



EAST COLLEGE WAY

WAY

LEIGH

SURVEY  
AF 9707080015

P25974

P25973

P25978

P25811

P25787

2

1

1

2

A

P83654

P114421

P114422

S/P MV-5

P111994

PLAT OF W  
4513  
S/P MV 5-88

/P MV 8-77

SURVEY  
AF 200204150118

1

P25976

BSP MV-02-001

8051

S/P MV 8-77

3

P121639

A

P114423

8021  
BINDING SITE PLAN

MV 1-98

P114427

09234

P25976

S/P MV-4-84

4

8-77

1

2

5

MV 6-95

SURVEY  
AF 200304150165

2

P109233

P121637

5

P121640

B

6

7

P121636

ROOSEVELT

CONTINENTAL PLACE

AVENUE

# MOUNT VERNON RETAIL CORE

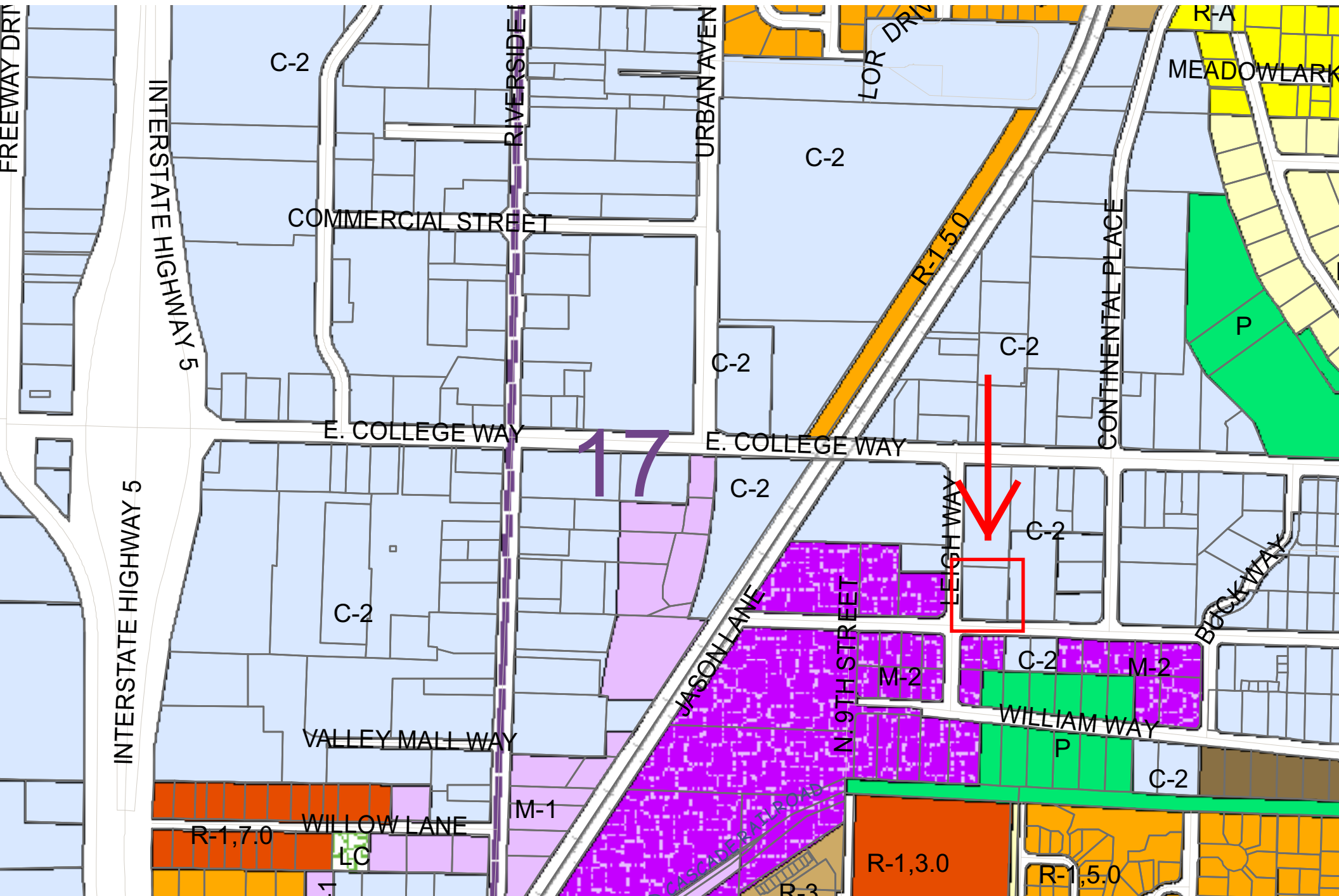
1. I-5 Exit 227
2. College Way/Hwy 538
3. Riverside Drive
4. Burlington Northern/  
Santa Fe RR
5. **Mount Vernon Center**  
Northwest Multiple  
Listing Service  
Dept of Labor &  
Industries  
Value Village  
Urban Fitness &  
Others
6. El Gitano Restaurant
7. JoAnn Fabrics  
Dollar Store  
Stupid Prices  
Century 21
8. **Skagit Valley Square**  
Rite Aid  
Rent-A-Center  
Hallmark  
Starbucks  
Dollar Tree  
Joe's  
Denney's  
Horizon Bank  
Wells Fargo Bank  
Jack-in-the-Box
9. Goodwill  
Woodmonsters  
The Learning Ladder
10. Office Depot  
Petco  
Frontier Bank  
Round Table Pizza  
Taco Time/Pizza Hut
11. Safeway/Safeway Gas  
Subway  
People's Bank  
Blockbuster  
Schuck's
12. Wal Mart
13. Best Western  
Cottontree Inn &  
Convention Center
14. Lowe's
15. Blade Chevrolet & RV  
Center
16. Old Downtown



STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION  
 TRIP SYSTEM  
 ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	COUplet CLASS	FUNCT	TRUCK PERCENTAGES	AVERAGE DAILY TRAFFIC VOLUME			
						2003 UNITS	2004 UNITS	2005 UNITS	2006 UNITS
534	005.08	BEFORE JCT SR 9	3			1100*	1200	1200*	1200*
		STATE ROUTE NO 536 MAINLINE SR 20 TO SR 5/MT VERNON							
536	000.00	AFTER JCT SR 20*BEG ROUTE	2			4600	4600*	4600	4600
536	000.02	AFTER RAMP SR 20 EB	2			9700	9600*	9600	9600
536	000.52	AFTER JCT BRADSHAW RD	2					10000*	10000
536	002.65	BEFORE JCT AVON ALLEN RD	2						8600*
536	002.65	AFTER JCT AVON ALLEN RD	2			11000	11000	11000*	11000*
536	003.60	BEFORE JCT DUNBAR RD	2			12000*	12000	12000	12000
536	003.63	AFTER JCT SUNSET LN	2						12000*
536	004.36	BEFORE JCT DIVISION ST	2					12000*	12000
536	004.38	AFTER JCT DIVISION ST WYE CONN	2						14000*
536	004.55	AFTER JCT BARKER ST	2			23000*	22000*	22000	22000
536	004.87	BEFORE JCT MAIN ST	2			22000	22000	21000*	21000*
536	004.91	BEFORE JCT 1ST ST WYE CONN	2			20000	22000*	22000	22000
536	004.94	AFTER JCT 1ST ST WYE CONN	2			11000*	11000	11000	11000
536	005.33	BEFORE JCT ON RAMP WYE CONN	1			18000	18000*	18000	18000
536	005.38	AT SR 5	1			16000	16000	16000	16000*
		STATE ROUTE NO 538 MAINLINE SR 5/MT VERNON TO SR 9							
538	000.00	AT SR 5*BEG ROUTE	2			20000*	20000*	20000*	19000*
538	000.06	AFTER JCT SR 5 NB RAMP WYE CONNS	2			27000	28000*	28000*	28000*
538	000.70	AFTER JCT CONTINENTAL PL	2			23000	24000*	24000	24000
538	001.27	BEFORE JCT LA VENTURE RD	2			18000*	20000*	21000*	20000*
538	001.27	AFTER JCT LA VENTURE RD	2			15000	15000	16000	15000*
538	002.28	BEFORE JCT WAUGH*MARTIN RDS	2			11000*	11000	11000	9500*
538	002.28	AFTER JCT WAUGH*MARTIN RDS	2			8300*	8300	8400	7600*
538	003.62	BEFORE JCT SR 9 WYE CONN	2			6900*	6800*	6900	6900

