

BURLINGTON BLVD: EXIT 229 TO 230

1. I-5 Exit 230
2. Jack in the Box
3. Haggen
Starbucks
MOD Pizza
4. Target
Outback Steakhouse
Planet Fitness
Red Robin
5. Fred Meyer
Big 5
6. Regence Blue Shield
7. Cascade Mall
AMC Loews Theatre
8. Popeye's
Carino's
Applebees
9. Pier 1
10. Taco Bell/Pizza Hut
11. The Outlet Shoppes
Michael's
12. Burlington Coat Factory
K-Mart
Wendy's
13. Costco
Chipotle
Subway
14. I-5 Exit 229
15. I-5 Auto World
16. Retail Center
Home Depot
PetSmart
Ross
Bed Bath & Beyond
Old Navy
Olive Garden
Starbucks
McDonald's
Kohls
Ashley Furniture
17. Heritage Bank
Candlewood Suites
18. Hampton Inn
Dick's Sporting Goods
Party City
19. Discount Tire Center



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

Chapter 17.45
B-1 BUSINESS DISTRICT

Sections:

[17.45.010 Title.](#)

[17.45.020 Application.](#)

[17.45.030 Purpose.](#)

[17.45.040 Authority.](#)

[17.45.050 Permitted primary uses.](#)

[17.45.060 Permitted accessory uses.](#)

[17.45.070 Conditional uses.](#)

[17.45.080 Additional regulations.](#)

[17.45.090 Development standards.](#)

17.45.010 Title.

This chapter shall be called “B-I Business District.” (Ord. 1857 § 2 (Exh. B), 2018).

17.45.020 Application.

This chapter shall apply to all areas zoned B-1. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.030 Purpose.

The B-I zone should be applied to the historic city center. This area has traditionally served as the city’s center for financial, commercial, government, and professional services. This area also provides the greatest concentration of cultural amenities and pedestrian oriented commercial enterprises.

The purpose of the B-1 zone, and the following regulations, is to preserve and enhance the unique characteristics of the historic city center by encouraging the preservation, expansion, and establishment of smaller scale, pedestrian oriented businesses and uses, and by discouraging or prohibiting incompatible uses such as gas stations, outdoor storage yards, and drive-through uses. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63, 36.70A and 36.70B RCW and other applicable laws. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.050 Permitted primary uses.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Administrative offices, provided they are located in a multistory building the ground floor of which must contain another permitted use listed in this section;
- B. Multifamily dwellings, provided they are located in a multistory building, the ground floor of which must contain another permitted use as listed in this section;
- C. Art, music and photography studios;
- D. Automotive parts and accessories;
- E. Customer service office, excluding drive-in facilities;
- F. General personal and household retail sales and service;
- G. Hotels;
- H. Major durables, sales, service and rentals;
- I. Health care facilities, provided such uses shall be prohibited along Fairhaven Avenue;
- J. Multipurpose convenience store;
- K. Eating and drinking establishments;
- L. Schools, including art, business, barber, beauty, dancing, martial arts and music;
- M. Specialty food store;
- N. Theaters, except drive-in. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.060 Permitted accessory uses.

- A. Accessory buildings or multi-building developments with uses complementary and related to a dominant or primary use; provided control of building design, location and site development is retained by the dominant use. In such coordinated developments the site area requirement shall apply to the group of buildings and the yard requirements to the site perimeter; provided, that construction of warehouse space accessory to another use shall be required to provide landscaping, comply with design review standards and shall not be permitted to be an all-metal building;
- B. Automobile parking;
- C. Outdoor seating associated with an eating and drinking establishment;

D. Caretaker apartment;

E. Macro telecommunication facilities, subject to the following standards:

1. Macro facilities may be located on buildings and structures; provided, that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the director if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.070 Conditional uses.

The following uses shall be considered conditional uses and shall require a conditional use permit:

- A. Administrative offices located on the ground floor;
- B. Multifamily dwellings without a permitted ground floor use;
- C. Arcades;
- D. Utility substations. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.080 Additional regulations.

A. Off-Street Parking and Loading Area Requirements. See chapter 17.85 BMC.

B. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots;
2. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;

3. Outdoor seating associated with an eating and drinking establishment, theater, or other entertainment;
4. Temporary uses as permitted by the fire marshal, building official, community development director or designee or city engineer pursuant to the applicable ordinances;
5. Unloading and loading areas;
6. Utility substations;
7. Refuse and recycling containers, provided they are fully screened from view in accordance with any applicable standards set forth in this title;
8. Play areas for child day care centers and schools.

C. Any on-premises repair work shall be incidental only, and limited to repairing the types of merchandise sold on the premises. The floor area devoted to such repair work shall not exceed 30 percent of the total floor area occupied by the primary use, except that the limitations of this subsection shall not apply to electronic devices, shoe, radio, television, or other small appliance repair services.

D. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises. No outside storage is permitted.

E. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

F. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use as regulated by International Fire Code. (Ord. 1857 § 2 (Exh. B), 2018).

