

18.04.050 - Commercial District Overlay Established.

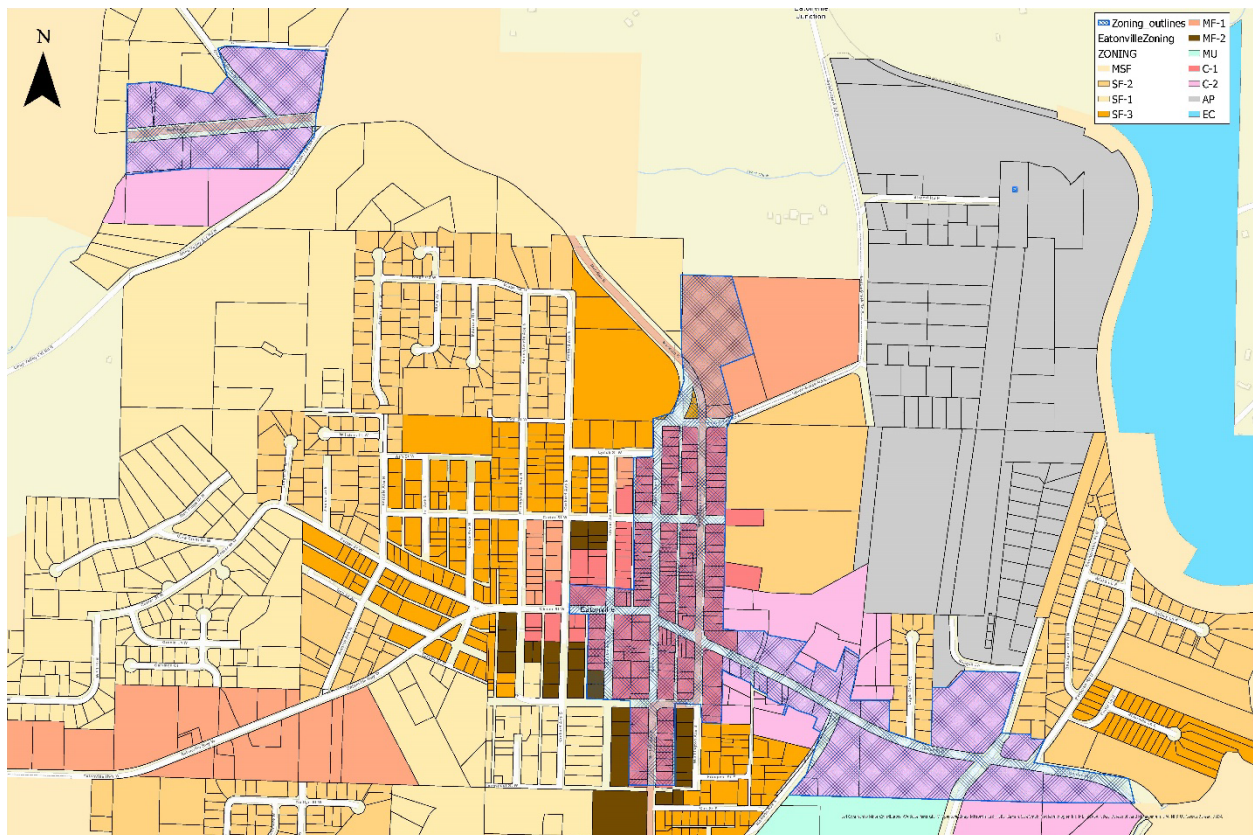
It is the purpose of this section is to preserve the primary commercial viability of the downtown corridor for commercial purposes. To encourage the development of available apartments in the walkable area of the town and to maintain a desirable look to the commercial district of Eatonville.

A. Revised Code of Washington/Comprehensive Plan Requirements:

None of the requirements outlined in 18.04.050 are driven or required by the Revised Code of Washington or the Town Eatonville's Comprehensive Plan.

B. Definition of boundaries:

Any parcel that borders Washington, Mashell, and Center streets within the boundaries shown on the map below:



C. Regulations that are specific to the Commercial District Overlay:

1. All street-level entrances on any new development must be used for commercial purposes.
2. Maximum of two stories allowed from street level. An additional story is allowed if built below street level.
3. Apartments are allowed on the non-street level stories. The maximum apartment size is 1500 square feet.
4. No livestock or poultry allowed in the Commercial District Overlay.
5. Visually pleasing landscaping is required to be maintained. Compliance with this requirement ultimately falls to the property owner. A committee formed from members of the Eatonville Business Association shall be charged with working with businesses in the Commercial District Overlay to achieve the desired level of landscaping quality.

D. Regulation enforcement and penalties:

1. Every effort will be made to get voluntary compliance with the above regulations.
2. If all efforts at voluntary compliance fail, then the provisions of Chapter 1.12 EMC shall apply.