

1517 COMMERCIAL AVE ANACORTES, WA

FOR LEASE

- 16,214 +/- sf retail building
- Currently operating as Rite Aid
- Frontage on Commercial Ave along-side other retail spaces, including The Market at Anacortes
- Zoned C: Commercial
- \$16.00 psf per year NNN



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

1420 Commercial Avenue

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



1420 Commercial Avenue

1420 Commercial Ave
Anacortes, WA 98221

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1420 Commercial Ave, Anacortes, WA 98221

CITY, STATE

Anacortes, WA

POPULATION

12,765

AVG. HH SIZE

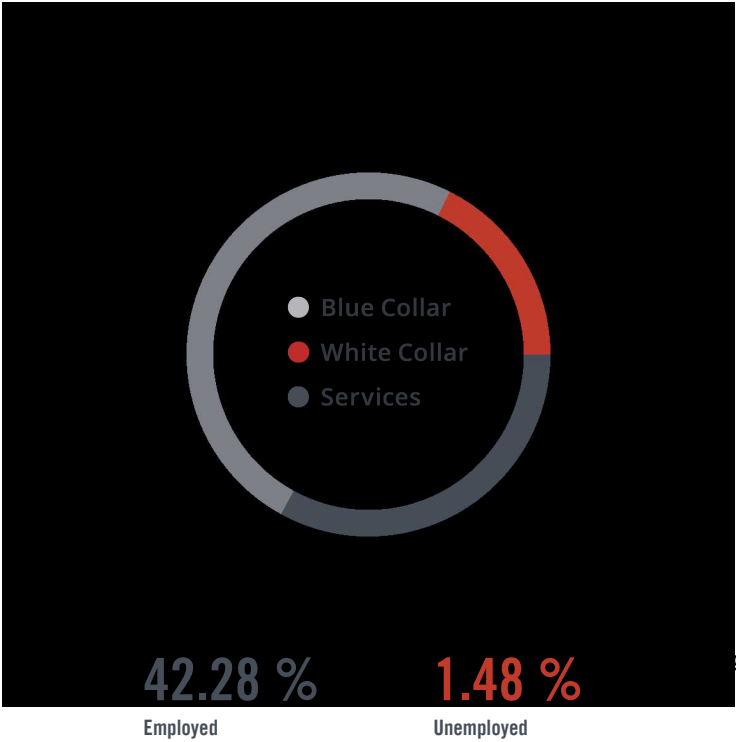
2.20

MEDIAN HH INCOME

\$55,950

HOME OWNERSHIP

3,661



Employed

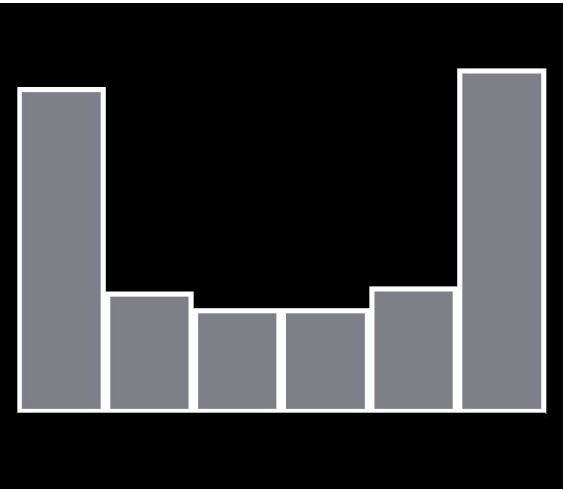
Unemployed

GENDER & AGE

47.77 %



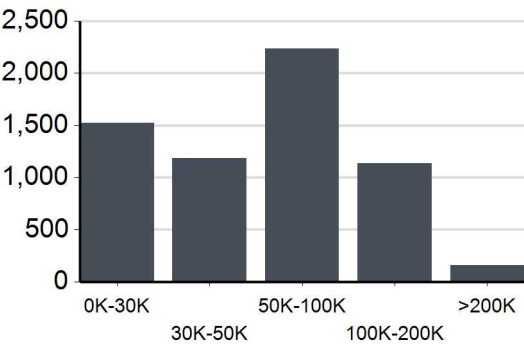
52.23 %



RACE & ETHNICITY

| | |
|--------------------|---------|
| White: | 89.78 % |
| Asian: | 0.38 % |
| Native American: | 0.18 % |
| Pacific Islanders: | 0.00 % |
| African-American: | 0.14 % |
| Hispanic: | 5.58 % |
| Two or More Races: | 3.95 % |