17.45.090 Development standards.

A. Lot Area and Dimension.

1. Minimum lot size: none.
2. Minimum lot width: none.
3. Minimum lot depth: none.

B. Maximum Density. The maximum permissible density for multifamily development shall be calculated as follows: one unit per lot plus one additional unit for every 3,000 square feet of lot area; provided, that additional density may be permitted through the agricultural heritage credit program.

C. Maximum building and impervious surface coverage: none.

D. Minimum Setback Requirements.

1. Front: none;

2. Side: none;

3. Street: none;

4. Rear: none.

E. Maximum front setback along Fairhaven Avenue: zero feet; provided, that exceptions to this requirement may be authorized when:

1. A wider sidewalk or additional landscaping is approved at the building entrance; or

2. A greater setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.

F. Maximum setback requirement in all other locations: 10 feet from the property line on the front and street side. The maximum setback shall apply to each lot line adjacent to a street.

G. Maximum building height: 45 feet.

H. Fences. See BMC 17.70.070.

I. Parking. Parking shall not be located between a building and a street.

J. Landscaping. See chapter 17.80 BMC.

K. Signs. See chapter 17.95 BMC. (Ord. 1857 § 2 (Exh. B), 2018).



Executive Summary

210 Gilkey Rd, Burlington, Washington, 98233
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.46452
Longitude: -122.33292

	5 miles	10 miles	15 miles
Population			
2000 Population	46,602	72,032	103,951
2010 Population	54,792	83,195	119,770
2018 Population	58,555	88,238	127,405
2023 Population	61,550	92,636	133,926
2000-2010 Annual Rate	1.63%	1.45%	1.43%
2010-2018 Annual Rate	0.81%	0.72%	0.75%
2018-2023 Annual Rate	1.00%	0.98%	1.00%
2018 Male Population	49.5%	49.7%	49.7%
2018 Female Population	50.5%	50.3%	50.3%
2018 Median Age	35.3	38.1	40.8

In the identified area, the current year population is 127,405. In 2010, the Census count in the area was 119,770. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 133,926 representing a change of 1.00% annually from 2018 to 2023. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	73.3%	77.7%	81.3%
2018 Black Alone	1.1%	0.9%	0.9%
2018 American Indian/Alaska Native Alone	1.6%	2.1%	2.0%
2018 Asian Alone	3.0%	2.4%	2.3%
2018 Pacific Islander Alone	0.4%	0.3%	0.3%
2018 Other Race	16.6%	12.7%	9.3%
2018 Two or More Races	4.2%	3.8%	3.8%
2018 Hispanic Origin (Any Race)	30.7%	23.9%	18.4%

Persons of Hispanic origin represent 18.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	16,789	26,253	38,997
2010 Households	19,944	30,955	46,155
2018 Total Households	21,062	32,518	48,570
2023 Total Households	22,068	34,026	50,874
2000-2010 Annual Rate	1.74%	1.66%	1.70%
2010-2018 Annual Rate	0.66%	0.60%	0.62%
2018-2023 Annual Rate	0.94%	0.91%	0.93%
2018 Average Household Size	2.73	2.67	2.59

The household count in this area has changed from 46,155 in 2010 to 48,570 in the current year, a change of 0.62% annually. The five-year projection of households is 50,874, a change of 0.93% annually from the current year total. Average household size is currently 2.59, compared to 2.56 in the year 2010. The number of families in the current year is 32,901 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

210 Gilkey Rd, Burlington, Washington, 98233
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.46452
Longitude: -122.33292

	5 miles	10 miles	15 miles
Median Household Income			
2018 Median Household Income	\$58,910	\$62,547	\$65,920
2023 Median Household Income	\$68,571	\$74,118	\$77,441
2018-2023 Annual Rate	3.08%	3.45%	3.27%
Average Household Income			
2018 Average Household Income	\$75,351	\$80,112	\$84,596
2023 Average Household Income	\$88,034	\$93,737	\$98,862
2018-2023 Annual Rate	3.16%	3.19%	3.17%
Per Capita Income			
2018 Per Capita Income	\$27,726	\$30,194	\$32,720
2023 Per Capita Income	\$32,175	\$35,105	\$38,011
2018-2023 Annual Rate	3.02%	3.06%	3.04%

Current median household income is \$65,920 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$77,441 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$84,596 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$98,862 in five years, compared to \$96,109 for all U.S. households

