

## Chapter 17.06 TABLE OF PERMITTED USES

### 17.06.010 Permitted uses.

Table 17-1 indicates permitted, conditionally permitted and prohibited uses in the various ~~zone districts~~ zones. Permitted uses are allowed as a matter of right. Because of considerations of traffic, noise, lighting hazards, health and environmental issues, certain uses may be permitted subject to conditions. For the purposes of this section the following apply:

P = Permitted Use

~~C-S~~ = ~~Conditions Apply~~ Specific Use Regulations Apply

TUP = Temporary Use Permit

CUP = Conditional Use Permit

A = Accessory Use

X = Prohibited Use

**Table 17-1**

<u>USE</u>	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR	<u>USE REGULATIONS</u>
<del>Accessory Dwelling Units</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>17.16(A)</del>
<u>Agriculture (Urban)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>17.10.010 (UR-1), 17.12.010 (UR-2), 17.14.010 (UR-3), 17.26.010(D) for C-1 &amp; C-2</u>
Ambulance Service	X	X	X	P	X	P	X	
Animal Keeping (Large)	<del>C-S</del>	X	X	X	X	X	X	17.10.010
Animal Keeping (Small)	<del>C-S</del>	<del>C-S</del>	<del>C-S</del>	<del>C-S</del>	<del>C-S</del>	X	X	<u>17.10.010 (UR-1), 17.12.010 (UR-2), 17.14.010 (UR-3), 17.26.010(D) for C-1 &amp; C-2</u>
Art Gallery	CUP	CUP	CUP	P	P	X	P	<u>17.10.040 (UR-1), 17.12.030 (UR-2), 17.14.030 (UR-3), &amp; CUP 17.44.070 - 130</u>

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
<del>Studio</del> , Art, Music, and Dance <u>Studios</u>	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	P	P	<del>CUP</del> <u>P</u>	X	Must comply with 17.16.010(D) Home Business
Automobile, boat & RV storage-excluding auto wrecking yard, auto salvage or fuel yards.	X	X	X	P	X	P	X	Including small engine and equipment
Auto or Taxi Rental	X	X	X	P	X	P	X	
Auto, Machinery, Trailer, & RV Sales	X	X	X	P	X	P	X	Only those properties with frontage on Trent Avenue
Automobiles service & repair	X	X	X	P	X	P	X	
Bakery/Confectionary	X	X	X	P	P	P	X	
Bank or Credit Union	X	X	X	P	<del>C-2</del>	P	X	<u>C-2</u> - No drive-thru
Bar, Lounge or Tavern	X	X	X	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	X	17.26. <u>010</u> (A)
Barber Shop, Hair Salon, Nail or Tanning Salon	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	P	P	P	X	Must comply with 17.16.010(D) Home Business
Bed & Breakfast/Short term rental	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	<del>C-1</del>	P	X	X	17.16. <u>010</u> (B)
Biotechnology Lab or Manufacturing	X	X	X	X	X	P	X	
Bird Store/Pet Shop/Taxidermy	X	X	X	P	X	X	X	
Bottling Plant	X	X	X	X	X	P	X	
Brewery, Winery, Distillery	X	X	X	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	X	17.26. <u>010</u> (A)
Business Colleges or Private Schools operating as a Commercial Enterprise	X	X	X	P	X	P	X	
Business & Professional Offices	<del>C-2</del>	<del>C-2</del>	<del>C-2</del>	P	P	P	X	Must comply with 17.16.010(D) Home Business
Churches/Places of Worship	CUP	CUP	CUP	<del>P</del> <u>CUP</u>	CUP	X	X	<u>17.10.040 (UR-1), 17.12.030 (UR-2), 17.14.030 (UR-3), 17.26.010(E) for C-1 &amp; C-2, &amp; CUP 17.44.070 - 130</u>

<u>USE</u>	UR-1	UR-2	UR-3	C-1	C-2	I-1	PR	<u>USE REGULATIONS</u>
Commercial Welding/Machine Shop	X	X	X	P	X	P	X	
Community Center	X	X	X	P	P	X	X	
Community Transit Center	X	X	X	X	X	P	X	
<u>Contractor Yard</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>C-1 - Only on properties with frontage on Trent Avenue</u>
Craft, Farmers Market, Christmas Tree Sales	X	X	X	TUP	TUP	X	TUP	<u>TUP 17.44.135</u>
Daycare Facility / <u>Child Care Center</u>	X	X	X	P	P	<u>€ CUP</u>	X	<u>Located in or on a church or a public or private school site</u> <u>CUP 17.44.070 - 130</u>
Daycare (In-home) / <u>Family Day Care Provider</u>	P	P	P	P	P	X	X	
Drive-Thru Windows	X	X	X	<u>€S</u>	X	P	X	<u>C-1 - Only on properties with frontage on Trent Avenue</u>
Electric Vehicle Infrastructure	X	X	X	P	A	P	P	<u>Refer to Chapter 17.50</u>
Electric Vehicle Charging Station	A	A	A	A	A	P	P	<u>Refer to Chapter 17.50</u>
Electronic Systems Development or Operations	X	X	X	X	X	P	X	
Employment Agencies	X	X	X	P	X	P	X	
<u>Entertainment Facilities (Adult)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>Refer to Chapter 17.46 for specific requirements and location limitation</u>
<u>Essential Public Facilities (EPF)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Refer to Chapter 17.48 for specific requirements and location limitations &amp; CUP 17.44.070 - 130</u>
Fitness Facility / <u>Exercise Studio</u>	X	X	X	P	P	X	X	