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$17,072



Grocery

\$6,131



Travel

\$6,433



Entertainment

\$2,785



Electricity

\$1,625



Apparel

\$1,237



Furniture

\$215



Gas

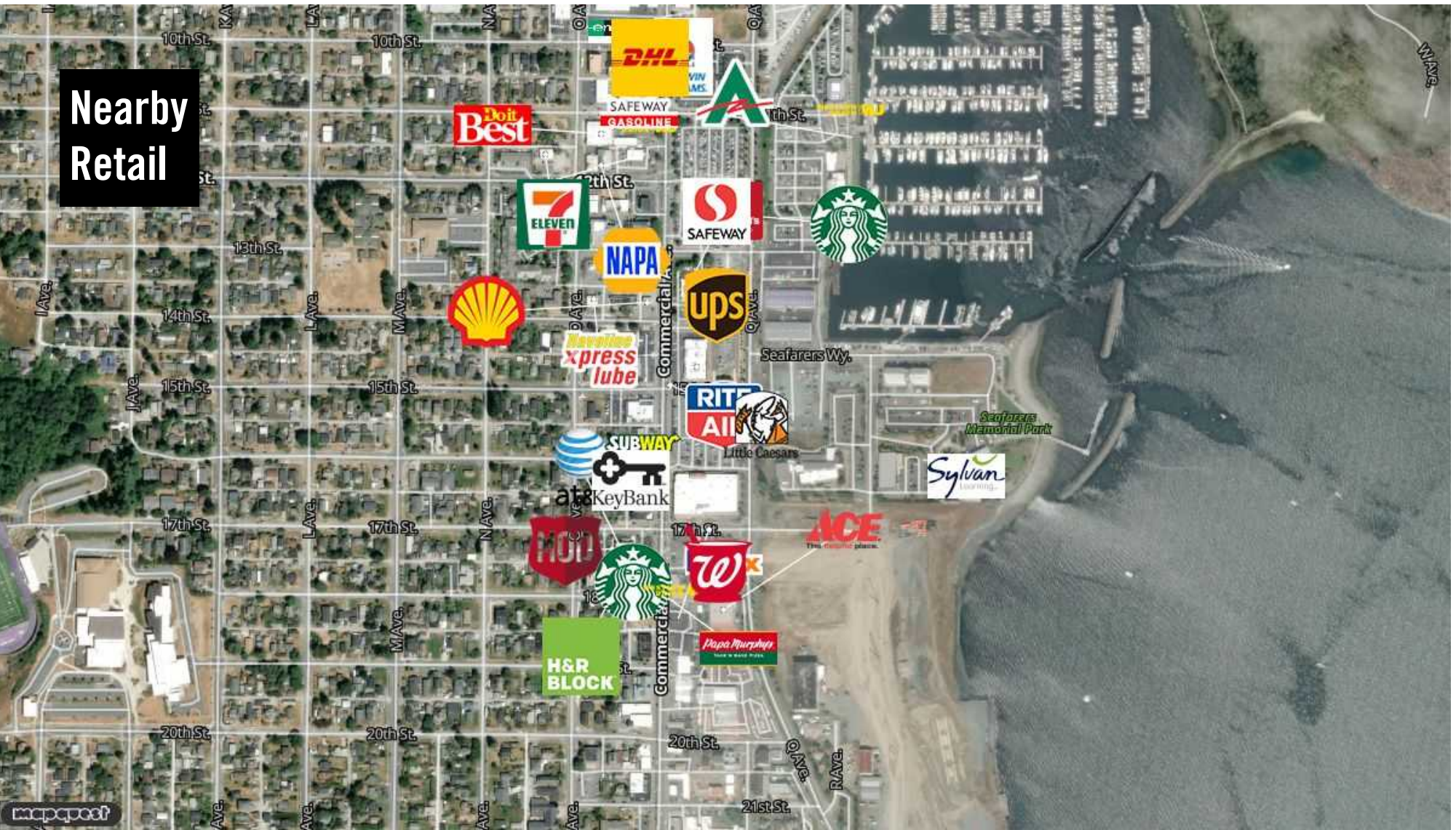
\$374

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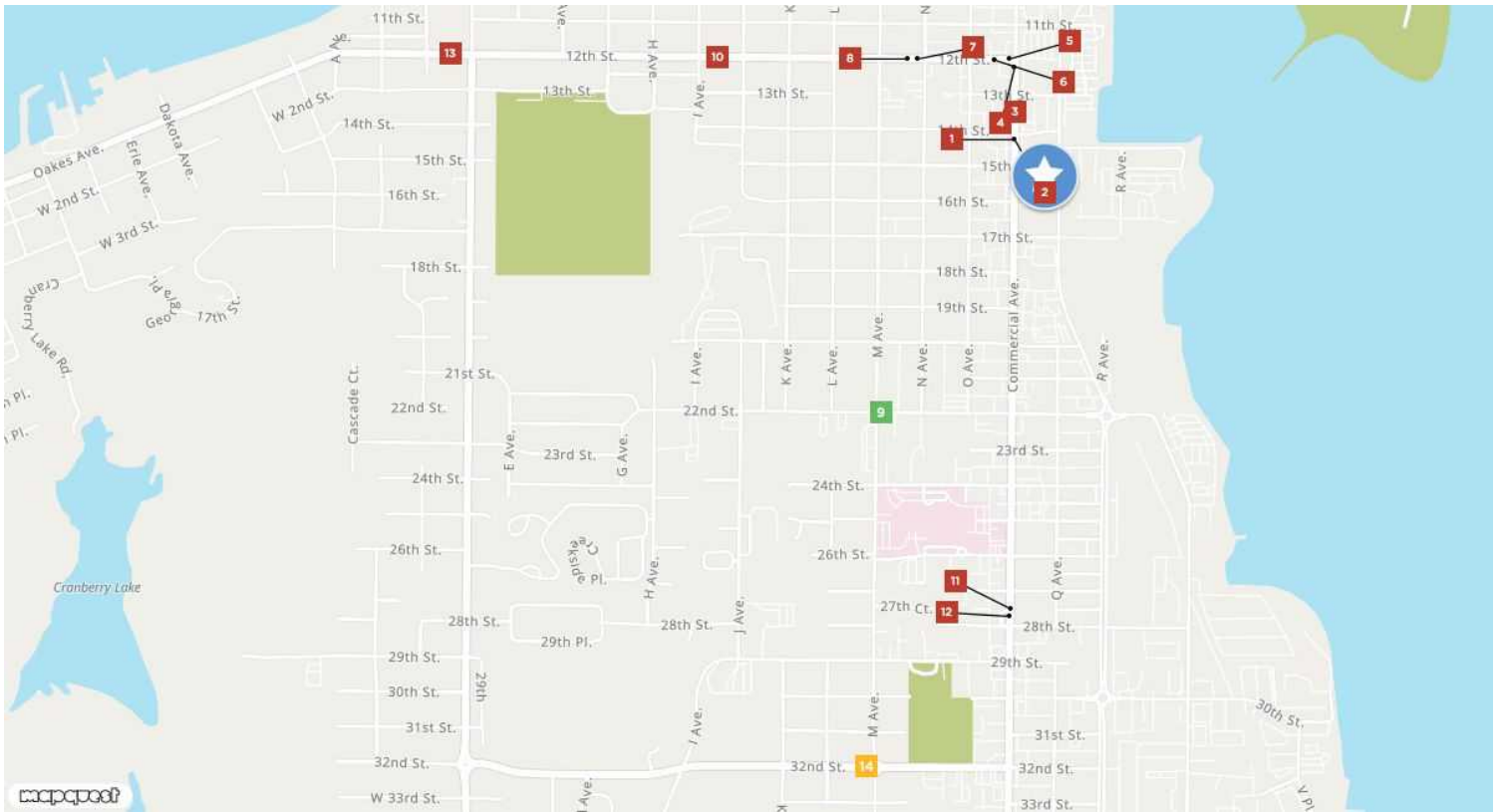
1420 Commercial Avenue

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Traffic Counts



| | | | | |
|---|--|--|---|---|
| WA 20 SPUR 1 14th St Year: 2021 13,169 | WA 20 SPUR 2 14th St Year: 2022 13,169 | Commercial Ave 3 13th St Year: 2010 15,000 Year: 2005 17,000 Year: 2004 18,000 | Commercial Avenue 4 13th St Year: 2022 14,444 Year: 2021 14,444 Year: 2018 15,000 | 12th Street 5 I Ave Year: 2022 10,878 Year: 2021 10,878 Year: 2019 12,000 |
| 12th St 6 O Ave Year: 2018 12,000 Year: 2017 12,000 Year: 2015 11,000 | 12th Street 7 D Ave Year: 2022 13,288 Year: 2021 13,288 Year: 2019 15,000 | 12th St 8 N Ave Year: 2018 15,000 Year: 2017 15,000 Year: 2015 14,000 | 22nd St 9 M Ave Year: 1998 2,890 | 12th St 10 I Ave Year: 2005 15,000 |
| Commercial Ave 11 28th St Year: 2018 16,000 Year: 2017 16,000 Year: 2015 15,000 | Commercial Avenue 12 15th St Year: 2022 13,594 Year: 2021 13,594 Year: 2019 16,000 | 12th St 13 D Ave Year: 2000 13,000 Year: 1999 13,000 Year: 1998 12,000 | 32nd St 14 M Ave Year: 1998 6,821 | |

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Chapter 19.44

COMMERCIAL USES

Sections:

- 19.44.010 Day care.**
- 19.44.020 General-service.**
- 19.44.030 Medical.**
- 19.44.040 Office.**
- 19.44.050 Overnight lodging.**
- 19.44.060 Parking.**
- 19.44.070 Passenger terminal.**
- 19.44.080 Personal service.**
- 19.44.090 Recreation, indoor.**
- 19.44.100 Recreation, outdoor.**
- 19.44.110 Restaurant/bar.**
- 19.44.120 Retail sales.**
- 19.44.130 Vehicle sales/rental.**

19.44.010 Day care.

A. *Day Care Use Category.* A facility providing care, protection and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day. Day care includes the following uses:

1. Day care I facilities.
2. Day care II facilities.

B. *Definition.* An establishment for group care of nonresident adults or children. Specifically:

1. Day care includes child day care services, adult day care centers, and all of the following:
 - a. Adult day care, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services.
 - b. Nursery schools for children under minimum age for education in public schools.
 - c. Privately conducted kindergartens or pre-kindergartens when not a part of a public or parochial school.
 - d. Programs covering before- and after-school care for school children.

