

20.32.080 Nonconforming Uses in the Commercial Corridor Zone.

The intent of this section refers to uses within the Commercial Corridor zone along Smokey Point Boulevard from 174th Street south to the city limits. This exception is due to the nature of the existing commercial uses in this area.

- (a) An existing commercial use is allowed to change the use within the building or property to an allowed commercial retail use within the Highway Commercial zone permissible use table, as long as no building additions or major exterior changes are made to the building or the site. In this case "major exterior changes" means changes to 50% or more of exterior building façade and/or site.
- (b) The applicant may choose to change the use on the property to comply with a commercial use portion that is allowed under the subject Transect per AMC Chapter 20.110 Mixed-Use Development Regulations. Building additions and exterior changes can be made to the building or the site if following AMC Chapter 20.110 for site plan, building placement, and architectural design.
- (c) Either option (a) or (b) above, may be utilized without providing the required residential use within the Commercial Corridor zone.
- (d) This section shall remain in place until this area begins to redevelop with additional pedestrian friendly development. At which time the city will remove this section from the chapter and all future development shall comply with the Commercial Corridor zoning as provided within AMC Chapter 20.110 Mixed-Use Development Regulations.