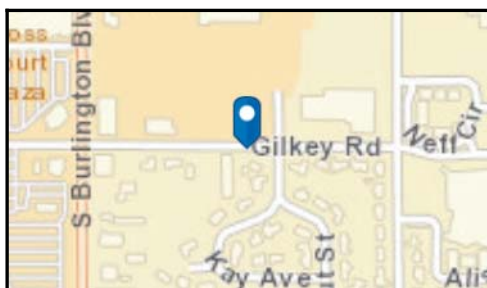
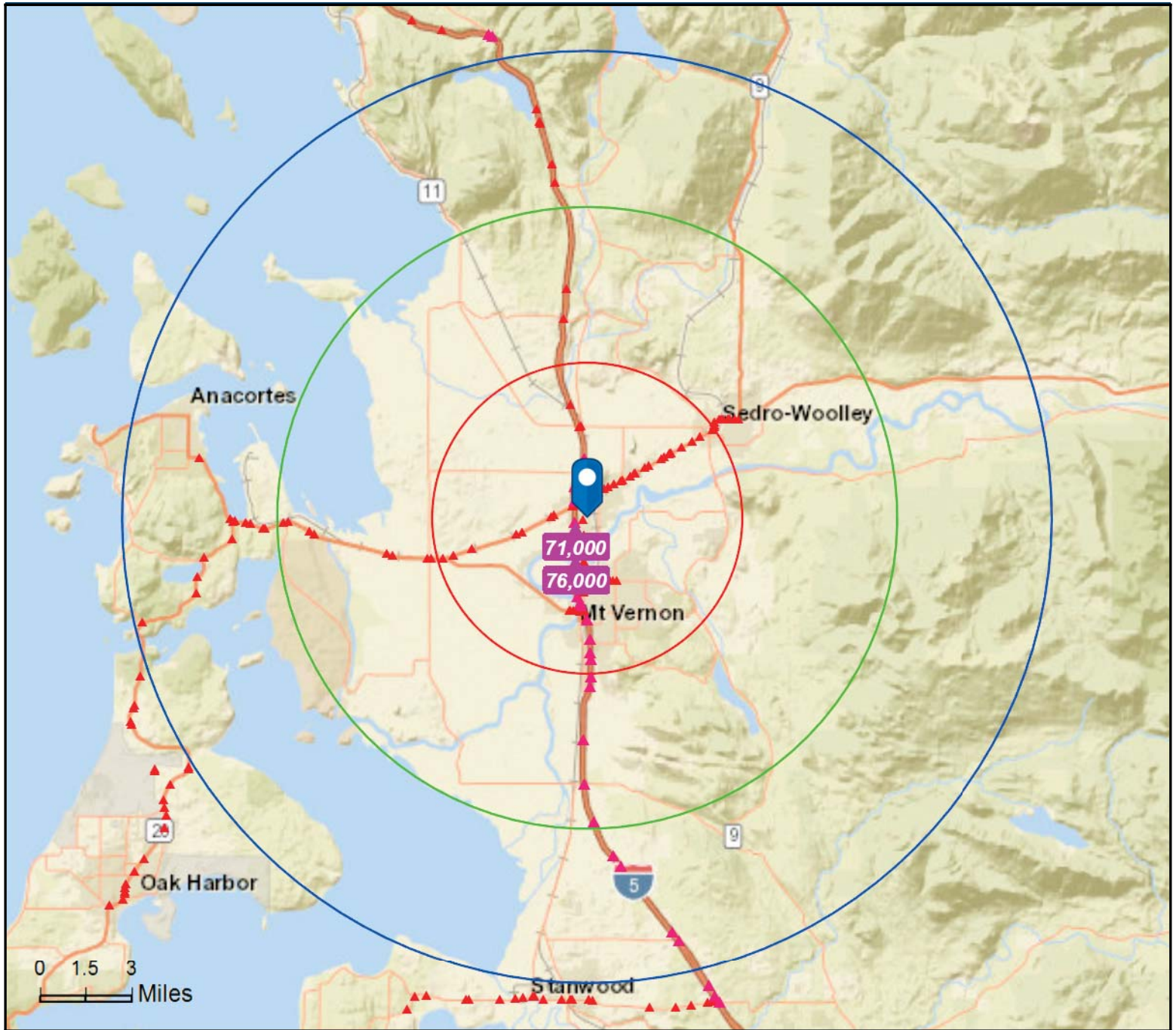
Current per capita income is \$32,720 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,011 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	17,567	27,647	42,026
2000 Owner Occupied Housing Units	10,513	17,647	27,272
2000 Renter Occupied Housing Units	6,275	8,606	11,726
2000 Vacant Housing Units	779	1,394	3,028
2010 Total Housing Units	21,286	33,274	50,746
2010 Owner Occupied Housing Units	12,154	20,323	31,643
2010 Renter Occupied Housing Units	7,790	10,632	14,512
2010 Vacant Housing Units	1,342	2,319	4,591
2018 Total Housing Units	22,453	34,967	53,379
2018 Owner Occupied Housing Units	12,904	21,354	33,165
2018 Renter Occupied Housing Units	8,159	11,164	15,405
2018 Vacant Housing Units	1,391	2,449	4,809
2023 Total Housing Units	23,448	36,505	55,799
2023 Owner Occupied Housing Units	13,888	22,852	35,422
2023 Renter Occupied Housing Units	8,180	11,173	15,452
2023 Vacant Housing Units	1,380	2,479	4,925

Currently, 62.1% of the 53,379 housing units in the area are owner occupied; 28.9%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 50,746 housing units in the area - 62.4% owner occupied, 28.6% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 2.27%. Median home value in the area is \$351,959, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 5.21% annually to \$453,746.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).