2. Day care establishments are subclassified as follows:
 - a. Day care I—a maximum of 12 adults or children in any 24-hour period, based within a residential dwelling, and as provided for in RCW [35A.63.215](#).
 - b. Day care II—over 12 adults or children in any 24-hour period or day care as a principal use.
3. Day care II in the R4 use zone must meet the following criteria:
 - a. An approved passenger drop-off and pick-up area must be provided adjacent to the site.
 - b. Parking must be provided in an amount equal to the number of staff on the largest hourly shift.
 - c. The facility must meet any applicable Washington State Department of Children, Youth, and Families (DCYF) licensing requirements including interior floor space, fencing and outdoor open space area. (Ord. 4028 § 2 (Att. A), 2022; Ord. 3040 § 2 (Att. A), 2019)

19.44.020 General-service.

A. *General-Service Use Category.* Includes a category of uses whose primary activity is the provision of service, rental, and/or repair to boats, vehicles, appliances, tools, electronic equipment, machinery, and other similar products for personal, commercial, or civic use. Specific uses in this category include, but are not limited to:

1. Postal and courier services, post office.
2. Small boat sales, rental, and repair (small boats are less than 40 feet long, eight and one-half feet wide, and 14 feet tall).
3. Appliance repair.
4. Equipment rentals.
5. Electronic or equipment service.
6. Vehicle repair.
7. Commercial vehicle repair.
8. Municipal service facility.
9. Public safety facility.
10. Car wash.
11. Heavy service.

B. *Standards for General-Service Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC [19.62.060\(D\)](#).

C. *Heavy Service.*

1. *Definition.* General-service uses that have any exterior service activities or feature exterior storage areas that total greater than 15,000 gross square feet or occupy an area larger than the size of the use's principal building.

D. *Municipal Service Facility.*

1. *Definition.* An occupied facility supporting the external and internal operations provided by municipal government, including but not limited to maintenance of water, sewer, stormwater, roads, parks, vehicles, and facilities.

E. *Public Safety Facility.*

1. *Definition.* A facility for the provision of fire and rescue, medical, police, and emergency response services by a governmental entity. (Ord. 3040 § 2 (Att. A), 2019)

19.44.030 Medical.

A. *Medical Use Category.* A facility providing medical or surgical care to patients. Some facilities may offer overnight care. This category includes, but is not limited to:

1. Blood plasma donation center.
2. Medical or dental laboratory.
3. Hospital, urgent care, or emergency medical office.
4. Medical office for dentist, chiropractor, osteopath, physician, or other medical practitioner.
5. Medical clinic.
6. Medical day care.

B. *R3, R3A, R4, and R4A Zone Standards.* No new medical uses are allowed in the R3, R3A, R4, and R4A zones. Expansion of a neighborhood medical or dental office may only occur if such office was in existence and in operation as of the effective date of these regulations.

C. *Hospital.*

1. *Definition.* A building designed and used for medical and surgical diagnosis, treatment, and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes, and clinics are not included. (Ord. 3040 § 2 (Att. A), 2019)

19.44.040 Office.

A. *Office Use Category.* Activities conducted in an office setting and generally focusing on business, professional, or financial services. Office includes, but is not limited to:

1. Business services including, but not limited to, advertising, business management consulting, data processing, or collection agency.
2. Professional services including, but not limited to, lawyer, accountant, bookkeeper, engineer, architect, counseling, sales office, or travel agency.
3. Financial services including, but not limited to, lender, investment or brokerage house, bank, call center, bail bonds, insurance adjuster, real estate or insurance agent, or mortgage agent.
4. Charitable institution (not providing housing or shelter).
5. City, county, state, or federal government office.
6. Radio, TV or recording studio, or utility office.
7. Trade, vocational, or business school.

B. *CM2, LM1, and I Zone Standards.* In the CM2, LM1, and I zones office uses must be limited to no more than 50 percent of the ground level of the building. Exception: This subsection does not apply for office uses which are accessory to another permitted use. (Ord. 3040 § 2 (Att. A), 2019)

19.44.050 Overnight lodging.

A. *Overnight Lodging Category.* Accommodations arranged for short-term stays (less than 30 days). Overnight lodging includes, but is not limited to:

1. Bed and breakfast.
2. Hotel/motel.
3. Short-term rentals.
4. Youth hostel.

B. *Bed and Breakfast.*

1. *Definition.* A single-family residential unit which provides transient lodging, for compensation, by renting up to six sleeping room accommodations.
2. *Purpose.* This section is intended to ensure parking, impact on surrounding neighbors, health and safety, and other considerations limit any adverse impacts of bed and breakfasts on the surrounding neighborhood.
3. *Requirements.*
 - a. The owner must be the operator of the facility and must reside on the premises.
 - b. The owner's quarters and guest rooms must all be in the main building.
 - c. If located in a residential zone, the facility must be operated in such a manner as not to give the outward appearance of a business in the ordinary meaning of the term.
 - d. The use must provide off-street parking, including parking for the primary residence per AMC Chapter [19.64](#) in addition to one parking space per guest room.

C. *Hotel/Motel.*

1. *Definition.* A building or portion thereof designed or used for short-term rental of units for sleeping purposes, with or without cooking facilities, and which may include related accessory uses such as shared dining facilities, recreation facilities, and meeting facilities.

