**Chapter 18.44
C2 HIGH-INTENSITY COMMERCIAL ZONE**

Sections:

[18.44.010    Purpose.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.010)

[18.44.020    Permitted uses.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.020)

[18.44.030    Conditional uses.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.030)

[18.44.040    Lot area.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.040)

[18.44.045    Minimum street frontage.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.045)

[18.44.050    Building height.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.050)

[18.44.060    Storage/cargo containers.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.060)

[18.44.070    In-ground swimming pools.](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1844.html#18.44.070)

**18.44.010 Purpose.**

The purpose of the high-intensity commercial zone is to encourage major development in the city’s central business district. (Ord. 84-335 § 8.01, 1984)

**18.44.020 Permitted uses.**

The following uses are permitted in a C2 zone subject to the general provisions and exception set forth in Chapters [18.48](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1848.html#18.48) through [18.64](https://www.codepublishing.com/WA/Asotin/#!/Asotin18/Asotin1864.html#18.64) AMC:

A. Churches;

B. Nursery schools;

C. School recreational parks, golf courses, public or private, including clubhouse and accessory driving range;

D. Publicly owned and operated parks;

E. Public utility facilities;

F. Schools, elementary, junior high or high, public or parochial;

G. Retail activities dispensing commodities or services;

H. Professional and business offices;

I. Motels;

J. Indoor entertainment and recreational facilities;

K. Restaurants and cafes;

L. Rest homes and convalescent centers;

M. Automobile service stations; provided, that:

1. The leading edge of any pump island is no closer than 15 feet from the property line;

N. Hotels;

O. Retail services requiring outdoor storage or sales space; provided, that such uses:

1. Be adequately landscaped, screened and buffered to reduce the visual impact of stored materials on adjacent properties;

P. Taverns;

Q. Commercial parking lots and structures;

R. Drive-in restaurants; provided, that such restaurants:

1. Be located on an arterial street;

2. Be so designed as to insure that all automobiles waiting to be serviced are contained within the property boundaries;

S. Wholesale sales and storage;

T. Automobile, boat, trailer and recreational vehicle sales areas; provided, that such uses be located on an arterial street;

U. On-site hazardous waste treatment and storage facilities. On-site hazardous waste treatment and storage facilities that are accessory to a permitted or conditional use, provided, that such facilities meet the state siting criteria adopted pursuant to RCW [70.105.210](https://www.codepublishing.com/cgi-bin/rcw.pl?cite=70.105.210). (Ord. 88-398 § 5, 1988; Ord. 84-335 § 8.02, 1984)