

**16.08.050 Commercial zoning districts.**

It is the intent of the three primary commercial zoning districts to provide for areas of predominantly commercial land uses in appropriate areas of Coupeville, to assure that commercial development is harmonious in size and scale to the community and adjacent buildings, to provide for efficient vehicular and pedestrian traffic, to preserve the Town’s historic, rural character to include the residential use of designated historic homes and to reflect the intent of the Coupeville comprehensive plan. The specific intent and allowed uses within each predominantly commercial zoning district are described below:

A. Historic/Limited Commercial District (HLC). This zoning district implements in part the commercial designation on the comprehensive plan future land use map. This zoning district is reserved for the historic Front Street area between Alexander and Haller Streets (north of Coveland and Ninth Streets), including the Coupeville Wharf, and is intended to accommodate water-oriented uses, along with small-scale commercial uses which are compatible in size, scale and visual character with the district’s historic character. Mixed use, adaptive reuse and preservation within a pedestrian scale environment are hallmarks of this district. Allowed uses within the historic/limited commercial zoning district are as follows:

| Principal Uses  | Accessory Uses  | Conditional Uses                          |
|---|---|---|
| Retail sales and service (no drive-up service)  | Accessory structures less than 800 square feet                  | Public/quasi- public facilities           |
| Professional offices (no drive-up service)  | Family day care centers   | Day care centers                          |
| Restaurants (no drive-up service)   | Home occupations  | Multifamily dwellings east of Main Street |
| Marine-related sales and service  | Not at street level residential west of Main Street (mixed use) | Parking facilities                        |
| Personal services   | Parking facilities  | Hotels                                    |
| Clubs, lodges, and fraternal organizations  |   | Outdoor storage and display               |
| Bed and breakfast inns  |   | Microbreweries                            |
| Single-family dwellings east of Main Street   |   |   |
| Guest houses except that guest houses west of North Main Street must be part of a mixed use development and the guest house is not allowed at street level. |   | <u>New single family residential uses</u> |

| <u>Principal Uses (cont.)</u>                        | <u>Accessory Uses</u> | <u>Conditional Uses</u> |
|--|-----------------------|-------------------------|
| Marine fueling station<br>Marine research facilities |                       |                         |
| Marine repair and sales                              |                       |                         |
| Moorage facility/ marina                             |                       |                         |
| <u>Residential use of designated historic home</u>   |                       |                         |

B. Town Commercial (TC). This zoning district implements in part the commercial designation on the comprehensive plan future land use map. It encompasses most the commercial areas outside of the Front Street historic area, including North and South Main Street, Coveland Street, and Birch Street NE. It is intended to provide for a wide range of commercial uses that are proportional in scale and compatible in character with historic uses in the Town, and that cater to both vehicular and nonmotorized access. More intensive, larger or automobile-dependent commercial land uses are not appropriate for this district. Allowed uses within the town commercial zoning district are as follows, provided that only professional offices are allowed as principal uses adjacent to SR 20:

| <b>Principal Uses</b>                              | <b>Accessory Uses</b>                          | <b>Conditional Uses</b>                   |
|--|--|---|
| Retail sales and service.                          | Accessory structures less than 800 square feet | Public/quasi-public facilities            |
| Professional offices                               | Parking facilities                             | Day care centers                          |
| Restaurants (no drive-up service)                  | Not at street level residential (mixed use)    | Parking facilities                        |
| Theaters   |  | Multifamily dwellings                     |
| Professional services                              |  | Outdoor storage and display               |
| Microbreweries                                     |  | Commercial recreation                     |
| Clubs, lodges, and fraternal organizations         |  | Hotels                                    |
| Bed and breakfast inns                             |  | Single-family residences                  |
| Guest houses                                       |  | Duplex residences                         |
| <u>Residential use of designated historic home</u> |  | <u>New single family residential uses</u> |

C. General Commercial (GC). This zoning district implements in part the commercial designation on the comprehensive plan future land use map. It is reserved for specific locations in Coupeville where commercial uses which are larger in scale, more automobile-oriented or more likely to impact neighboring properties may be sited without detracting unduly from the Town's historic character. The conditional use permit process is used to insure that all measurable impacts from these uses are identified and, if possible, mitigated through specific performance conditions. Allowed uses within the general commercial zoning district are as follows, provided that only professional offices are allowed as principal uses adjacent to SR 20:

| <b>Principal Uses</b>                              | <b>Accessory Uses</b>                          | <b>Conditional Uses</b>                   |
|--|--|---|
| Retail sales and service                           | Accessory structures less than 800 square feet | Public/quasi-public facilities            |
| Professional offices                               | Parking facilities                             | Motels                                    |
| Restaurants (no drive-up service)                  | Not at street level residential (mixed use)    | Light industrial                          |
| Theaters   |  | Adult businesses                          |
|  |  | Tattoo parlors                            |
| Personal services                                  |  | Parking facilities                        |
| Microbreweries                                     |  | Outdoor storage and display               |
| Clubs, lodges, and fraternal organizations         |  | Commercial recreation                     |
| Gasoline service stations                          |  | Heliports, helistops                      |
| Bed and breakfast inns                             |  | Automobile sales                          |
| Guest houses                                       |  | Automobile repair                         |
| <u>Residential use of designated historic home</u> |  | Drive-up businesses                       |
|  |  | Veterinary clinics                        |
|  |  | Hotels                                    |
|  |  | Mini-storage warehouses                   |
|  |  | <u>New single family residential uses</u> |