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
Fraternal Organization	X	X	X	X	P	X	X	
Fuel Dispensing Station	X	X	X	P	X	P	X	
Funeral Home	X	X	X	P	X	P	X	
Gambling Establishment as licensed by the State of WA. Class A, B, C, D, and E-1-E-5	X	X	X	<del>C-1</del>	X	X	X	<u>C-1</u> - Only those properties with frontage on Trent Avenue
Government Facilities	X	X	X	P	X	P	P	
<u>Group Home &amp; Supportive, Transitional, Emergency, and Permanent Housing (STEP)</u>								
Group Home (I-A) / <u>Adult Family Home (AFH)</u>	P	P	P	<del>CUP</del> <u>P</u>	<del>CUP</del> <u>P</u>	X	X	
Group Home (I-B)	P	CUP	X	<del>P</del> <u>CUP</u>	CUP	X	X	<u>CUP 17.44.070 - 130</u>
Group Home (I-C)	X	X	X	X	CUP	X	X	<u>CUP 17.44.070 - 130</u>
Group Home Class II	X	X	X	CUP	X	CUP	X	<u>CUP 17.44.070 - 130</u>
<u>Permanent Supportive Housing (PSH)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Emergency Housing (Indoor)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
<u>Emergency Shelter (Indoor)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	
Home Business	<del>C-1</del>	<del>C-1</del>	<del>C-1</del>	<del>C-1</del>	<del>C-1</del>	X	X	17.16.010(D) Home Business
Hotel or Motel	X	X	X	P	X	P	X	
Indoor Amusement Facility	X	X	X	P	X	P	X	
Laboratories, Research, Medical, Dental	X	X	X	P	X	P	X	
<u>Laundromat</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	
<u>Manufactured Home</u>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>17.16(C)</del>
Manufactured Home Park	<del>C-1</del>	X	X	<del>C-1</del>	X	X	X	Existing approved manufactured home parks only. Must comply with RCW 35A.21.312 & 35A.63, as amended
Manufacturing	X	X	X	CUP	X	P	X	<u>CUP 17.44.070 - 130</u>

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
Marijuana Processing	X	X	X	X	X	P	X	
Marijuana Producing	X	X	X	X	X	P	X	
Marijuana Retailer	X	X	X	P	X	P	X	
Medical & Dental Clinic	X	X	X	P	P	P	X	
Mini-Storage/General storage	X	X	X	X	X	P	X	
Museums, Libraries & other public buildings	CUP	CUP	CUP	P	P	X	P	<a href="#">17.10.040 (UR-1)</a> , <a href="#">17.12.030 (UR-2)</a> , <a href="#">17.14.030 (UR-3)</a> , & <a href="#">CUP 17.44.070 - 130</a>
<u>Neighborhood Commercial</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<a href="#">17.10.050 (UR-1)</a> , <a href="#">17.12.040 (UR-2)</a> , <a href="#">17.14.040 (UR-3)</a> , & <a href="#">CUP 17.44.070 - 130</a>
Outdoor Amusement Facility	X	X	X	P	P	P	X	
Outdoor Business Activities	X	X	X	<del>€S</del>	<del>€S</del>	<del>€S</del>	X	17.26. <u>010</u> (C)
Park	CUP	CUP	CUP	CUP	CUP	P	P	<a href="#">CUP 17.44.070 - 130</a>
Park and Ride Facility	X	X	X	X	X	P	X	
Police or Fire Stations	P	P	P	P	P	P	P	
Post Office	X	X	X	P	P	P	X	
Professional Schools including vocational & trade	X	X	X	P	X	P	X	
Public Pay Parking Garage or Lot	X	X	X	X	X	P	X	
Public Utilities	P	P	P	P	P	P	P	
Public Utility Local Distribution Facility	X	X	X	X	X	P	CUP	<a href="#">CUP 17.44.070 - 130</a>
Recycle Collection Center	X	X	X	X	X	P	X	
Residential								
<u>Accessory Dwelling Units (ADU)</u>	<del>€S</del>	<del>€S</del>	<del>€S</del>	<del>€X</del>	X	X	X	17.16. <u>010</u> (A)
<u>Manufactured Home</u>	<del>€S</del>	<del>€S</del>	<del>€S</del>	<del>€X</del>	X	X	X	17.16. <u>010</u> (C)
Single Family	P	P	P	<del>€X</del>	X	X	X	<b>Only on lots without a commercial use</b>

