

## CHAPTER 11.31

## INTERCHANGE COMMERCIAL DISTRICT (IC)

## SECTIONS:

11.31.010	Purpose
11.31.020	Applicability
11.31.030	Allowable Uses
11.31.040	Accessory Uses
11.31.050	Uses Subject to Planning Administrator Review and Approval
11.31.060	Uses Requiring a Conditional Use Permit
11.31.070	Uses Prohibited
11.31.080	Property Development Standards - General Standards
11.31.090	Severability
11.31.100	Effective Date

**11.31.010 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. 611 (2018) § 116]

**11.31.020 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. 611 (2018) § 117]

**11.31.030 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, subject to the prohibition on marijuana retail outlets set forth in BCC 11.42.130.
- (c) Food service establishment such as: restaurant, cafe, and/or espresso stand.
- (d) Hotel/Motel.
- (e) Rest area or visitor information center.
- (f) 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, as currently in effect or as hereafter amended, and only treat waste generated on the same parcel or a contiguous parcel.
- (g) Tasting room, bar, and/or tavern.
- (h) Wineries/Breweries/Distilleries.
- (i) Hiking and non-motorized biking trails.
- (j) Rapid Charging Station.  
[Ord. 611 (2018) § 118]

**11.31.040 ACCESSORY USES.** Provided all applicable code provisions are satisfied, the following uses are allowed as an accessory/ancillary use within the Interchange Commercial District (IC) on a single parcel of record:

- (a) Accessory/ancillary uses or buildings.
- (b) Solar Power Generator Facility, Minor.  
[Ord. 611 (2018) § 119]

**11.31.050 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 the provisions of Chapter 11.47 BCC.  
[Ord. 611 (2018) § 120]

**11.31.060 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 11.50.040.

- (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.
- (f) Reception facility.
- (g) Dwelling unit within a structure also used for commercial purposes that meets the following criteria:
  - (1) The number of dwelling units may not exceed one (1) dwelling unit.
  - (2) The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.

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

(h) Commercial Recreational Facility.  
[Ord. 611 (2018) § 121; Ord. 617 (2019) § 8]

**11.31.070 USES PROHIBITED.** Any use not authorized or approved pursuant to BCC 11.31.030, BCC 11.31.040, BCC 11.31.050 or 11.31.060 is prohibited within the Interchange Commercial District (IC).  
[Ord. 611 (2018) § 122]

**11.31.080 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. 611 (2018) § 123]

**11.31.090 SEVERABILITY.** If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.  
[Ord. 611 (2018) § 249]

**11.31.100 EFFECTIVE DATE.** This chapter shall take effect and be in full force upon its passage and adoption.  
[Ord. 611 (2018) § 250]