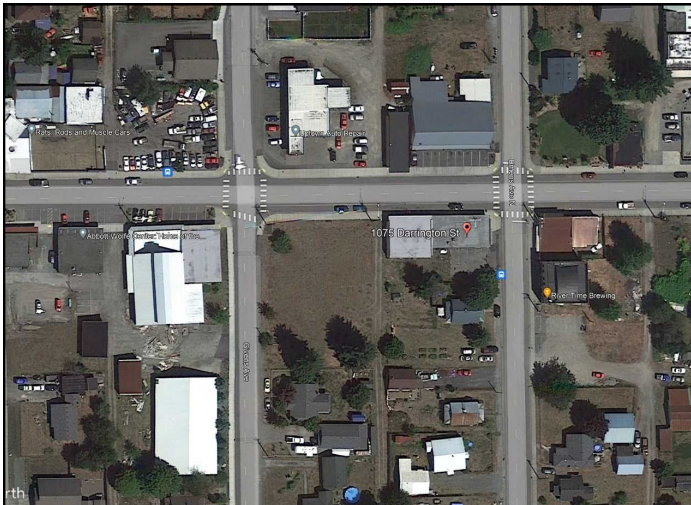


# 1075 DARRINGTON ST DARRINGTON, WA

FOR SALE

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- 
- 
- 



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

# 1075 Darrington St.

Learned Commercial, Inc.

