

COMMERCIAL DEVELOPMENT

Commercial development are those uses which are involved in wholesale and retail trade or business activities, including hotels, motels, or any type of overnight or transient housing or camping facilities.

A. Policies

1. Although many commercial developments benefit by a shoreline location, priority should be given to those commercial developments which are particularly dependent on their location and/or use of the shorelines of Klickitat County and other development that will provide an opportunity for substantial numbers of the people to enjoy those shorelines of Klickitat County which will be opened to public use.
2. New commercial developments on shorelines should be encouraged to locate in those areas zoned for commercial use and/or Community and Urban/Industrial Environments.
3. An assessment should be made as to the effect a commercial structure will have on a scenic view significant to a given area or enjoyed by a significant number of people.
4. Service facilities should be placed inland away from the immediate water's edge and recreational beaches.
5. Industries which have proven to be environmentally hazardous should be prevented from locating within a designated shoreline.

B. Regulations

1. The County shall require and utilize the following information in its review of commercial development proposals:
 - a. Nature of commercial activity;
 - b. Need for shoreline frontage (where appropriate);

- c. Special considerations for enhancing the relationship of an activity to a shoreline;
 - d. Provisions for public visual and/or physical access to a shoreline; and
 - e. Provisions to ensure that development will not cause severe negative environmental impacts.
2. Only those commercial developments that are related to or dependent upon a shoreline location shall be permitted;

EXCEPT, a non-water-related use may be allowed in those environments where not expressly prohibited, upon determination that: (1) a water dependent or water related use is not reasonably expected to locate on a proposed site due to topography, surrounding land uses, physical features or due to a site's separation from the water; (2) a proposed use does not usurp land currently occupied by a water dependent use and will not interfere with adjacent water dependent uses; and/or (3) a proposed use will be of appreciable public benefit by increasing public use, enjoyment or access to the shoreline.

3. Non-water dependent uses over water are prohibited.
4. Piers, moorages, floats and launching facilities may be permitted accessory to commercial development Provided:
- a) The structure will serve a water-dependent or water-related use:
 - b) The structure does not constitute a hazard to navigation; and
 - c) The structure meets all standards for piers and docks.
5. All resorts and commercial recreational developments shall provide adequate public access to a shoreline and water areas. Other commercial developments shall provide public access to a shoreline unless it is demonstrated to be infeasible or unsafe.

6. Commercial developers shall be required to provide and maintain landscaping as part of their development.
7. Commercial development proposals must include parking plans showing location, size and design which demonstrate that all proposed parking is appropriate and necessary for a proposed use.
8. Commercial developments shall use holding systems to control runoff from parking lots and rooftops wherever possible.
9. Fuel storage tanks and pumps shall be located, designed and constructed so that any leaks or spills will not enter adjoining water bodies.
10. Commercial developments shall not contaminate surface waters, deplete or contaminate ground water supplies, nor generate increased surface runoff where such runoff would result in adverse downstream effects.
11. Sewage disposal facilities and water supply facilities must be provided in accordance with appropriate state and local health regulation. Storm drainage facilities shall be separate, not combined with sewage disposal systems. Storm drainage shall be treated, both in terms of water quality and water quantity.
12. Commercial structures, where allowed in shoreline environments, shall be set back 100 feet from the ordinary high water line.
13. For commercial structures on Shorelines of State-Wide Significance a height limitations for any new or expanded building or structure may be more restrictive than 35 feet in height when said structures or buildings would obstruct the view of a substantial number of residences or upland property.
14. Commercial development use limitations in shorelines environments:

NATURAL-Prohibited

CONSERVANCY-Commercial development on Shorelines of State-Wide Significance is prohibited. Commercial

development on shorelines is allowed by a Conditional Use Permit.

RURAL-Commercial development on Shorelines of State-Wide Significance is allowed by a Conditional Use Permit.

Commercial development on shorelines is allowed.

COMMUNITY-Permitted.

URBAN/INDUSTRIAL-Permitted.