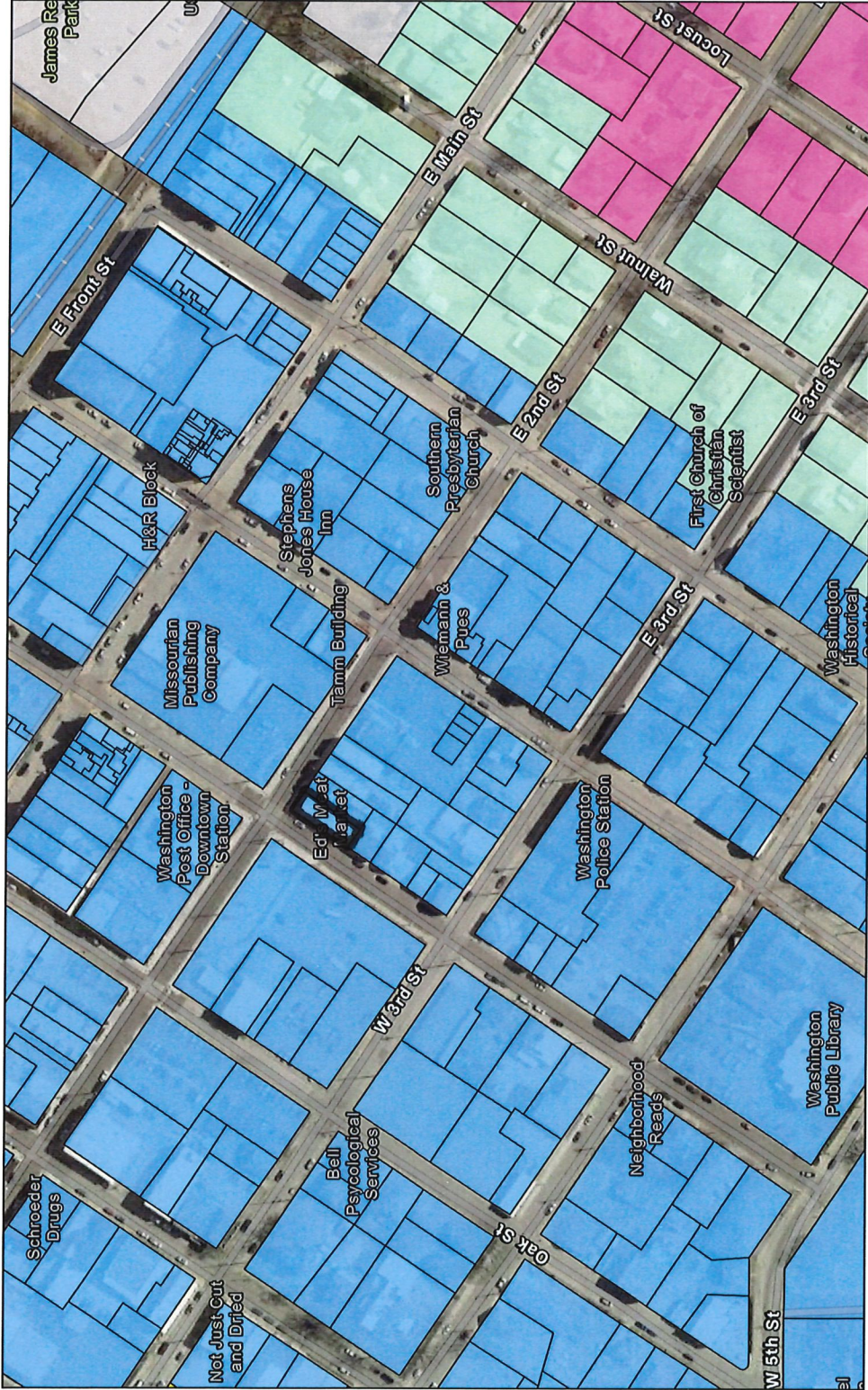
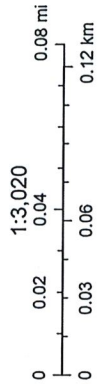


ZONING - External



6/29/2026

- PARCELS
- R-1B
- R-2 O
- R-3
- C-3
- M-1
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



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Chapter 400. Zoning

Article III. District Regulations

Section 400.100. C-3 Central Commercial District.

