

Chapter 15.32
WFC DOWNTOWN WATERFRONT COMMERCIAL DISTRICT

Sections:

- 15.32.010 Intent.
- 15.32.020 Permitted uses.
- 15.32.030 Conditional uses.
- 15.32.040 Restricted uses.
- 15.32.050 Yard requirements.
- 15.32.060 Building height.
- 15.32.070 Parking requirements.

15.32.010 Intent.

A. The Downtown Waterfront Commercial district includes Raymond's downtown waterfront, which includes areas along the South Fork of the Willapa River that are suitable for commercial and recreational development that prioritizes water access, water enjoyment, and recreational-oriented services.

B. Development in the WFC district must be consistent with the latest edition of the city's shoreline master program. (Ord. 1593, 1998)

15.32.020 Permitted uses.

Permitted uses in the WFC district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

15.32.030 Conditional uses.

Conditional uses in the WFC district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

15.32.040 Restricted uses.

Restricted uses in the WFC district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

15.32.050 Yard requirements.

A. WFC lots with side line not adjacent to RS district: no minimum yard requirements.

B. WFC lots with side line adjacent to RS district:

1. Front: same as adjacent residence in established neighborhood, 20 feet from property line in new development;
2. Side: five feet from property line, except that side yards along flanking side streets must be not less than 10 feet;
3. Rear: no minimum requirements. (Ord. 1593, 1998)

15.32.060 Building height.

A. WFC lots within or adjacent to, on two or more sides, an RS district: no building may exceed 35 feet in height.

B. Any other WFC lots: no building may exceed 45 feet in height. (Ord. 1593, 1998)

15.32.070 Parking requirements.

On-street parking is permitted in the WFC district. (Ord. 1593, 1998)