

2.050.040 Mixed Use District (MX)

A. Purpose. The Mixed Use (MX) district requires mixed use developments to provide the community with a mix of mutually-supporting retail, service, recreation, office and medium or high-density residential uses. The zone is designed to promote cohesive site planning and design that integrates, and interconnects two or more land uses into a development that is mutually supportive. It can provide incentives to develop a higher-density, active, urban environment than generally would be found in a suburban community. This type of development is further expected to:

1. Achieve the goals and objectives of the community's comprehensive plan and capital facilities plans;
2. Enhance livability, environmental quality and economic vitality;
3. Maximize efficient use of public facilities and services;
4. Create a safe, attractive and convenient environment for a variety of uses including living, working, recreating and traveling.

B. Applicability.

1. General. The provisions of this section shall be applied to parcels or groups of contiguous parcels designated mixed-use on the city's official zoning map.
2. Interpretation. If the requirements of the mixed-use district conflict with other regulations, the more stringent shall apply.

C. Definitions. For the purposes of this section, the following definitions shall apply:

1. "Mixed-use development" shall mean a group of structures planned as a single entity and containing within and/or among them a variety of complementary, and/or mutually supporting uses (such as housing, offices, recreation, retail, public service or entertainment).
2. "Net Acre" means an acre of the developable portion of the site, which is derived from the total (gross) acreage of the site minus the area required to be, or voluntarily, set aside, as critical and environmentally sensitive lands and the corresponding buffers, public rights-of-way, road easements and any similar public facilities.

D. Uses. Uses that are permitted or conditionally allowed in the MX (mixed use) district are shown in Table 2.050.040A. Residential uses are permitted so long as the minimum required densities and all dimensional and other development standards of this chapter and the Development Code are met. "P" Uses are allowed subject to approval of applicable permits. "C" Conditional uses may be permitted subject to the approval of a Conditional Use Permit as set forth in the Winlock Development Code. "X" Uses are prohibited.

Table 2.050.040A MX Uses

Use	MX
1. Residential uses.	
a. Existing residences without any increase in density	P
b. Medium density (Integrated multi-family/commercial or mixed-use structures, townhouse, or condominiums, from 8 to no more than 18	P

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residential units per net acre)	
c. High density (Integrated multi-family/commercial or mixed use structure not to exceed 18 residential units per net acre in designated areas if the structure also has ground floor commercial)	P
d. Home occupations (business)	P
e. Bed and breakfast establishments	P
f. Single-family detached and single-family attached	P
2. Retail Sales–Food.	
a. Markets not to exceed 35,000 square feet gross floor area	P
b. Markets- Greater than 35,000 square feet of gross floor area	C
3. Retail Sales–General.	
a. Single purpose/specialty retailers up to 25,000 square feet gross floor area.	P
b. Yard and garden supplies, including nurseries	C
4. Retail Sales–Restaurants, Drinking Places.	
a. Restaurants, with associated drinking places, alcoholic beverages	P
b. Drinking places, alcoholic beverages (with or without entertainment)	C
5. Retail Sales–Products (Finished product retailers with primary fabrication or assembly on site. Within an entirely enclosed building.)	
a. Uses of < 5,000 square feet gross floor area	P
b. Uses of greater than 5,000 square feet gross floor area	C
6. Services–Personal.	
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	P
b. Barber and beauty shops	P
c. Clothing rental establishments	P
7. Services–General.	
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (up to 25,000 square feet gross floor area)	P
b. Printing, publishing and lithographic shops	P
c. Branch banks	P
d. Event facilities (Event facilities include uses such as meeting halls and convention rooms) (<10,000 square feet gross floor area)	P
e. Event facilities (Greater than 10,000 square feet gross floor area)	C
8. Services–Lodging Places.	
a. Hotels/motels	C
9. Services–Medical and Health.	
a. Outpatient clinics	P
b. Medical laboratories	C