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



# 1075 Darrington St.

1075 Darrington Street  
Darrington, WA 98241



**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1075 Darrington Street, Darrington, WA 98241

CITY, STATE

**Darrington, WA**

POPULATION

**1,123**

AVG. HHSIZE

**2.41**

MEDIAN HH INCOME

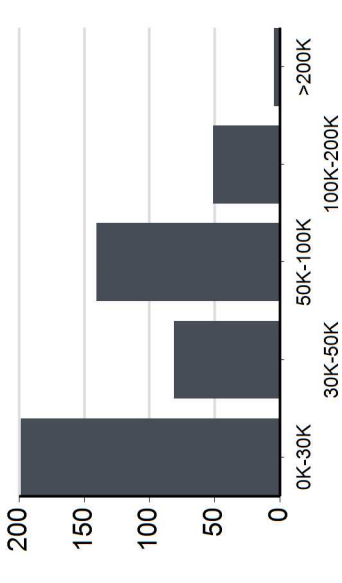
**\$44,738**

HOME OWNERSHIP

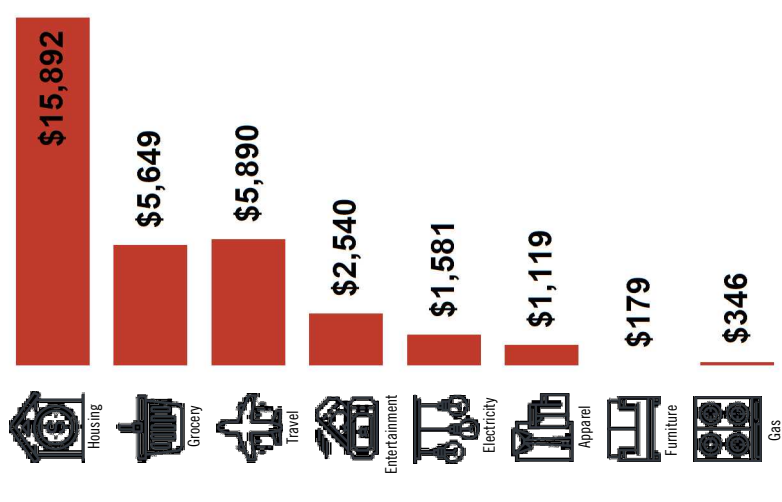
**381**



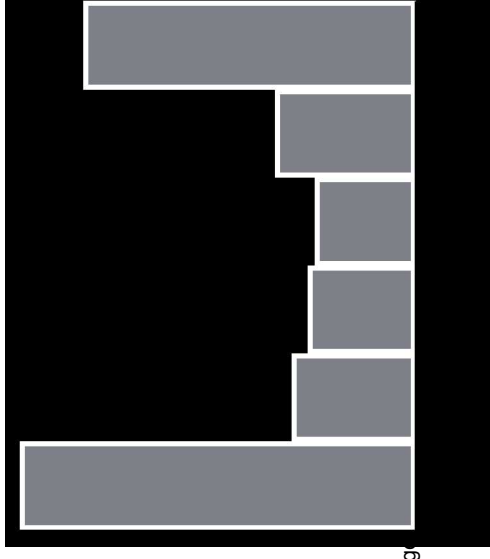
## INCOME BY HOUSEHOLD



## HH SPENDING



## GENDER & AGE

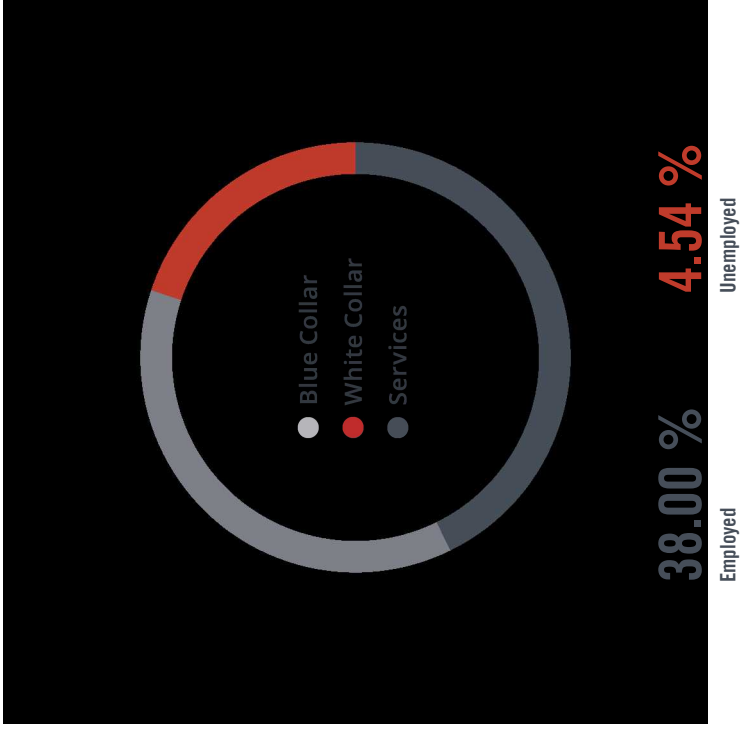


## RACE & ETHNICITY

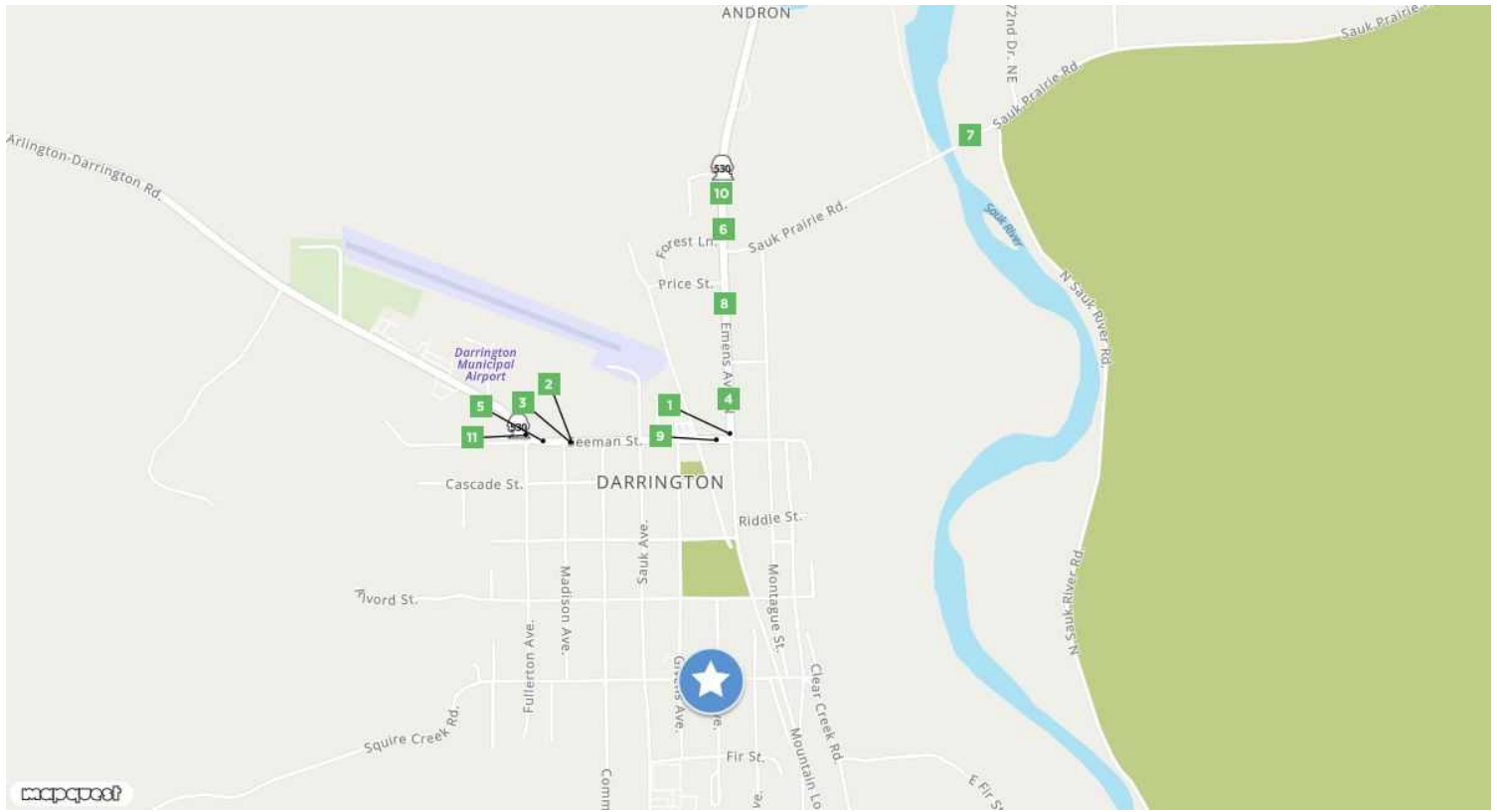
White:	93.59 %
Asian:	0.00 %
Native American:	0.79 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	2.91 %
Two or More Races:	2.71 %

