one side and 10 on the other if no alley access</p>								