c. Sanitaria, convalescent and rest homes	C
d. Orthopedic equipment and supplies, rental, sales and services	P
e. Animal hospitals and veterinary clinics.	
(1) Outside animal activities	X
(2) Inside animal activities only	P
f. Residential care homes	C
g. Residential and congregate care facilities	C
10. Services—Professional Office.	
a. Professional offices	P
b. Medical and Dental Offices	P
c. Artists/photographic studios	P
11. Services—Amusement/Recreational	
a. Bowling alleys, billiard and pool parlors, and video arcades	C
b. Equestrian facility and supporting uses	C
c. Skating rinks, ice and/or roller	C
d. Theaters, indoor	C
e. Athletic, health and racket clubs (< 10,000 square feet of gross floor area)	P
f. Adult Clubs/shops	X
12. Services—Educational.	
a. Nursery schools, preschools	P
b. Day care facilities consistent with RCW 36.70A.450	P
c. Libraries	P
d. Vocational schools	C
e. Artistic studios and schools including but not limited to dance, music and martial arts	P
f. Public parks, parkways, recreation facilities, trails and related facilities	P
13. Services—Membership Organizations.	
a. Business, professional and religious (not including churches)	P
b. Civic, social, fraternal, charitable, labor and political	P
c. Churches	C
14. Public Services and Facilities.	
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	C
b. Educational institutions	C
c. Sewer, water and utility transmission lines	P
d. Wireless communications facilities	P
e. Museums, historic and cultural exhibits	P

f. U.S. Post Offices	C
g. Public transit facilities including park and ride facilities	C
15. Accessory Uses and Activities.	
a. On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210).	C
b. Drive-through, drive-in or drive-up facilities	C
c. Open Air Activities	
(1) Open air display of plants and produce is permitted in conjunction with a permitted use.	P
(2) Open air work activities such as restaurants, portable walk-up vendors (not including drive-through facilities) such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by the WDC.	P

E. Development standards.

1. Residential/Commercial.

- a. All mixed-use applications, larger than five acres in total size of the parent parcel, shall have a mixture of uses. Twenty percent (20%) shall be the minimum of any one use and at a minimum two (2) of the following uses shall be represented:
 - i. Residential,
 - ii. Commercial,
 - iii. Office,
 - iv. Retail, or
 - v. Recreational.
- b. All mixed-use zoning applications which have a residential component shall provide a minimum of 8 residential units per net residential acre and a maximum of 24 residential units per net residential acre.
- c. All types of residential developments may transfer density of up to two dwelling units per unbuildable gross acre from environmentally constrained land, as defined in the Critical Area Ordinance of this code, to the buildable portion of the site.
- d. All applications for residential development, of more than five acres in size, shall include a mixture of (more than one) residential housing type, with no one housing type being more than 75% of the total number of residential units. Housing types generally include: single-family, multi-family, attached townhomes, detached townhomes and condominium dwellings.

2. Lot Standards

- a. All development applications in the MX Zone shall comply with the applicable standards for lot area dimensions, building height, and setbacks in Table 2.050.040(B) WDC.

- b. Single-family structures that are used for accessory commercial uses shall use the single-family attached/ detached development standards.
- c. The maximum "building height" of shall exclude unique architectural features such as steeples, chimneys, flagpoles, electronic aerial, and cupolas.
- d. Residential uses may utilize slope setback for yard area where sufficient area to establish a building is located outside the buffer. Land contained within the slope setback shall not count toward maximum lot area total or density calculations.

