

ZONING ADMINISTRATOR INTERPRETATION

DATE: March 25, 2010

CODE SECTIONS: Section 17.80.020 - Definition of Personal Services - dry-cleaning pick-up stores (land use) and Industry Standard (land use)

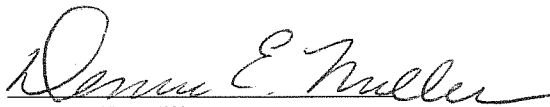
QUESTIONS NEEDING INTERPRETATION: What use classification is a dry-cleaners that is 5,000 square feet or less?

INTERPRETATION: Article 8 contains the definitions of words and uses used in the Zoning Code. The definition of Industry Standard includes a reference to dry-cleaning plants as follows:

Industry, Standard (land use). The manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of the products and materials. Uses in this classification involve an incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. These uses include food processing and packaging, laundry and dry-cleaning plants greater than 5,000 square feet in size, auto dismantling within an enclosed building, stonework and concrete products manufacture (excluding concrete ready-mix plants), small animal production and processing within an enclosed building, and power generation.

This definition states that dry-cleaning plants that are 5,000 square feet or less are not considered an industry standard use. In looking back at the pre-2005 Zoning Code, dry cleaners that were 5,000 square feet or less were classified as a Personal Services use. Under the current Zoning Code, the definition of Personal Services includes dry cleaning pick-up stores and there is no mention of whether this includes dry-cleaners that are 5,000 square feet or less. This is an error in the Zoning Code when it was revised in 2005.

The intent of the Zoning Code was to treat small dry cleaners (5,000 sq. ft. or less) as a use that does not have the same impacts as a large dry-cleaning plant and thus is allowed in a greater number of zoning districts. Thus the interpretation is that a dry cleaning pick-up store is a dry cleaner that is 5,000 square feet or less.



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