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
<u>Cottage Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C-1 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Stacked Flat</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	
<u>Courtyard Apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
Duplex	<u>P</u>	<u>P</u>	<u>P</u>	<u>CS</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C-1 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Triplex</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Fourplex</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Fiveplex</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Townhouses</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C-1 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
Multi-Family	<u>CUP</u>	<u>X</u>	<u>P</u>	<u>CS</u>	<u>XS</u>	<u>X</u>	<u>X</u>	<u>17.10.030 (UR-1), C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Co-Living Housing</u>	<u>CUP</u>	<u>X</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>17.10.030 (UR-1), C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>
<u>Senior Independent Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u>

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
<del>Residence attached to commercial use</del> <del>Residential / Commercial Mixed Use</del>	X	X	X	<del>C-S</del>	<del>C-S</del>	X	X	<del>C-1 - 17.22.010</del> <del>C-2 - 17.26(B)</del> <del>17.26.010(B)</del>
Restaurants/Cafes	X	X	X	P	<del>C-S</del>	P	X	<u>C-2</u> - No drive thru window
Retail Sales & Services	<del>C-S</del>	<del>C-S</del>	<del>C-S</del>	P	P	P	X	Must comply with 17.16.010(D) Home Business
School, Preschools, K-12	CUP	CUP	CUP	P	P	P	P	<u>17.10.040 (UR-1),</u> <u>17.12.030 (UR-2),</u> <u>17.14.030 (UR-3),</u> & <u>CUP 17.44.070 - 130</u>
Secure Community Transition Facilities ( <u>SCTF</u> )	CUP	CUP	CUP	CUP	CUP	CUP	X	<u>Refer to Chapter 17.48 for Essential Public Facilities and specific requirements in 17.48.070 &amp; CUP 17.44.070 - 130</u>
Shared Parking Lots	X	X	X	P	P	X	X	
Theaters & Auditoriums	X	X	X	P	P	P	X	
Truck Stop	X	X	X	X	X	P	X	
Utility Services Systems	X	X	X	X	X	P	X	
Veterinary Hospital/Boarding/Kennel	X	X	X	<del>P-S</del>	X	X	X	<u>C-1</u> - Only those properties with frontage on Trent Avenue
Veterinary (Large animal)	X	X	X	P	X	P	X	
Veterinary (Small animal)	X	X	X	P	CUP	P	X	<u>CUP 17.44.070 - 130</u>
<u>Wireless Telecommunication Towers, Antennas, and Facilities</u>	<u>X/A</u>	<u>X/A</u>	<u>X/A</u>	<u>S</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>Refer to Chapter 17.42 for specific requirements and location limitations</u>
Wholesale office & Warehouse	X	X	X	<del>P-S</del>	X	<del>P-S</del>	X	Only those properties with frontage on Trent Avenue

<u>USE</u>	<u>UR-1</u>	<u>UR-2</u>	<u>UR-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>	<u>PR</u>	<u>USE REGULATIONS</u>
Wholesale Sales & Services	<del>CS</del>	<del>CS</del>	<del>CS</del>	P	X	P	X	Must comply with 17.16.010(D) Home Business
Woodworking & Cabinet Building	X	X	X	X	X	P	X	

- A. Uses not listed above are prohibited with the city of Millwood, unless a similar use determination is made by the Planning Director.
- B. The following specific manufacturing uses are prohibited within the city of Millwood: Auto wrecking, production of corrosive and noxious chemicals; production and processing of coal and coal tar, production, processing, above ground storage or refining of petroleum and petroleum products; mining and processing of mineral products; smelting and reduction of metallic ores; manufacturing and storage of explosives including fireworks; battery rebuilding and manufacturing.
- C. Refer to Chapter 17.34 for the I-2 (Paper Mill Alternative Zone).
- D. For the Residential Use Category, refer to Millwood’s adopted bulk density standards in the City Comprehensive Plan for all residential units in UR-1, UR-2, and UR-3 zones, with a minimum of two (2) middle housing units per lot unless exempted.

(Ord. No. 527, § 1, 6-14-2022; Ord. No. 540, § 1(Exh. A), 2-13-2024; Ord. No. 541, § 1(Exh. A), 3-12-2024)