

**Planning Department**  
Sedro-Woolley Municipal Building  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone (360) 855-0771  
Fax (360) 855-0733

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## MEMO:

**To:** Sedro-Woolley Planning Commission

**From:** Nicole McGowan  
Assistant Planner

**Date:** August 16, 2022

**Subject:** Amendments to SWMC 17.04.030 to Define “Alcohol Production Establishment”.  
Amendments to SWMC 17.20.010 and 17.28.010 to Add Alcohol Production Establishments as a Permitted Use in the Mixed Commercial and Industrial Zones.  
Amendments to SWMC 17.24.010 to Add Alcohol Production Establishments as a Conditional Use in the Central Business District Zone.

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## ISSUE

Breweries, distilleries and wineries are currently only a permitted use in the Industrial Zone as a form of processing. There has been question from developers as to whether such uses are allowed elsewhere the City and what regulations may apply. Such uses fit well with the intents of the Mixed Commercial, Central Business District and Industrial Zones and would be valuable assets to the City of Sedro-Woolley. Staff proposes amending SWMC 17.04.030 to include a definition for “alcohol production establishments”, which specifically includes breweries, distilleries and wineries and associated dining and/or alcohol beverage service. Additionally, staff proposes amending SWMC 17.20.010 and 17.28.010 to add alcohol production establishments as a permitted use in the Mixed Commercial and Industrial Zones. Also proposed are amendments to SWMC 17.24.010 to add alcohol production establishments as a conditional use in the Central Business District Zone. The proposed amendments can be found in **Attachment 1**.

## PROJECT DESCRIPTION/HISTORY

Breweries, distilleries and wineries are permitted uses in the Industrial Zone. The making of alcohol is typically considered a large scale manufacturing process that has some minor impacts, thus it is categorized as an industrial use. However, per 17.28.010A(6), retail and service uses associated with those processes – including gift shops, retail sales of the product, restaurants and tasting rooms – are limited to 5% of the total site. Staff presented this issue to the Business Development Committee of the City Council, and the committee approved the Planning Commission to study the topic in depth and propose making changes to the zoning code that would allow restaurants, tasting rooms and the other retail aspects of breweries, distilleries and wineries in the Industrial Zone.

Staff is still analyzing whether “alcohol serving establishment” also needs to be addressed as part of this process. In SWMC 17.04.030, the definition for “alcohol serving establishments” is defined as “businesses licensed to allow on-premises consumption of liquor, wine or beer where the sale and on-premises consumption of said product is the prime source (more than 50%) of revenue for the premises. It is not meant to include restaurants where food is prepared and served on the premises

and where the sale of liquor, wine or beer is incidental to and not the prime source of revenue for the premises.”

## **DISCUSSION**

Breweries, distilleries and wineries are establishments involved with the manufacturing, warehousing and distribution of alcoholic beverages and are a great source of economic growth and employment for cities across the northwest. These can be especially useful in restoring a small city’s economic base. Such establishments often require a lot of space for their operations, which makes industrial areas a prime location. Breweries, distilleries and wineries that welcome the public in some way – through things like wine tasting rooms, brewpubs and facility tours, for example – draw visitors from across the region and beyond. These types of establishments work to create a community hub and bring a source of local identity especially to smaller jurisdictions like Sedro-Woolley. Noted local jurisdictions where these types of establishments are very commonly seen are Seattle, Woodinville and Bellingham. The proposed amendments to SWMC 17.20.010, 17.24.010 and 17.28.010 are partially drawn from their standards.

## **ATTACHMENTS**

Attachment 1 – Proposed Amendments to SWMC 17.04.030, 17.20.010, 17.24.010 and 17.28.010.

## **RECOMMENDATIONS**

Review and discuss the proposed amendments to SWMC 17.04.030, 17.20.010, 17.24.010 and 17.28.010 and propose any recommended changes.

