

18.04.050 - Commercial District Overlay Zone Established.

A. Intent and Purpose.

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

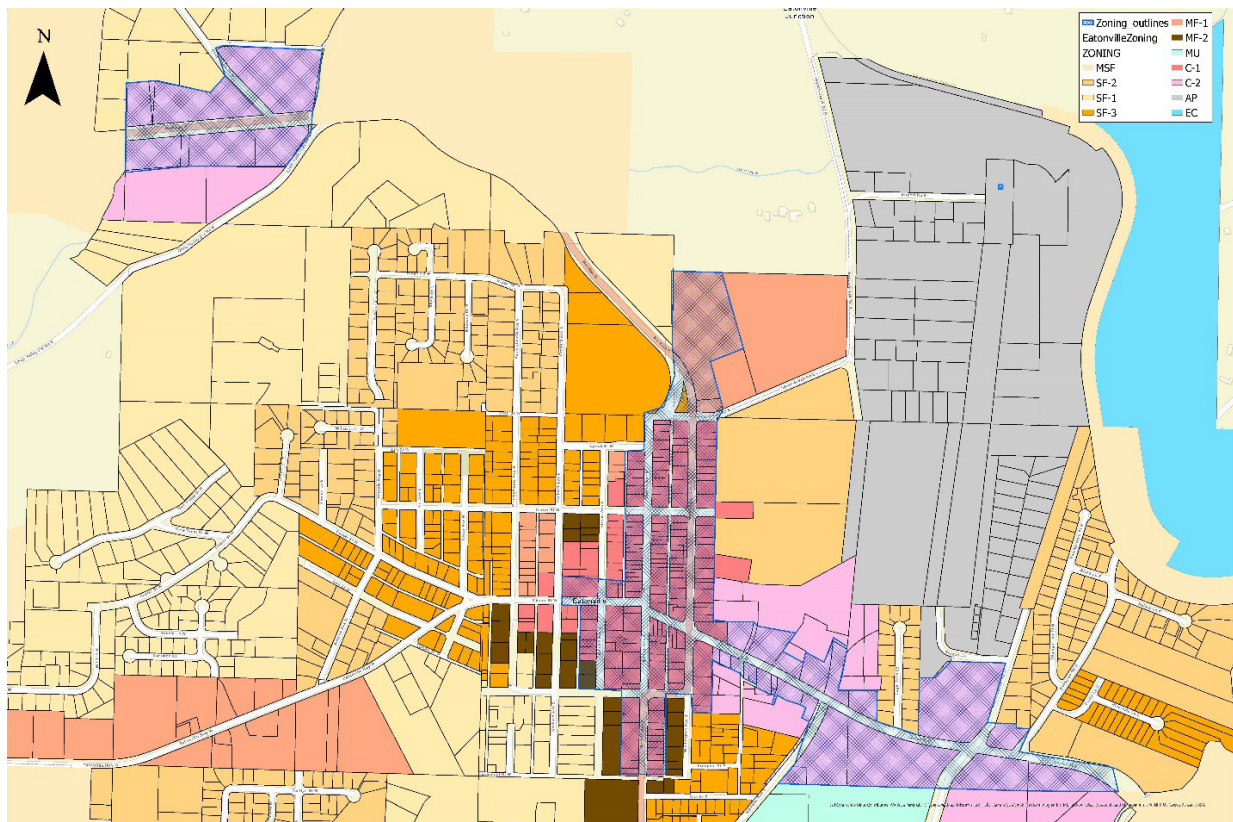
B. Applicability and Interpretations.

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

2. The restrictions established by this title apply only to the parcels within the geographic boundary to be hereafter known as the Commercial District Overlay Zone.

C. Geographic Boundary.

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



D. Restrictions that are specific to the Commercial District Overlay:

1. All street-level use 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 Zone.
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

E. Vesting

1. All residential homes in existence as of the date of the adoption of this overlay shall be considered a legal nonconforming use subject to the provisions of Title 18.08.100 of the Eatonville Municipal Code.
2. Any residential home that is intentionally and voluntarily demolished forfeits the allowed nonconforming use designation and shall be subject to the applicable restrictions of this provision.

F. Regulation, Enforcement, and Penalties.

1. The enforcement and penalty provisions of Chapter 1.12 of the Eatonville Municipal Code shall be used when issues of noncompliance occur.