

CHAPTER 11.27

INTERCHANGE COMMERCIAL DISTRICT (IC)

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**11.27.010 PURPOSE.** The Interchange Commercial District (IC) is designed to provide for the development of commercial services that are easily accessible from limited access highways and that primarily rely on the automobile as the principal source of customer access.

[Ord. 493 (2011) § 2]

**11.27.020 APPLICABILITY.** The provisions of this Chapter shall apply to the areas designated as an Interchange Commercial District (IC) on the official zoning maps of Benton County and located in unincorporated Benton County.

[Ord. 493 (2011) § 3]

**11.27.030 ALLOWABLE USES.** Provided all applicable code provisions are satisfied, the following uses are allowed in the Interchange Commercial District (IC) on a single parcel of record:

- (a) Automobile fueling station, electric vehicle charging station, car wash and/or truck stop with ancillary personal services (i.e. barber, laundry).
- (b) Retail sales establishment.
- (c) Food service establishment such as: restaurant, cafe, and/or espresso stand.
- (d) Hotel.
- (e) Rest area or visitor information center.
- (f) Accessory/ancillary use or building.
- (g) Hazardous waste treatment and/or hazardous waste storage facilities as an accessory use to an allowed or conditionally permitted use; provided, that such facilities must comply with the state siting criteria adopted in RCW 70.105.210 and only treat waste generated on the same parcel or a contiguous parcel.
- (h) Tasting room, bar, and/or tavern.
- (i) Wineries/Breweries.
- (j) Hiking and non-motorized biking trails.
- (k) Rapid Charging Station.
- (l) Dwelling unit within a structure also used for commercial purposes that meets the following criteria is eligible to apply for a conditional use permit:
  - (1) The dwelling unit may not be located on the ground level or below.
  - (2) The number of dwelling units may not exceed one (1) dwelling unit.
  - (3) The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.

(4) The dwelling unit shall comply with all of the applicable building code requirements.

[Ord. 493 (2011) § 4; Ord. 514 (2011) § 1]

**11.27.040 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL.** The following uses may be allowed within the Interchange Commercial District (IC) on a single parcel of record upon the review and approval of the Planning Administrator:

(a) Communication facilities, subject to Chapter 11.65 BCC.

[Ord. 493 (2011) § 5]

**11.27.050 USES REQUIRING A CONDITIONAL USE PERMIT.** The following uses may be permitted on a single parcel of record within the Interchange Commercial District (IC) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.52.090.

(a) Recreational vehicle park.

(b) Public transit center.

(c) Sewage treatment for industrial and/or domestic waste.

(d) Fire department facility, law enforcement facility, and/or medical facility.

(e) Utility substation facility.

[Ord. 493 (2011) § 6; Ord. 551 (2014) § 1]

**11.27.060 USES PROHIBITED.** Any use not authorized or approved pursuant to BCC 11.27.030, BCC 11.27.040, or BCC 11.27.050 is prohibited within the Interchange Commercial District (IC).

[Ord. 493 (2011) § 7]

**11.27.070 PROPERTY DEVELOPMENT STANDARDS - GENERAL STANDARDS.**

All lands, structures and uses in the Interchange Commercial District (IC) shall conform to the following standards:

(a) Lot Width. Each parcel shall have an average lot width of not less than ninety (90) feet.

(b) Setback Requirements. The following minimum setbacks shall apply:

(1) Each building on a parcel that is contiguous to a Community Center Residential (CCR), Rural Lands One Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), or Urban Growth Area Residential (UGAR) zoning district shall have a minimum setback of thirty (30) feet from said district border.

(2) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of-way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

(3) No building or structure shall be located within an easement or any public road right-of-way.

[Ord. 493 (2011) § 8]

**11.27.080 EFFECTIVE DATE.** This chapter shall take effect and be in full force on September 1, 2011.

[Ord. 493 (2011) § 10]

**NOTE:** Pages 11-33 through 11-36 are hereby reserved.