## Attachment 1

Proposed amendments to  
Chapters 17.04, 17.20, 17.24  
and 17.28 SWMC

### 17.04.030 Definitions.

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“Alcohol serving establishment” means a business licensed to allow on-premises consumption of liquor, wine or beer where the sale and on-premises consumption of said product is the prime source (more than fifty percent) of revenue for the premises. It is not meant to include restaurants where food is prepared and served on the premises and where the sale of liquor, wine or beer is incidental to and not the prime source of revenue for the premises.

“Alcohol production establishment” means a business involved with the manufacturing, bottling, warehousing, and distribution of alcoholic beverages, specifically including breweries, distilleries and wineries. Food and/or alcoholic beverage service may be allowed accessory to such establishments.

“Area” means total horizontal area. “Lot area” for purposes of calculating buildable area shall not include:

1. The area encompassed in flag driveways to a property set back from a private or public drive, street or road;
2. Easements for ingress and/or egress; or
3. Easements for gas or power transmission lines.

...

### 17.20.010 Use restrictions.

Use restrictions in the mixed commercial (MC) zone shall be as follows:

#### A. Permitted Uses.

1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
3. *Repealed by Ord. 1709-11;*
4. Public utilities, other than wireless communications facilities;

5. Health facilities and services;

6. Alcohol production establishments, provided that the building floor area designated for alcohol production activities does not exceed 3,000 square feet.

B. Conditional Uses.

1. Quasi-public uses.
2. Wireless communications facilities.
3. Public uses.
4. All other uses not otherwise prohibited.

C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone. (Ord. 1840-16 § 1, 2016; Ord. 1709-11 § 1, 2011; Ord. 1522-05 § 1, 2005; Ord. 1484-04 § 7 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 6, 1998; Ord. 1013 § 2.04.01, 1985)

## **17.24.010 Use restrictions.**

Use restrictions in the central business district shall be as follows:

A. Permitted Uses.

1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail compatible uses on the second floor;
2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south;
3. Multifamily housing, between two and four units per building, may be allowed independent of commercial uses outside of the area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Also excluded is property fronting on Metcalf Street, West Ferry Street, West State Street and property abutting the tracks between Rita Street and Walley Street (south of State Street). Multifamily housing per this subsection must also meet the following:
  - a. The front entries must be oriented towards the public right-of-way,

b. The development must meet the requirements of the Sedro-Woolley design standards for the CBD and multifamily development;

4. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State;

5. *Repealed by Ord. 1709-11;*

6. Public uses;

7. Public facilities.

B. Conditional Uses.

1. Alcohol serving establishments.

2. Alcohol production establishments, provided that the building floor area designated for alcohol production activities does not exceed 2,000 square feet.

~~3~~2. All uses not permitted above.

~~4~~3. Quasi-public uses.

C. Prohibited Uses. Adult entertainment establishments; heavy industrial uses as defined in Chapter 17.28; wireless communication towers. (Ord. 1709-11 § 2, 2011; Ord. 1696-11 § 2, 2011; Ord. 1693-10 § 1, 2010; Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 3, 2003; Ord. 1312-98 § 1 (part); 1998: Ord. 1309-98 § 7, 1998: Ord. 1013 § 2.05.01, 1985)

## 17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services, wholesaling, and light manufacturing and processing;

2. Industrial equipment, supplies, services, including storage;

3. Agricultural processing;

4. Parking lots serving any use;

5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;

6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school, public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated.;

11. Alcohol production establishments.

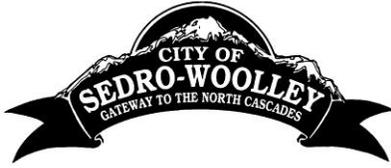
B. Conditional Industrial Uses.