[R.O. 1992 § 400.100; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

A. Intent And Purpose. The purpose of this zoning district is to recognize the City of Washington's most historic and unique area of the City, the downtown area. This area is a nationally recognized Historic District. These regulations set forth in this Chapter are to promote a mix of uses such as commercial and residential with appropriate density requirements which reflect existing lot sizes within the downtown area. In this way, the types of uses in the downtown area, a mixture of residential and commercial, can continue in order to promote the unique characteristics of this area not found anywhere else in the City. The intent of this district is to set potential growth boundaries for this historic district and to allow for mixed uses and higher densities that are appropriate for the area and to be considered "Downtown Washington."

[Ord. No. 121-13438, 11-15-2021]

B. Permitted Uses. The permitted uses in the C-3 Central Commercial District are those as provided for in Section **400.120(D)** of this Article. In addition, the following uses are permitted, subject to the conditions set forth:

1. Automotive parts stores, and related parts supply retail facilities, provided that, if any automotive or related repair services are performed on site, the provisions of Subsection **(B)(2)** of this Section shall be met.
2. The following shall be permitted uses, provided that, if any portion of a building or an accessory structure, or any portion of a parking lot associated with any such use, is located within fifty (50) feet of a residential district, excluding public rights-of-way, then such use shall be only by special use permit:
 - a. Repair of automobiles;
 - b. Farm implements;
 - c. Construction machinery;
 - d. Small engines and related repair services, including repair garages;
 - e. Body shops;
 - f. Public garages;
 - g. Car washes; and
 - h. New and used vehicle sales.
3. Any building used primarily for any of the listed uses may have not more than forty percent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use,

provided that not more than five (5) employees shall be engaged at any time on the premises in such incidental use.

4. Drive-in or drive-thru establishments that can provide a five-car stack as indicated within Article **VI**, Section **400.265(C)**. Drive-in or drive-thru establishments that cannot provide a five-car stack as indicated within Article **VI**, Section **400.265(C)**, shall require a special use permit.

C. Accessory Uses. A permitted accessory use is any use or structure which complies with the definition of "accessory use" contained in Article **II**, Definitions, and as further provided for in Article **IV**, Supplementary Regulations, Section **400.150**. In addition, the following are permitted accessory uses:

1. Accessory buildings and uses customarily incident to the above uses.
2. Where a lot is used for a commercial purpose, more than one (1) main building may be located upon the lot, but only when such buildings conform to all open space requirements around the lot for the district in which the lot is located.

D. Special Uses. Certain additional uses may be permitted in the "C-3" Commercial District as provided for in the table of permitted and special uses, Section **400.120(D)** of this Article and subject to the provisions of Article **V** of this Chapter. Additional provisions apply to certain uses as listed below:

[Ord. No. 121-13438, 11-15-2021]