D. *Short-Term Rental.*

1. *Definition.* "Short-term rental" means an overnight lodging use, that is not a hotel or motel, or a bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest for a fee for fewer than 30 consecutive nights.
2. *C, CBD, MMU and CM Zone Standards.*
 - a. Short-term rentals in the C, CBD, MMU and CM zones that were lawfully established and obtained a city business license prior to the date of adoption of Ordinance [4046](#) (March 27, 2023) may continue to operate so long as the short-term rental maintains a current city business license and complies with all applicable local and state regulations.

E. *Youth Hostel.*

1. *Definition.* Relatively affordable overnight lodging with shared dormitory-style facilities. (Ord. 4075 § 2 (Att. A), 2024; Ord. 3040 § 2 (Att. A), 2019)

19.44.060 Parking.

- A. *Parking Use Category.* Facilities that provide parking as a principal use.

B. *Principal Use Parking Standards in Residential Zones.*

1. In the R1, R2, R2A, R3, R3A, R4A, and OT zones, parking as a principal use is restricted to public parking supporting a public facility such as a library, park, or trail.
2. In the R4 zone, parking as a principal use is restricted to lots abutting the C zone and supporting a mixed-use development in the C zone. (Ord. 3040 § 2 (Att. A), 2019)

19.44.070 Passenger terminal.

A. *Passenger Terminal Use Category.* Facilities for the takeoff and landing of planes and helicopters, and facilities for trains, boats, buses, taxis or limo services. Passenger terminal includes, but is not limited to:

1. Airport.
2. Airfield, landing strip.
3. Bus passenger terminal, multimodal facility.
4. Heliport.
5. Railroad station.
6. Taxi dispatch center, limousine service.
7. Ferry terminal, passenger boat terminal.

B. *Aeronautical Use.*

1. *Definition.* See AMC [19.41.080](#). (Ord. 3040 § 2 (Att. A), 2019)

19.44.080 Personal service.

A. *Personal Service Use Category.* Facilities involved in providing personal services to the general public. Personal service includes the following uses:

1. Animal care.
2. Beauty/hair salon.
3. Catering establishment.
4. Cleaning establishment, dry-cleaning or laundry drop-off facility, laundromat, washeteria.
5. Copy center.

6. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium.
7. Optometrist.
8. Palmist, psychic, medium, fortune telling.
9. Tailor, milliner, upholsterer.
10. Tattoo parlor, body piercing.
11. Wedding chapel.

B. *Animal Care—Indoor.*

1. *Definition.* Any building or land used, designed, or arranged for the care of animals without outdoor activity. Includes animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, cattery, kennel, and animal day care.
2. *Use Standards.* No outdoor activity associated with the care of animals is allowed. Also see AMC [6.06.090](#), Commercial kennels, catteries, pet shops and animal shelters—General conditions, for applicable standards.

C. *Animal Care—Outdoor.*

1. *Definition.* Any building or land used, designed or arranged for the care of animals that includes outdoor activity. Includes animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, cattery, kennel, and animal day care.
2. *Use Standards.*
 - a. Any structure which houses animals which is not fully enclosed and all animal runs must be located at least 100 feet from any lot line and 300 linear feet from any preexisting principal residential structure located on another lot.
 - b. All pens and kennels used for housing animals (excluding horses, ponies, and cows) must be surrounded by a black, dark green, or dark brown vinyl-coated chain-link fence not less than six feet in height, and enclosed on top, or be located in an enclosed structure.

D. *Beauty Salons.*

1. *Definition.* Any establishment where cosmetology services are provided, including hair care, nail care, and skin care.

E. *Funeral Home.*

1. *Definition.* An establishment providing services such as preparing the human dead for burial and arranging and managing funerals, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbariums. (Ord. 3040 § 2 (Att. A), 2019)

19.44.090 Recreation, indoor.

A. *Recreation, Indoor Use Category.* Commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. The permissions for indoor recreation uses in Table 19.41.050 are based on size (net floor area), with conditional use thresholds of 10,000 square feet and 20,000 square feet in some zones. The indoor recreation category includes, but is not limited to:

1. Adult concessions.
2. Amusement center, game arcade, children's amusement center.
3. Arena.
4. Billiard hall, pool hall.
5. Bingo parlor.
6. Bowling alley.
7. Convention center or conference center.
8. Dance, martial arts, music studio, classroom.
9. Health club.
10. Shooting range.
11. Sports academy.
12. Miniature golf facility.
13. Movie theater or other indoor theater.
14. Skating rink or roller rink.
15. Swimming pool.
16. Extreme sports facility.

B. *Special Indoor Recreation Uses.* The following uses fall under the "recreation, indoor" use category, but due to their unique attributes come with their own use permissions and standards. These uses are not subject to the net floor area parameters under the civic use permissions in Tables 19.42.020 and 19.42.030.

1. *Adult Concessions.*
 - a. Adult entertainment and retail, taken together as "concessions," and defined in AMC [5.35.030](#), are recognized as being uses that may prove detrimental in certain circumstances to its surrounding neighborhoods and thereby requiring the following regulations.