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;
4. Prisons;
5. Incinerators;
6. Animal slaughtering and meat packing, food processing;
7. Wireless communication facilities;
8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
9. Garbage and/or recycling transfer stations or sorting facilities;

10. Composting facilities;

11. All uses not permitted above or otherwise prohibited.

C. Prohibited Uses. Residential uses other than those that are ancillary to an industrial use listed above. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 5, 1998; Ord. 1063 § 5 (Exh. D § 2.06.01.05), 1988; Ord. 1013 § 2.06.01, 1985)



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## **MEMO:**

**To:** Sedro-Woolley Planning Commission

**From:** Nicole McGowan  
Assistant Planner

**Date:** August 16, 2022

**Subject:** Amendments to Chapter 17.04 SWMC to Add a Definition for Live/Work Unit and Amendments to Chapters 17.20 and 17.28 SWMC to Specify Parking Requirements for Live/Work Units

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## **ISSUE**

SWMC 17.04.030 does not include a definition for live/work units, which are a permitted use in both the Mixed Commercial (MC) and Industrial (I) Zones. Additionally, the parking requirements described in SWMC 17.20.060 are unclear on how they would apply to live/work units located in the MC Zone. There are no parking requirements in Chapter 17.28 SWMC for live/work units located in the Industrial Zone either. Staff proposes amending Chapters 17.04, 17.20 and 17.28 SWMC to make it easier to regulate the construction of live/work units and associated parking infrastructure. The proposed amendments can be found in **Attachment 1**.

## **PROJECT DESCRIPTION/HISTORY**

When Ordinance No. 1484-04 was passed October 13, 2004, which added live/work units to the list of permitted uses under SWMC 17.20.010 and 17.28.010, no supplemental definition was created for live/work units under SWMC 17.04.030. Similarly, no specific parking requirements were provided for live/work units either. These missing pieces of information appear to have been oversights by staff. As a result, regulation of the construction of live/work units and associated parking infrastructure is difficult and left open to interpretation.

## **DISCUSSION**

Currently, there is no definition provided for “live/work unit” under SWMC 17.04.030. Staff proposes to provide such a definition. With an easily interpretable definition, staff and developers will have a definitive understanding of what a live/work unit is and what requirements apply. The residential and commercial uses within a proposed unit will be compatible with one another as well as compatible with the permitted uses and development requirements of the underlying zone.

The IBC (2018) defines “live/work unit” as “a dwelling or sleeping unit in which a significant portion of the space includes a non-residential use that is operated by the tenant” and goes on to classify live/work units as an R-2 occupancy. Chapter 4, Section 419 within the IBC describes the limitations on live/work units, which include the following:

1. The live/work unit must not be greater than 3,000 square feet in area;
2. The commercial area must not exceed 50% of the area of the live/work unit;
3. The commercial area function shall be limited to the first or main floor only of the live/work unit; and
4. Not more than five nonresidential workers or employees are allowed to occupy the commercial area at any one time.

The proposed amendments to Chapter 17.04 SWMC are intended to work in conjunction with current zoning code and the IBC standards above and are partially drawn from examples of live/work definitions and/or requirements from other jurisdictions including Bellingham, Seattle and Tacoma.

Bellingham defines “live/work unit” as a “combination working studio and dwelling unit consisting of a room or suite of rooms for uses consistent with the underlying zone” and specifies that the “work” component in the live/work unit is limited to those permitted and conditional uses listed under the applicable zoning subarea.

Seattle’s standards for live/work units are more in-depth and include the following:

1. Live/work units are required to not occupy more than 20% of the street-level street-facing façade along designated principal pedestrian streets and are considered a nonresidential use except where expressly treated as a residential use;
2. The commercial portion of the live/work unit must be a minimum of 300 square feet and must be located between the street and the residential portion of the live/work unit;
3. The non-residential portions of the unit must extend the width of the street-level, street-facing facade, must extend a minimum depth of 15 feet from the street-level, street-facing facade, and must not contain any of the primary features of the residential portion of the live/work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub;
4. The basic residential features described above must be designed and arranged to be separated from the commercial portion of the live/work unit by a physical divider such as a wall or partition;
5. Each live/work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit;
6. Each live/work unit must include an exterior sign with the name of the business associated with the live/work unit. Such signage must be clearly associated with the unit and visible to pedestrians outside of the building; and
7. The owner of each live/work unit must keep a copy of the current business license associated with the business located in that unit on file.