## EDUCATION

High School Grad:	34.75 %
Some College:	27.83 %
Associates:	5.05 %
Bachelors:	8.90 %



## Traffic Counts



<b>Emens Avenue</b>	<b>1</b>
Forest Ln	
Year: 2021	3,112 est
Year: 2019	3,400
Year: 2018	2,700

<b>Seeman Street</b>	<b>2</b>
Mountain Loop Hwy	
Year: 2021	4,013 est
Year: 2019	4,000

<b>Seeman Street</b>	<b>3</b>
Madison Ave	
Year: 2021	4,019 est
Year: 2018	4,000

<b>Emens Ave N</b>	<b>4</b>
Randall St	
Year: 2021	3,372 est
Year: 2018	3,400
Year: 2017	3,300

<b>Seeman St</b>	<b>5</b>
Arlington-Darrington Rd	
Year: 2021	3,910 est
Year: 2017	3,800
Year: 2015	3,800

<b>Emens Ave N</b>	<b>6</b>
Forest Ln	
Year: 2021	2,517 est
Year: 2017	2,600
Year: 2015	2,300

<b>Sauk Prairie Rd</b>	<b>7</b>
N Sauk River Rd	
Year: 2021	714 est
Year: 2013	706
Year: 1998	860

<b>Emens Ave N</b>	<b>8</b>
Price St	
Year: 2021	3,450 est
Year: 2012	3,400
Year: 1997	2,200

<b>Seeman St</b>	<b>9</b>
Mountain Loop Hwy	
Year: 2021	3,490 est
Year: 2005	3,400

<b>Emens Ave N</b>	<b>10</b>
Forest Ln	
Year: 2021	2,096 est
Year: 2005	2,200
Year: 2004	2,000

<b>Arlington-Darrington Rd</b>	<b>11</b>
Fullerton Ave	
Year:	0 est
Year: 1997	4,000
Year: 1996	3,800

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## Chapter 17.14 - COMMERCIAL BUSINESS (CD) DISTRICT

**Sections:**

## 17.14.010 - Purpose.

This district implements the commercial district comprehensive plan designation. It is intended to provide for areas characterized by a mix of commercial, office, or mixed use development. The standards are intended to promote viable and attractive downtown area which will promote a positive town image and foster a sense of place for residents as well as visitors. Structures should respect and reflect the historic nature of the community and its long relationship with the logging industry. Development patters should promote good pedestrian visibility and deemphasize the automobile.