- b. *Zone-Specific Requirements* .
 - i. In the C zone, adult retail is only permitted south of 22nd Street.
 - ii. In the LM1 zone, adult concessions are only permitted between Christiansen Road and Reservation Road.
 - iii. In the HM zone, adult entertainment is only permitted north of South March Point Road and east of Reservation Road.
- c. No adult concession may be located within the specified distance of the following uses:
 - i. One hundred feet of any public or private school, or any trade or vocational school, that on a regular basis has at least one student under the age of 18 years.
 - ii. One hundred feet of any religious institution.
 - iii. One hundred feet of any park or any public facility or P zone.
 - iv. Three hundred feet of another adult concession.
 - v. For adult entertainment, 100 feet of any residential zone.
 - vi. For adult retail, 30 feet of any residential zone.
- d. The distance provided herein must be measured by following a straight line, without regard to intervening buildings, from the nearest point on the property line or the zone boundary to the specified concession.
- e. No person owning, operating or managing an adult concession or their employee or agent may invite, allow, or permit any person under the age of 18 years to enter or remain on the premises of any concession.
- f. On the exterior of any concession there must be no window, marquee, or other display of any manner describing, identifying, depicting or portraying “specified anatomical areas,” or “specified sexual activities” (see AMC [5.35.030](#), Definitions).
- g. Violation of the use provisions of this section is declared to be a public nuisance per se, which must be abated by a civil action only and not by criminal prosecution.
- h. Concession establishments may be identified with signs on the exterior of the establishment in accordance with AMC Chapter [19.67](#), Signs. All signs must comply with subsection (B)(1)(f) of this section. No advertising, text, pictures or depictions may be permitted anywhere in the windows, on the site, sidewalk or street (A-board signs), storefront, marquee, or anywhere else other than on the approved signage. Terms such as “sale,” etc., and other such advertising, as associated with mainstream advertising, may be accepted, subject to the interpretation of the Planning Director or her/his designee.

- i. There must be no more than one concession business operating in the same building, structure or portion thereof.
- j. Nothing in this section is intended to authorize, legalize, or permit the establishment, operation, or maintenance of any business, building or use which violates any ordinance or statute of the city of Anacortes, Skagit County, state of Washington, or the United States.
- k. *Parking Requirements.* For adult concession facilities constructed after the effective date of the ordinance codified in this chapter, all parking must be visible from the public right-of-way. For adult entertainment facilities located in buildings constructed prior to the effective date of the ordinance codified in this chapter, all parking should be visible from the public right-of-way. In cases of adult concession facilities located in buildings constructed prior to the effective date of the ordinance codified in this chapter where this is not feasible, access to the parking must be in as direct a route as possible from the public right-of-way and the parking area must remain free and clear of visual obstructions at all times. Access to the exterior rear of the building must be denied to any persons other than employees and public officials during the performance of their respective duties and tasks by means of a fence, wall or other device approved by the city.
- l. *Lighting Requirements.*
 - i. All on-site parking areas and premises entries of adult concession facilities must be illuminated from dusk until one hour past closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot-candle of light on the parking surface and/or pathways.
 - ii. All permitted on-site lighting, including signs, must be shaded and directed so as not to be visible from any residentially zoned property.
 - iii. An on-premises exterior lighting plan must be presented to the city for approval prior to the operation of any adult concession.
- m. Where lighted signs and illuminated areas are permitted, such illuminating devices must be shaded and directed so as not to be visible from any residentially zoned property.

2. *Shooting Range, Indoor.*

- a. *Definition.* An indoor facility designed and improved to encompass shooting stations or firing lines, target areas, and/or other related components. (Ord. 3040 § 2 (Att. A), 2019)

19.44.100 Recreation, outdoor.

A. *Outdoor Recreation Use Category.* Commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Activities take place predominately outdoors or within outdoor structures. Outdoor recreation category includes, but is not limited to:

1. Drive-in theater.
2. Camp, campground, travel trailer park, recreational vehicle park.
3. Extreme sports facility such as paintball, BMX, or skateboarding.
4. Golf course.
5. Outdoor commercial activity such as batting cage, golf driving range, amusement park, miniature golf facility, water park.
6. Outdoor theater.
7. Outdoor sports or entertainment facility.
8. Riding stable.
9. Shooting range.
10. Racetrack.
11. Sports academy for active recreational or competitive sports.
12. Stadium, arena.

B. *Outdoor Recreation Use Standards.* A facility designed to accommodate 200 or more patrons at one time may only be allowed through securing a conditional use permit.

C. *Campground.*

1. *Definition.* An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.

D. *Golf Course.*

1. *Definition.* A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities, but excluding miniature golf.

E. *Marinas and Boat Moorage.*

1. *Definition.* A use of land involved in the operation of a marina, including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, and chartering. Marinas may include accessory retail and equipment storage uses that directly support water-dependent activities per the Shoreline Master Program.