Table 2.050.040B Lot Standards

Standard	Commercial	Multi-Family	Single-Family	
			Attached	Detached
Minimum Lot Width	20 Feet	20 Feet	20 Feet	30 Feet
Minimum Lot Depth	60 Feet	60 Feet	60 Feet	60 Feet
Minimum Area	1,400 SF	1,400 SF	1,400 SF	3,000 SF.
Maximum Area	N/A	N/A	N/A	15,000 SF
Maximum Lot Coverage	85%	85%	75%	60%
Maximum Height	60 Feet	35 Feet	35 Feet	35 Feet
Min. Front Setback	5 Feet	10 Feet	10 Feet	10 Feet
Min. Garage Setback From Public Street	5 Feet	5 Feet	18 Feet	18 Feet
Min. Garage Setback From Alley	5 Feet	5 Feet	5 Feet	5 Feet
Min. Side Setback	0 Feet Attached or 10 Feet Abutting Single Family	0 Feet Attached or 10 Feet Abutting Single Family	0 Attached / 4 Feet Non-Attached	4 Feet
Min. Street Side Setback	0 Feet	0 Feet	10 Feet	10 Feet
Min. Rear Setback	10 Feet	10 Feet	10 Feet	10 Feet

3. Active Open Space

- a. Purpose. Because Mixed-Use areas typically require a higher density than many single-family residential areas, active open space shall be a requirement of new developments. This active open space shall take the form of family parks to be located within 1/4 mile of the area that they serve. Access is typically by walking or bicycle. User groups are diverse and vary with the recreational amenities provided.
- b. These parks shall be constructed by developers and operated and maintained by homeowners' associations (HOA's) or another body approved by the Winlock City Council. Family parks are not intended to be operated, maintained or financed by the city, and as such are not eligible for Park Impact Fee (PIF) credits.

- c. Facilities. Family parks are meant to service local residents of all ages with a special emphasis on younger children (2-12 years of age). One family park of a minimum of 7,500 square feet of park space shall be developed per 25 dwelling units and shall be designed and constructed to primarily serve children in the 2-year to 12-year age group, including appropriate facilities for parental supervision. The park design and layout shall meet current Winlock Park Standard requirements and Americans with Disabilities Act (ADA) regulations. Family parks shall be designed by a Landscape Architect licensed in the State of Washington. While many of the facility choices should be left to the individual developers in order to better suit the needs and desires of that development, some required facilities shall be in all family parks, unless otherwise agreed upon by the review authority. These required facilities shall include at a minimum:
- i. Pedestrian circulation paths on paved surfaces,
 - ii. Two 4-foot benches,
 - iii. One Trash Receptacle,
 - iv. Bike rack(s) to accommodate a minimum of 6 bicycles,
 - v. One play structure for parks intended primarily for children's use, and
 - vi. One picnic table.
 - vii. The remaining park space shall be covered with live vegetation, or other acceptable surface.
 - viii. All areas established with live vegetation shall be irrigated by a permanent, below-ground, automatic irrigation system.
- d. Policing of the parks. As policing of the parks is a critical concern for the City, several requirements shall be met for family parks.
- i. A minimum of one side of the park shall abut a public road, unless approved by the Planning Director.
 - ii. Street lighting shall be used to illuminate the park for citizen and police patrols to see into the park at night from the street.
- e. Administration of family parks. A complete preliminary land use application in a Mixed-Use district shall include a preliminary park site plan and landscape plan. The preliminary site plan shall depict the location and number of play structures, bike parking structures, surface materials, how ADA requirements are being met, furnishings, and pedestrian circulation routes. The preliminary landscape plan shall depict the location of plant materials, species and size at time of planting. The City shall not approve the final plat or final master plan of any phase of a mixed-use application in which a family park is required unless the City Engineer and Planning Director have reviewed and approved the final plans and specifications for the family park. The final site plan and final landscape plan shall provide all information contained in the preliminary plans with additional construction information including but not limited to: Irrigation Plan, Construction Details, Grading, CC&R's, Utility Services and parking. The application for preliminary plat or master plan and final plat or master plan approval shall provide a mechanism for the continual care and maintenance of the family park by either a homeowner's association or other body approved by the Planning Director.

