



ZONING

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Community Commercial (C-2)

This is a more land-extensive, auto-oriented commercial area intended to provide for the regular shopping and service needs for the community as a whole and adjacent service areas.

Most commercial developments are approved through a 'site plan review' process. Buildings may be up to 60 feet tall. The minimum lot size is 10,000 square feet. Commercial developments must provide screening and buffering when abutting residential districts.

Maximum lot coverage is determined by compliance with screening and buffering standards contained in municipal code.

Light Industrial (LI)

It is the intent of the City to segregate the current LI/EC zoning into separate districts.

The light industrial districts are intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Conditional uses are those which may have some nuisance characteristics that may be mitigated and where such uses may be appropriately sited in La Center. Light industrial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways.

Employment Campus (EC)

It is the intent of the City to segregate the current LI/EC zoning into separate districts.

Employment campus districts are intended to provide primarily office and research and development uses in park-like setting emphasizing aesthetics and compatibility. This district includes opportunities for flex office space and areas that emphasize office uses over manufacturing uses. Business parks could also fall within this category.

Mixed Use (MX)

This district is currently tailored to the Timmen Road Mixed-Use area. The district is intended to provide the community with a mix of mutually-supporting retail, service, office and medium or high density residential uses. Developments typically include a mix of residential, office and commercial uses within a single structure. The residential component is required to provide an average of 8 to 18 dwelling units per acre. Buildings may be up to 60 feet tall, excluding architectural features such as steeples, chimneys, flagpoles, etc.

Medium Density Residential (MDR-16)

This zoning district is intended to provide for higher density residential development opportunities with a minimum density of 8 to 16 dwelling units per net acre. It also serves to satisfy GMA requirements for diversity in housing stock.

Allowable products include attached single-family dwellings (such as townhouse, duplexes, and triplexes) and detached multi-family dwellings such as apartments or condominiums. Small lot detached single-family residences (known locally as 'patio' homes) are also permitted within this district.

Low Density Residential (LDR-7.5)

This is the city's typical single-family detached housing with a minimum allowable density of 4 dwelling units per acre. Minimum lot size is 7,500 square feet.

How Can I Stay Informed?

We will be conducting at least two more open houses now scheduled for June 23rd and August 11th. We will be adding information specific to the project on the city's website (<http://ci.lacenter.wa.us>) and hope to add a blog describing week-to-week activities.

But I Still Have Questions!

Please contact Dale Miller, La Center City Planner, 419 East Cedar Avenue, Ste A201, La Center, WA 98629. T/ 360.263.7665, F/ 360.263.7666

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