F. *Recreational Vehicle Park (RV Park).*

1. *Definition.* Land containing two or more campsites which are located, established, or maintained for occupancy by people in recreation vehicles or travel trailers which are used for recreation or vacation purposes.
2. *Minimum Standards.* Recreational vehicle parks must meet the minimum standards of the Washington Department of Social and Health Services and the county health department.
3. *Streets and Recreational Vehicle Spaces.* The arrangement, type, extent, width, grade, and location of all streets and sidewalks must be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety, and in their relation to the proposed uses of the land to be served by such streets. The RV park must make appropriate provisions for:
 - a. Open spaces and landscaping.
 - b. Drainage ways.
 - c. Streets, alleys, sidewalks and other public ways.
 - d. Water service.
 - e. Sanitary waste disposal.
 - f. Parks and playgrounds.
 - g. Other utilities.

All recreational vehicle spaces must be provided with safe and convenient access from abutting streets or roads. Alignment and gradients of roads must be adapted to topography. Surfaces of roads must be smooth, hard, dense and well drained.

Exposed or disturbed ground surfaces in all parts of every recreational vehicle space must be covered with gravel or other material, or protected with a vegetative cover, to minimize erosion.

4. *Internal Design.*
 - a. Recreational vehicle spaces must be arranged to facilitate placement and removal of vehicles from individual spaces.
 - b. Accessory facilities must be designed and located for safe and convenient use by occupants of the park, but so as to inhibit their use by nonoccupants.
 - c. Recreational vehicle spaces must be separated from each other and from other structures to allow at least 10 feet of separation between parked vehicles and structures.
 - d. The density must not exceed 20 recreational vehicle spaces per acre of gross site area.
 - e. All recreational vehicle spaces should be located at least 25 feet from a public street or highway right-of-way and must be set back 10 feet from interior roadways.

f. The Director may require that recreational vehicle parks located adjacent to industrial or commercial land uses provide screening such as fences or natural growth along the property boundary lines separating the park from such uses.

g. At least one-twelfth of the area of the recreational vehicle park must be developed for a park, open space, or playground area for use of the RV park occupants. The area must be located so as to conveniently serve all patrons of the recreational vehicle park. Recreation areas may include space for recreation buildings and common facilities such as a laundry.

5. *Water Supply.* The City Engineer must require that any water supply system which is installed be designed to provide an adequate accessible water supply for fire protection purposes. The water supply system must meet standards published by the Insurance Services Office: Guide for Determination of Required Fire-Flow.

6. *Sewage Disposal.* All sewage disposal systems must meet the minimum standards of the Washington State Department of Social and Health Services, the Washington State Department of Ecology, and the county health department. The means for sewage disposal must be subject to approval by the City Engineer.

7. *Solid Waste.* The recreational vehicle park developer must assure that provisions for collection and disposal of solid waste are available. The means for solid waste collection and disposal must be subject to approval by the City Engineer.

8. *Required Facilities.* All recreational vehicle parks having more than eight spaces must have approved facilities for laundry, showers, and restrooms for users of the park.

9. *Retail Sales.* No retail sales uses are allowed within the park unless a specific site for such use, intended to primarily serve park users, is approved by the City Council as part of the conditional use permit.

10. *Ownership.* In all cases the entire area of an RV park must be maintained in single ownership.

G. *Shooting Range, Outdoor.*

1. *Definition.* An outdoor facility designed and improved to encompass shooting stations or firing lines, target areas, berms and baffles, and/or other related components. (Ord. 3040 § 2 (Att. A), 2019)

19.44.110 Restaurant/bar.

A. *Restaurant/Bar Use Category.* A facility that prepares and sells food and drink for on- or off-premises consumption. The restaurant/bar category includes, but is not limited to:

1. Bar, nightclub, tavern, lounge.
2. Eating establishment.
3. Food truck.

B. *Standards for Restaurants with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone except when such facilities are completely enclosed within a building.
2. Drive-through facilities are subject to the site design standards in AMC [19.62.060\(D\)](#).

C. *Food Truck.*

1. *Definition.* A large wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.
2. *Standards.*
 - a. During business operations, food trucks must be located on private property (not in the public right-of-way).
 - b. Food trucks may not install any seating permanently attached to the ground.
 - c. Food trucks must provide adequately sized and located waste collection containers during business operations. (Ord. 3040 § 2 (Att. A), 2019)

19.44.120 Retail sales.

A. *Retail Sales Use Category.* Facilities involved in the sale, lease, or rental of new or used products. The permissions for retail sales uses in Table 19.41.050 are based on size (net floor area) per individual use, with thresholds of 5,000, 25,000, and 50,000 square feet. Retail sales include, but are not limited to:

1. Facilities involving the sale, lease, or rental of new or used products, including but not limited to appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, seafood, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos and related products.
2. Art gallery.
3. Check cashing, payday loan.
4. Pawnshop.