- f. Completion timetable. Family parks shall be completed prior to the issuance of the occupancy permit of the 25th dwelling unit within the approved development
 - g. Fence/Hedge. A fence or vegetative buffer shall be used for the screening of park borders where they abut a residential area. This screening should be a minimum of 3.5 feet in height and shall not exceed six feet in height. Neither the fence nor hedge shall be fully sight obscuring.
4. Landscaping and Open Storage
- a. Landscaping. Mixed-Use districts require the provision of a high degree of landscape amenities for visitors and residents. MX districts shall provide tree lined streets with planter strips and/or tree wells as a unifying element. On-site plantings, with individual character, are encouraged to provide multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Seasonal interest is encouraged through the use of blooming sequence, fragrance, fall color, and specimen plant materials. Introduction of other landscape architectural hardscape elements such as: use of natural stone, sculpture, water features, enhanced paving, accent lighting, site furnishings, recreational facilities, and the like are strongly encouraged. Preservation of environmentally constrained areas as natural areas and the restoration of buffer areas with native plant materials and recreational opportunities are priorities.
 - i. All landscape plantings shall be irrigated with an automatic, underground irrigation system designed with water conservation features. Use of techniques, such as separate water zones based on soil type, sun exposure, and plant water requirements is encouraged. All required plant materials shall meet or exceed specifications established by the American Association of Nurserymen for nursery stock.
 - ii. At least 15% of the gross square footage of the master planned site and each individual site must be landscaped.
 - iii. All setback areas shall be landscaped and maintained with live vegetation.
 - iv. Commercial uses in the Mixed-Use (MX) zone abutting a residential use shall be screened. Screening may be accomplished using sight-obscuring vegetation, a sight-obscuring fence or wall, a berm, or a combination of approaches not to exceed six feet. A chain link fence containing slats does not qualify as a sight-obscuring fence for the purposes of this section. If a sight-obscuring fence or wall alone is erected as screening within the setback area, features providing visual interest, such as varied building materials, textures, reliefs or architectural details shall be incorporated on the side facing the residential zone. The property owner shall be responsible for maintaining the vegetation and screening structure in a healthy state.
 - v. Only under the following conditions may freestanding walls, fences and hedges be permitted along public or private streets or sidewalks:
 - A. The maximum height of any wall, fence, or hedge shall be six feet so long as the fence height does not interfere with safe line of sight as determined by the City Engineer.
 - B. Barbed wire, razor wire, electric and other dangerous fences are prohibited.

- b. Open Storage. Open storage is prohibited. Long-term parking of operational company cars, light trucks and vans within parking lots shall not be construed to be open storage. Trash and recycling containers located outside of a building shall be screened by a six-foot solid (100% opaque) fence or a combination of fence and vegetation.
5. Conversion of Existing Structures. An existing residential structure may not be converted to a commercial or office use unless consistent with this chapter.
6. Parking and Loading.
 - a. Off-street parking in the MX district(s) shall be in compliance with Chapter 3.280 WDC.
 - i. Up to 30% of the parking requirements for dedicated commercial uses may be fulfilled by counting on-street parking directly abutting the commercial use through approval from the Winlock Planning Director.
 - I. Single-Family or Condominium Residential structures containing less than 1,000 square feet of accessory commercial space and abutting a public street with on-street parking shall be required to provide parking as required for the residential use plus one additional on-site parking space. In addition to the approved road sections, the Public Works Director may approve alternate on-street parking configurations such as head-in parking, or head-in angled parking.
 - b. Shared parking between and among uses is encouraged and shall be permitted in accordance with Chapter 3.280 WDC.
 - c. Signs. The requirements of Chapter 3.275 WDC are applicable to the Mixed-Use district and must be met. The commercial requirements shall be used when determining what sign and sign types are allowed or prohibited in this zone. Signage for accessory commercial uses located within single family or condominium structures shall be limited to a maximum size of 4 square feet and constructed of natural materials, such as metal, wood, glass, window painting or stone. Internally lighted signs are prohibited.
7. Building Orientation. The primary building entrance shall be oriented to the major street on which the building has access, a street corner, plaza or park. The building may have other entrances if direct pedestrian access is provided to all entrances. Building design should take advantage of natural light and develop prominent view corridors.
8. Pedestrian Access.
 - a. An on-site pedestrian circulation system that links public and private streets and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient delineated pedestrian access to transit stops shall be provided. Pedestrian surfaces shall be a minimum of six (6) feet in width, unless otherwise approved by the Public Works Director, and conform to the ADA requirements adopted by Winlock and the State of Washington.
 - b. Public sidewalks shall be required and constructed according to the City's road standards.
 - c. Where the pedestrian system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different

paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one (1) of the preceding methods.

- d. Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety and shall be shielded downward to prevent upward and off-site glare.
- e. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. On-site lighting shall utilize cutoff fixtures designed to orient light downward and contribute toward a dark sky.

9. Site Planning and Architectural Design Guidelines

a. Commercial and Multifamily Development:

- i. Blank walls facing public streets are discouraged. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials, relief panels, trim, balconies, ledges or other techniques shall be employed to enhance building facades facing public streets.
- ii. Roof lines shall be a minimum of 6/12 for pitched roofs. Lower pitched roofs or parapet roof lines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the Planning Director.
- iii. Rain protection shall be located at the primary entrance that is effectively designed to provide a minimum of 50 square feet of rain protection. This protection may use a single or combination of techniques such as: awning, eve, alcove, airlock, recessed entry or porte-cochere.
- iv. Finished surfaces on building elevations shall emphasize use of architectural grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the Planning Director.
- v. A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.
- vi. Hardscaping (i.e., curb-to-façade sidewalks with pedestrian amenities) may be substituted in lieu of landscaping requirements subject to review and approval of the review authority.

b. Single-Family Residential:

- i. Garages facing a public street shall be set back a minimum of 18 feet from the front property line. The front plane of the garage door cannot extend beyond the front plane of the primary façade. Garages facing an alley shall be set back a minimum of 5 feet from the rear property line. Garage doors shall have a minimum of 50 % of their area decorated with glazing, relief panels, or similar ornamentation.

- ii. Porches, balconies or similar entry appendages may project into the front yard setback up to five feet. Porches shall be designed as functional spaces with a minimum depth of 5 feet.
 - iii. Rooflines shall be a minimum of 6/12 for pitched roofs. Lower pitched roofs or parapet rooflines shall provide additional architectural detailing including but not limited to: cornice, cap, relief panels, bay windows, shade projections, rain protection, eaves, dormers, ledges or overhangs as approved by the Planning Director.
 - iv. Rain protection shall be located at the primary entrance that is effectively designed to provide a minimum of 25 square feet of rain protection. This protection may utilize a single or combination of techniques such as: awning, eave, alcove, airlock, recessed entry or porte-cochere.
 - v. Finished surfaces on building elevations shall emphasize use of architectural grade natural building products such as wood, masonry, metal, glass, stucco, fiber cement, cultured stone or other stone materials. Use of plywood, vinyl, plastic composites, fiberglass or similar are prohibited unless otherwise permitted by the Planning Director.
 - vi. A diverse use of color is encouraged to display individuality within the community. Finished surfaces suitable for painting shall incorporate a color palette of at least two colors, consisting of a base color and an accent (trim color). Repetitive or predictable alternate color schemes are discouraged.
- F. Special Limitations on Uses. All uses in the MX district(s) shall meet all of the following conditions:
- 1. Odor, noise, emissions, vibration, heat and glare (except for exterior lighting) shall be controlled within the confines of the building or structure.
 - 2. No movement of heavy equipment on and off the site shall occur, except for truck deliveries.
 - 3. No outdoor testing of products or processes shall take place on the site.
 - 4. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.
 - 5. Drive-through facilities require a conditional-use permit as part of the approval process.