

**ORIGINAL**

**ORDINANCE 2011 - 14**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF SUNNYSIDE, WASHINGTON, AMENDING TITLE 17.40 OF  
THE SUNNYSIDE MUNICIPAL CODE TO ADD  
RECREATIONAL VEHICLES PARKS AS A PERMITTED USE**

**WHEREAS**, the Sunnyside Planning Commission recommended an amendment to the City of Sunnyside zoning ordinance, Chapter 17 of the Sunnyside Municipal Code, to include Recreational Vehicle Parks as a permitted use in the B-1 Freeway Commercial Zone, on July 12, 2011; and

**WHEREAS**, the City Council finds and determines that Title 17.40 of the Sunnyside Municipal Code should be amended to include Recreational Vehicle Parks as a permitted use similar to hotels, motels and inns, in the B-1 Freeway Commercial Zone; and

**WHEREAS**, the City Council finds and determines that approval of such amendment is in the best interest of residents of the city of Sunnyside and will promote the general health, safety and welfare.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, DO ORDAIN AS FOLLOWS**, as follows:

**Section 1.** Title 17.40.020 of the Sunnyside Municipal code is hereby amended to read as follows:

**17.40.020 Permitted uses.**

The following are permitted uses in the B-1 zone:

- A. Automobile and truck service stations;
- B. Restaurants;
- C. Hotels, motels, inns and recreational vehicle parks;
- D. Shopping and professional centers;
- E. Car-washing establishments;
- F. Service and implement dealerships;
- G. Nonindustrial storage buildings;
- H. Public utility installations;
- I. Public transportation shelters;
- J. Branch banks;

K. Those special uses in B-1 zones as a conditional use, as specified in SMC 17.64.020.

**Section 2.** Except as amended herein, Title 17 of the Sunnyside Municipal Code shall remain unchanged.

**Section 3.** This Ordinance shall be effective five days after passage, approval and publication as required by law,

**PASSED** this 10<sup>th</sup> day of October, 2011.

  
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JAMES A. RESTUCCI, MAYOR

ATTEST:

  
\_\_\_\_\_  
DELILAH SAENZ, CITY CLERK

APPROVED AS TO FORM:

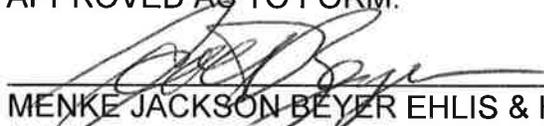
  
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MENKE JACKSON BEYER EHLIS & HARPER LLP  
Attorneys for the City of Sunnyside

EXHIBIT "A"

**Chapter 17.40**  
**B-1 – FREEWAY COMMERCIAL ZONE**

Sections:

- 17.40.010 Purpose.
- 17.40.020 Permitted uses.
- 17.40.030 Dimensional standards.
- 17.40.040 Yards.

**17.40.010 Purpose.**

The purpose of this zone is to provide areas near the Interstate 82 interchanges to serve primarily the needs of freeway motorists. [Ord. 1272 § 17-3-7, 1980.]

**17.40.020 Permitted uses.**

The following are permitted uses in the B-1 zone:

- A. Automobile and truck service stations;
- B. Restaurants;
- C. Hotels, motels, inns and recreational vehicle parks;
- D. Shopping and professional centers;
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- F. Service and implement dealerships;
- G. Nonindustrial storage buildings;
- H. Public utility installations;
- I. Public transportation shelters;
- J. Branch banks;
- K. Those special uses in B-1 zones as a conditional use, as specified in SMC 17.64.020.<sup>1</sup> [Ord. 1705 § 1, 1990; Ord. 1272 § 17-3-7.1, 1980.]

**17.40.030 Dimensional standards.**

The dimensional standards for the B-1 zone are:

- A. Minimum lot area: none;
- B. Minimum width: none;

EXHIBIT "A"

C. Maximum building height: 45 feet;

D. Maximum land coverage: no limitations;

E. Minimum floor area: none. [Ord. 1271 § 17-3-7.2, 1980.]

**17.40.040 Yards.**

There is no required yard area. [Ord. 1272 § 17-3-7.3, 1980.]