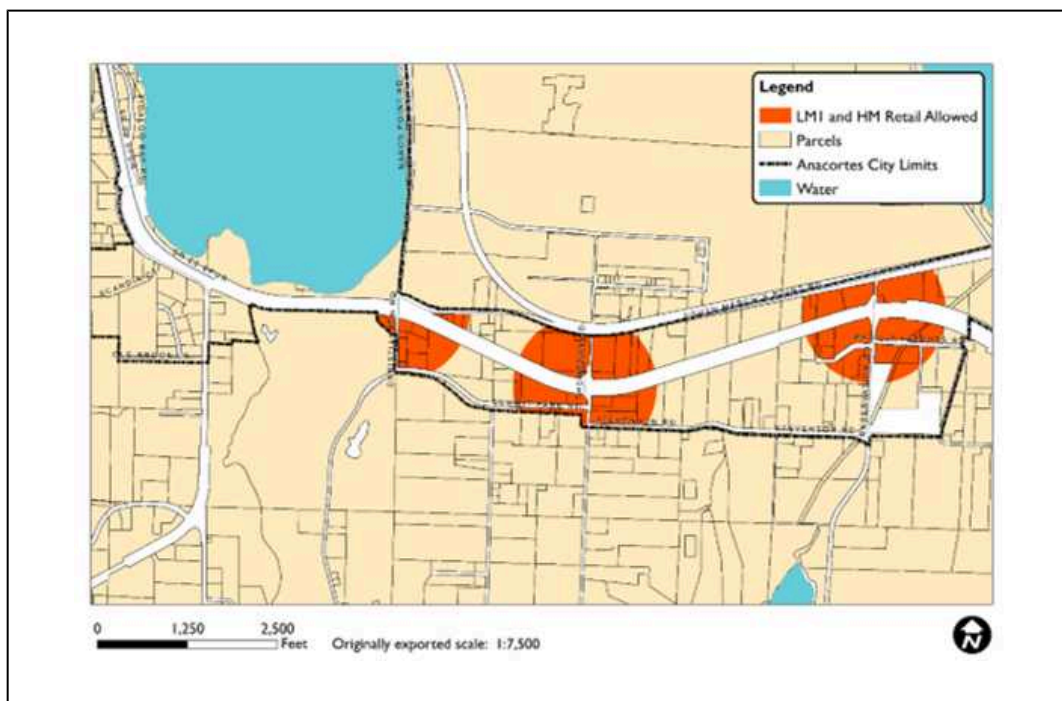
B. *Standards for All Retail Sales Uses.* The maximum gross floor area for a building containing multiple tenant/use spaces is 75,000 square feet.

C. *Standards for Retail Uses with Drive-Through Facilities.*

1. Drive-through facilities are prohibited in the CBD zone.
2. Drive-through facilities are subject to the site design standards in AMC [19.62.060\(D\)](#).

D. *Standards for Retail Sales Uses in the LM1 and HM Zones.* In the LM1 and HM zones, the primary building entries of retail uses must be located within the lots or portions of lots illustrated in Figure 19.44.120(D). These areas are generally within 1,000 feet of the State Route 20 intersections with March Point Road, Thompson Road, and Reservation Road as measured in a straight line from the right-of-way centerlines and exclude lots with waterfronts.

Figure 19.44.120(D)
Clarification on limits of retail sales uses in the LM1 and HM zones.



E. *Neighborhood Grocery Store.*

1. *Definition.* A small retail establishment which primarily sells food, but also may sell other convenience and household goods and may include an area for dining such as a deli or coffee shop.
2. *Standards.*
 - a. Not to exceed 1,200 square feet of retail sales net floor area and 3,200 square feet of gross floor area.
 - b. No such grocery uses must be allowed within one-quarter mile of an existing grocery store.

F. *Special Retail Sales Uses.* The following uses fall under the “retail sales” use category, but, due to their unique attributes, come with their own use permissions and standards. These uses are not subject to the net floor area parameters under the retail sales permissions in Table 19.41.050.

1. *Heavy Retail.*

a. *Definition.* Retail uses with exterior sales and/or storage areas greater than 15,000 gross square feet or occupying a greater area than the use’s principal building. Examples include truck stops, agricultural supplies, plant and landscape design materials, building materials, and heating fuels.

2. *Marijuana Retailers.*

a. *Definition.* “Marijuana retailer” means a person licensed by the State Liquor and Cannabis Board to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.

b. *Standards.* Marijuana retailers are only allowed east of the interchange of State Route 20 and State Route 20 Spur.

3. *Gas Station.*

a. *Definition.* A retail use primarily involving automobile fuels. “Gas stations” includes specialized structures for selling fuel and fuel storage tanks, often underground. These establishments may provide incidental services such as automobile maintenance/repair, car washing, and the sale of food and other convenience items (including drive-through restaurants). (Ord. 3040 § 2 (Att. A), 2019)

19.44.130 Vehicle sales/rental.

A. *Vehicle Sales/Rental Use Category.* This category includes, but is not limited to, direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

B. *Vehicle Sales/Rental, Enclosed.*

1. *Definition.* Vehicle sales/rental use that is conducted entirely indoors.

C. *Marine Sales/Rental.*

1. *Definition.* An establishment where boats 16 feet or more in length are rented or sold. The sale or rental of smaller boats must be a retail sales use. (Ord. 3040 § 2 (Att. A), 2019)

The Anacortes Municipal Code is current through Ordinance 4097, passed March 24, 2025.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

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