(Ord. 541 § 1 (part), 1999)

## 17.14.020 - Permitted uses.

The following uses are permitted outright within the commercial business district, subject to compliance with all other applicable requirements of this Code:

- A. Animal veterinary, including associated temporary indoor boarding;
- B. Automotive services, not including junk yards or dismantling;
- C. Beauty or barbershops;
- D. Bicycle repair shops;
- E. Billiard or poolrooms;
- F. Bus stations;
- G. Cabinet shops or carpenter shops;
- H. Commercial laundries;
- I. Computer software development and similar uses;
- J. Convention facilities;
- K. Day care centers;
- L. Financial services including banking and mortgage;
- M. Fix-it, radio or television repair shops/rental shops;
- N. Fraternal organizations;
- O. Greenhouses or nurseries;
- P. Hotels;
- Q. Laundries;

1. Self-serve;
  2. Dry cleaning;
  3. Tailor, dyeing;
- R. Libraries, museums or art galleries (open to the public);
- S. Mixed Use Development. Must be composed of allowed uses from this title. No residential uses allowed on the ground floor. Complementary uses are encouraged to promote continuous use of the site. Street level uses should engage passersby and maintain a pedestrian scale;
- T. Offices, including:
1. Medical/dental;
  2. Government;
  3. Professional/administrative;
  4. Business, such as travel, real estate;
  5. Commercial;
- U. Parks, trails, picnic areas and playgrounds (open to the public);
- V. Public parking lots or garages for private passenger cars. (All access and frontage must be on secondary streets);
- W. Recreation facilities, athletic or health clubs;
- X. Restaurants, including:
1. Drive-through;
  2. Sit down;
  3. Cocktail lounges with a restaurant in conjunction;
- Y. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, house wares, consumer electronics, furniture, appliances, automobile parts, books, liquor, magazines, stationary, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items;
- Z. Studios. Art, photography, music, voice and dance;
- AA. Taverns, nightclubs;
- BB. Theaters, excluding "adult entertainment establishments," as defined by this title;
- CC. Other uses not specifically listed in this title, which the planning department determines to be:
1. Similar in nature to and compatible with other uses permitted outright with this district;
  2. Consistent with the state purpose of this district; and
  - 3.

Consistent with the policies of the town comprehensive plan.

(Ord. No. 605, Att. A, 11-10-2004; Ord. 541 § 1 (part), 1999)

17.14.030 - Accessory uses.

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the commercial district:

- A. Parking areas;
- B. Recreational area and facilities for employees;
- C. Residences for security or maintenance personnel.

(Ord. 541 § 1 (part), 1999)

17.14.040 - Conditional uses.

- A. Churches and community center buildings;
- B. Electrical Substations. Distribution;
- C. Fire and police stations;
- D. Hospitals, sanitariums, or similar institutions;
- E. Radios, television, microwave, cellular or observation stations and towers.

(Ord. 541 § 1 (part), 1999)

17.14.050 - Design review.

Design review is required for all new developments or substantial remodels within the commercial district. All development should reflect the historic nature of the community. All architecture, materials and use color should be respectful of the nature of the community and promote the community's identity. These requirements are not meant to regulate, but rather to guide development towards the communities goal of a unique and pleasant down town.

(Ord. 541 § 1 (part), 1999)

17.14.060 - Basic development standards.

Development within the commercial district shall conform to the following listed and referenced standards:

**R-MD Basic Development Standards**

Setbacks requirement.	Setback.
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Front	None
Second front	None
Sides, if adjacent to R-SF, R-MD	
1st floor	10 feet
2nd floor	10 feet
3rd floor	15 feet
Rear	5 feet
Rear, if adjacent to R-SF, R-MD	
1st floor	10 feet
2nd floor	20 feet
3rd floor	20 feet
Height, maximum	3 stories or 40 feet
<b>Landscape requirements (minimum).</b>	See Landscape, recreation, recycling/solid waste space requirements <a href="#">Ch. 17.52</a> for further requirements
Front(s)	Streetscape improvements
Sides	None
Sides, if adjacent to R-SF or R-MD	15 feet
<b>Off-street parking.</b>	
Residential	2 per dwelling unit



Office	2.5 per 1,000 square feet gross floor areaminimum
Retail	2.5 per 1,000 square feet gross floor areaminimum
Warehousing/manufacturing	2.5 per 1,000 square feet gross floor areaminimum
Other uses	See Off-street parking and loading regulations <u>Ch. 17.56</u>

Performance Standards. Use, activity and operations within a structure or a site shall comply with: (A) standards adopted by the Puget Sound Air Pollution Control Agency for odor, dust, smoke and other airborne pollutants, (B) Darrington noise ordinance, and (C) adopted state and federal standards for water quality and hazardous materials, in addition, all development subject to the requirements of the state Environmental Policy Act, RCW 43.210 shall be evaluated to determine whether adverse environmental impacts have been adequately mitigated.

(Ord. 541 § 1 (part), 1999)