1. Any proposed zero-lot line on a parcel adjacent to a four-way intersection shall apply for a special use permit.
2. Food stands for temporary and seasonal periods; provided, however, that food stands to be operated and maintained for periods of ten (10) days or less within a given calendar year shall not require a special use permit if a proper permit is secured pursuant to the provisions of Chapter **635** of the Washington Municipal Code.
3. Agricultural uses such as field crops; truck gardening; berry or bush crops; tree crops; flower gardening; orchards; aviaries and apiaries; grazing, breeding and raising of livestock, provided that all buildings and enclosures for the feeding, breeding or milking, but not including pasturing and grazing, of such animals are located not less than two hundred (200) feet from any lot line; including a greenhouse, but not including a salesroom or roadside stand.
4. Nursery, truck gardening and the raising of farm crops may be permitted (but not the raising of poultry, pets or livestock for strictly commercial purposes or on a scale that would be objectionable because of noise or odor to surrounding residences), according to the criteria set forth in Article **V**, Section **400.230**, of this Chapter; and provided, further, that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.
5. Any use substantially similar to the special uses listed Section **400.120(D)** in terms of the effect of the proposed use upon surrounding properties may be permitted, provided that, in determining whether such proposed use is substantially similar to the expressed special uses, there shall be taken into consideration any objectionable characteristics of the proposed use, including, but not limited to, the emission of odor, dust, smoke, gas fumes, noise or vibration, as well as the criteria set out in Article **IV**, Section **400.195**; provided further, however, that any such substantially similar special use shall be consistent in all other respects with the provisions of this Chapter.
6. Any use itemized in Section **400.120(D)** which does not qualify as a permitted use by virtue of the fact that any building, accessory structure or parking lot associated with such use is within fifty (50) feet of a residential district, excluding public rights-of-way.
7. Aboveground storage tanks for the storage of combustible liquids shall be prohibited, except when allowed by special use permit from the City of Washington City Council. Aboveground storage tanks for the storage of flammable liquids shall be prohibited.

E. Parking And Loading Requirements.

1. Location Of Parking Spaces And Vehicle Types That May Be Parked.
 - a. Parking spaces may be located and vehicles may be parked in the front, side or rear yards. Parking spaces for residences shall be located in the side and rear yard and in the front yard on a driveway only. Driveways and parking areas shall be an improved surface of either asphalt or concrete.
 - b. No trucks, truck trailers, or vehicles of any type shall be on skids, jacks, or any other device that will make them immobile or inoperable, except for emergency repairs.
 - c. Garages and repair establishments shall not store or temporarily store any vehicle to be repaired for a period of more than fifteen (15) days. This does not include vehicles that are garaged or vehicles which may be authorized for storage for longer periods by Council under special use permit.
 - d. No trucks or trailers of any kind, or any portions thereof, shall be used for storage purposes.
 - e. Vehicles in excess of thirty thousand (30,000) pounds' gross vehicle weight are permitted within this district only if the following two (2) conditions are met. If these two (2) restrictions cannot be met, parking of vehicles in excess of thirty thousand (30,000) pounds' gross vehicle weight is not permitted.
 - (1) After taking into account the number of normal parking spaces which such vehicle occupies, the remaining number of available parking spaces must still meet the number of required spaces provided for within this district; and
 - (2) The parking of any such vehicle must not limit ingress or egress from the facility nor impose upon any fire lanes or any other applicable regulation or restriction.
2. Number Of Required Spaces. The regulations governing the number of required parking spaces with respect to various uses allowed within this zoning district are set out at Article VI, Sections **400.260** and **400.265**, of this Chapter.
3. Loading Requirements.
 - a. There shall be provided, at the time any building is erected or structurally altered, off-street loading space in accordance with the requirements of Article VI of this Chapter.
 - b. No building or part thereof heretofore erected which is used for any of the purposes specified above shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this Chapter.

F. Area Requirements.

1. Minimum depth of front yard: none, unless the frontage is partly in a dwelling district, in which case the front yard regulations of the dwelling district shall apply.
2. No side yards are required for commercial buildings except on the side of a lot abutting a dwelling district, in which case there shall be a side yard of not less than six (6) feet.
3. No rear yards are required for commercial buildings except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than twenty (20) feet.
4. Minimum lot area: none.
5. Gasoline pumps and pump islands may occupy the required yards; provided, however, that they are not less than fifteen (15) feet from street lines and not less than fifty (50) feet from the boundary of any residential district.

6. Awnings may project into a City right-of-way, provided there is a minimum distance of eighteen (18) inches between such projection and the back of curb, or edge of pavement, if no curb exists.

G. Height Requirements. The maximum height is one hundred (100) feet or eight (8) stories.