Tacoma specifies live/work units as those with greater than 50% living space and work/live units as those with greater than 50% commercial space. Their standards are as follows:

1. Live/work and work/live unit sizes are generally limited to 3,000 square feet;
2. New construction can contain no more than 20 units;
3. Live/work and work/live units are subject to a conditional live/work and work/live agreement license and City of Tacoma business license;
4. Live/work units are required to be inhabited by the operator or an employee of the business. The work and living spaces cannot be leased separately from each other;
5. The Residential portion of the unit is limited to one family; and
6. A Certificate of Occupancy is required for the specific commercial use required for work/live units.

As it stands, the current standards for the required number of parking spaces for each use listed under SWMC 17.36.030 are adequate for determining the required number of spaces for the commercial portion of a live/work unit. However, the additional parking requirements for the residential portion of a live/work unit are not clearly specified anywhere. Staff proposes to provide specific parking requirements under SWMC 17.20.060 and Chapter 17.28 SWMC for live/work units that work in concurrence with Chapter 17.36. That way there is a guarantee that enough parking will be provided on-site to serve both the residential and the commercial portions of a live/work unit.

### **ATTACHMENTS**

Attachment 1 – Proposed Amendments to Chapter 17.04, 17.20 and 17.28 SWMC

### **RECOMMENDATIONS**

Review and discuss the proposed amendments to Chapter 17.04, 17.20 and 17.28 SWMC and propose any recommended changes.

# Attachment 1

Proposed Amendments to Chapter 17.04, 17.20 and 17.28 SWMC

## Chapter 17.04 ADMINISTRATIVE PROVISIONS

### 17.04.030 Definitions.

...

“Light manufacturing” means any manufacturing activity that does not create noise, smoke, odors or any other nuisance that can be detected from outside the building.

“Live/Work Unit” means a unit in which a residential use is located above or behind a commercial use within the same building. These units are subject to the following conditions:

1. The commercial area function shall be limited to the first or main floor only of the live/work unit;
2. The commercial portion of the unit shall not be more than 50% of the area of the live/work unit;
3. All residential features must be designed and arranged to be separated from the commercial portion of the unit by a physical divider such as a wall or partition;
4. The residential portion of the unit must be inhabited by the operator or an employee of the business;
5. Not more than five nonresidential workers or employees are allowed to occupy the commercial area at any one time;
6. The commercial and residential spaces cannot be leased separately from each other;
7. The minimum size of the commercial portion of the unit shall not be less than 300 square feet;
8. The maximum size of the commercial portion of the unit shall not exceed 3,000 square feet;

9. The use of the commercial portion of the unit is limited to the permitted uses of the underlying zone in which the unit is located. Hazardous uses, storage (except accessory storage up to 10% of the space dedicated to a permitted commercial use) and marijuana growing, processing and/or retail are specifically prohibited uses in the commercial portion of the unit;
10. The commercial portion of the unit must not contain any of the primary features of the residential portion of the live/work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub;
11. For live/work units located in the Industrial Zone, the use restriction “limited retail and service uses up to 5% of the total site” does not apply (SWMC Section 17.28.010 (A)(6)); and
12. Live/work units shall include an exterior sign with the name of the associated business. The sign shall be clearly associated with the unit and visible to pedestrians from the public right-of-way.

“Lot” means a contiguous quantity of land under one ownership, with fixed boundaries, which can legally be bought and sold separately from other lands.

...

# Chapter 17.20

## MIXED COMMERCIAL (MC) ZONE

### 17.20.060 Parking for residential uses in the MC zone.

The parking requirements for residential uses in the MC zone shall be as follows:

Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8 units

[Live/work units shall provide parking per the table above for the residential use based on the number of bedrooms in the unit. Live/work units shall also provide commercial parking spaces per the development standards in SWMC 17.36.030.](#)

Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Ch. 17.36 for this zone. (Ord. 1484-04 § 7 (part), 2004)

# Chapter 17.28

## INDUSTRIAL (I) ZONE

Sections:

**17.28.005 Intent.**

**17.28.010 Use restrictions.**

**17.28.020 Bulk restrictions.**

**17.28.030 Minimum lot size requirements.**

**17.28.040 Screening requirements.**

**17.28.050 General regulations on uses and property.**

**17.28.060 Design review.**

**[17.28.XXX Parking for Live/Work units in the Industrial Zone](#)**

### 17.28.005 Intent.

### 17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services, wholesaling, and light manufacturing and processing;
2. Industrial equipment, supplies, services, including storage;
3. Agricultural processing;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment; and provided further, that no adult

entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school, public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated.