\* BASED ON ACTUAL COUNT  
 + SOURCE OF TRUCK PERCENTAGES



INTERSTATE HIGHWAY 5

C-2

COMMERCIAL STREET

RIVERSIDE

URBAN AVENUE

LOR DRIVE

C-2

R-1,5.0

R-A

MEADOWLARK

C-2

C-2

CONTINENTAL PLACE

P

E. COLLEGE WAY

E. COLLEGE WAY

17

C-2

C-2

C-2

LEIGH WAY

BUCK WAY

INTERSTATE HIGHWAY 5

VALLEY MALL WAY

M-2

C-2

M-2

WILLIAM WAY

P

C-2

R-1,7.0

WILLOW LANE

LC

M-1

CASCADE ROAD

R-3

R-1,3.0

R-1,5.0

**Chapter 17.48**  
**C-2 GENERAL COMMERCIAL DISTRICT**

Sections:

17.48.010	Intent.
17.48.020	Permitted uses.
17.48.025	Accessory uses.
17.48.030	Prohibited uses.
17.48.040	Conditional uses.
17.48.050	Lot area and width.
17.48.060	Setbacks.
17.48.070	Building height.
17.48.080	Landscaping.
17.48.090	Parking.
17.48.100	Signs.
17.48.110	Site plan review.

**17.48.010 Intent.**

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 2352, 1989).

**17.48.020 Permitted uses.**

Permitted primary uses in the C-2 district are as follows:

A. Commercial uses:

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Commercial parking lots and commercial garages;
9. Outside sales of vehicles, boats, mobile homes or equipment;
10. Drive-in banks and eating establishments;
11. Gasoline service stations and automobile repair garages;
12. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated;
13. Day nurseries;

B. Public and quasi-public uses:

1. Governmental buildings, including fire and police stations and administrative offices;
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

3. Schools;

C. Other uses specifically permitted:

1. Printing operations;

2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

G. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3193 § 20, 2004; Ord. 3167 § 2, 2004; Ord. 3015 § 8, 2000; Ord. 2688, 1995; Ord. 2631 § 3, 1994; Ord. 2598 § 5, 1994; Ord. 2594 § 2, 1994; Ord. 2531 § 14, 1993; Ord. 2352, 1989).

**17.48.025 Accessory uses.**

Permitted accessory uses in the C-2 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use;

B. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (200 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line; and

C. Mini-storage facilities. (Ord. 3193 § 21, 2004; Ord. 3015 § 10, 2000; Ord. 3014 § 11, 2000; Ord. 2644 § 2, 1995).

**17.48.030 Prohibited uses.**

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 2352, 1989).

**17.48.040 Conditional uses.**

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district are as follows:

A. Recreational Vehicle Parks subject to the following requirements:

1. Each proposed recreational vehicle park shall be designed in accordance with Chapter 17.39 MVMC except that lot sizes shall be a minimum of 1,500 square feet, outside storage is not required and pedestrian walkways are not required.

B. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.

2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.

3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area;

C. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the Public (P) zone and concurrent with approval the City shall require both the Comprehensive Plan and zoning designations to be changed to Public (P) during the City's next Comprehensive Plan amendment cycle.

(Ord. 3193 § 22, 2004; Ord. 3015 § 9, 2000; Ord. 2957 § 1, 1999; Ord. 2352, 1989).

**17.48.050 Lot area and width.**

There are no limitations on lot area and width. (Ord. 2352, 1989).

**17.48.060 Setbacks.**

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 25 feet. Buildings on corner lots and through lots shall observe a minimum setback for the side street of 25 feet on an arterial street and 20 feet on all other streets;

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 2531 § 10, 1993; Ord. 2352, 1989).

**17.48.070 Building height.**

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3072 § 10, 2001).

**17.48.080 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 2352, 1989).

**17.48.090 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 2352, 1989).

**17.48.100 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 2352, 1989).

**17.48.110 Site plan review.**

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 2352, 1989).