B. Conditional Industrial Uses.

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;
4. Prisons;
5. Incinerators;
6. Animal slaughtering and meat packing, food processing;
7. Wireless communication facilities;
8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
9. Garbage and/or recycling transfer stations or sorting facilities;
10. Composting facilities;
11. All uses not permitted above or otherwise prohibited.

C. Prohibited Uses. Residential uses other than those that are ancillary to an industrial use listed above. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 5, 1998; Ord. 1063 § 5 (Exh. D § 2.06.01.05), 1988; Ord. 1013 § 2.06.01, 1985)

## **17.28.020 Bulk restrictions.**

A. Minimum Setbacks to Adjacent Zones.

1. Setbacks to Residential (R-5, R-7 and R-15) Zones. Front setbacks shall be a minimum of twenty feet. Side setbacks shall be a minimum of thirty feet. Rear setbacks shall be a minimum of thirty feet.
2. Setbacks to All Other Zones. Front setbacks on an arterial street shall be a minimum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
3. Setbacks to the Industrial Zone. Buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned industrial.

B. Maximum building height: thirty-five feet. A variance to the maximum building height may be granted as set forth in Chapter 17.60.

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1522-05 § 3, 2005; Ord. 1484-04 § 8 (part), 2004; Ord. 1387-00 § 1, 2000; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.02, 1985)

### **17.28.030 Minimum lot size requirements.**

There is no categorical minimum lot size for industrial uses in this zone. However, the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceedings. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.03, 1985)

### **17.28.040 Screening requirements.**

A six-foot-tall totally sight-obscuring fence, wall or other screen of equal effectiveness shall be maintained around all industrial storage and activity areas where adjacent to or across a public right-of-way from any other zone. The planning director may waive the screening requirement in a case where a permanent feature (such as an elevated railroad grade) that meets the screening requirements exists between the project and adjacent property. The screening requirements in Section 17.50.120 shall also apply. In the case of conflict between screening requirements, the higher standards shall apply. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.04, 1985)

### **17.28.050 General regulations on uses and property.**

The following provisions shall apply to all new and expanded uses within this zone when located adjacent to a residential zoned district:

- A. There shall be no unusual fire, explosion, or safety hazards;

B. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the state of Washington, Department of Ecology (WAC 173-60-040);

C. Pollution standards set by regional, state, or federal pollution control commissions or boards shall apply to all uses;

D. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated;

E. If less intense uses are proposed, they shall be located adjacent to the residential zoning to lessen the impacts of the industrial activity. Uses such as live/work units, parking areas, office buildings, stormwater facilities and open spaces should be used as a transition between industrial and residential zoning. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004: Ord. 1387-00 § 2, 2000)

### **17.28.060 Design review.**

All developments in this zone which are subject to environmental review shall comply with the design review standards of Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004)

### **17.28.070 Parking for Live/Work Units in the Industrial Zone.**

The parking requirements for live/work units in the Industrial Zone shall be as follows:

<a href="#">Studio</a>	<a href="#">1 space</a>
<a href="#">1 bedroom</a>	<a href="#">2 spaces</a>
<a href="#">2 bedrooms</a>	<a href="#">2 spaces</a>
<a href="#">3 bedrooms</a>	<a href="#">3 spaces</a>
<a href="#">4 or more bedrooms</a>	<a href="#">4 spaces</a>
<a href="#">Visitor/overflow spaces</a>	<a href="#">1 additional space per 8 units</a>

[Live/work units shall provide parking per the table above for the residential use based on the number of bedrooms in the unit. Live/work units shall also provide commercial parking spaces per the development standards in SWMC 17.36.030.](#)

[Parking spaces counted for the residential portion of the live/work unit shall not be counted towards the parking requirements of SWMC Ch. 17.36 for the commercial portion.](#)