

Chapter 33.05
SCOPE OF LAND USE ZONES AND BOUNDARY DEFINITIONS

Sections:

[33.05.010](#) Land use zones.

[33.05.020](#) Boundaries.

SOURCE: ADOPTED:

[Ord. 581](#) 12/19/95

AMENDED SOURCE: ADOPTED:

[Ord. 627](#) 10/10/97

[Ord. 658](#) 01/08/99

[Ord. 662](#) 02/23/99

[Ord. 674](#) 08/10/99

[Ord. 682](#) 02/08/00

[Ord. 696](#) 08/08/00

33.05.010 Land use zones.

In order to carry out the purpose of this chapter, the following land use zones are established:

Comprehensive Plan Designation	Regional Plan	Zoning Designation	CCC Section
Agricultural	Sequim-Dungeness	Agricultural Retention (AR)	33.07.010
Commercial Forest	All	Commercial Forest (CF)	33.07.020
Commercial Forest/Mixed Use 20	Port Angeles Straits	Commercial Forest/Mixed Use 20 (CFM20)	33.07.030
Commercial Forest/Mixed Use 5	Port Angeles Straits	Commercial Forest/Mixed Use 5 (CFM5)	33.07.040
Public	All	Public Land (P)	33.07.050
		Airport Overlay District	33.07.060
Rural Very Low	All	Rural Very Low (R20)	33.10.010
Rural Low	All	Rural Low	33.10.020
Rural Moderate	All	Rural Moderate	33.10.030
Rural	Sequim-Dungeness	Rural	33.10.040
Rural Suburban Community	Port Angeles Straits	Rural	33.10.040
Rural Character Conservation 5	Port Angeles Straits	Rural Character Conservation 5 (RCC5)	33.10.050

Rural Character Conservation 3	Port Angeles	Rural Character Conservation 3 (RCC3)	33.10.060
Rural Low Mixed	Straits	Rural Low Mixed (RLM)	33.10.070
Urban Residential	Sequim-Dungeness	Urban Residential High (URH)	33.13.010
Urban Residential	Sequim-Dungeness	Urban Residential Low (URL)	33.13.020
Urban Very Low Density	Port Angeles	Urban Very Low Density (VLD)	33.13.030
Urban Low Density		Urban Low Density (LD)	33.13.040
Open Space Overlay		Urban Very Low Density/Urban Low Density (VLD/LD)	33.13.050
Urban Moderate Density		Urban Moderate Density	33.13.060
		Open Space Overlay/Open Space Corridors (OS)	33.13.070
Rural Commercial	Sequim-Dungeness	Rural Commercial (RC)	33.15.010
Carlsborg Commercial	Sequim-Dungeness	Carlsborg Commercial (CC)	33.15.015 <u>33.20.030</u>
<u>Carlsborg General Commercial</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg General Commercial (CGC)</u>	<u>33.20.030</u>
<u>Carlsborg Village Center</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg Village Center (CN)</u>	<u>33.20.030</u>
<u>Carlsborg Industrial</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg Industrial (CI)</u>	<u>33.20.030</u>
<u>Carlsborg Residential - Low</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg Residential – Low (CR-I)</u>	<u>33.20.030</u>
<u>Carlsborg Residential - Medium</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg Residential – Medium (CR-II)</u>	<u>33.20.030</u>
<u>Carlsborg Residential - High</u>	<u>Sequim-Dungeness</u>	<u>Carlsborg Residential – High (CR-III)</u>	<u>33.20.030</u>
Rural Village	Sequim-Dungeness	Rural Village (RV)	33.15.020
Village Commercial	Sequim-Dungeness	Rural Village (RV)	33.15.020
Commercial	Sequim-Dungeness	Commercial (GC)	33.15.030
Rural Center	Sequim-	Rural Center (CEN)	33.15.040

	Dungeness		
Rural Neighborhood Commercial	Port Angeles Straits	Rural Neighborhood Commercial (RNC)	33.15.050
Rural Limited Commercial	Port Angeles Straits	Rural Limited Commercial (RLC)	33.15.060
Urban Neighborhood Commercial	Port Angeles Straits	Urban Neighborhood Commercial (UNC)	33.15.070
Urban Regional Commercial	Port Angeles Straits	Urban Regional Commercial (URC)	33.15.080
Urban Center	Straits	Urban Center (UC)	33.15.090
Industrial	All	Industrial (M)	33.17.010
Industrial	Sequim-Dungeness	Light Industrial (LI)	33.17.020

Chapters [33.10](#) through [33.17](#) CCC set forth the permitted uses, conditional uses, densities and development standards for each of the above specified zones. Unclassified uses may be allowed through the issuance of a conditional use permit. The location and boundary of each zone listed above are specified on the official comprehensive plan map and amendments thereto as signed by the Board of County Commissioners and filed in the office of the County Auditor.

33.05.020 Boundaries.

Where uncertainty exists as to the boundaries of any zone shown upon the zoning map, the following rules shall apply:

- (1) Where such boundaries are indicated as approximately following the centerline of streets or alleys or lot lines, such lines shall be construed to be such boundaries.
- (2) Where one or more zone boundary intersects a parcel, the location of such boundary shall be determined by use of the scale appearing on said zoning map and the respective portions of the parcel shall be subject to the respective zones except as provided below.
- (3) Where a public street is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the classification of the property to which it reverts.
- (4) Where a zone boundary intersects a lot or lots which are a part of a subdivision approved pursuant to County subdivision regulations, the entire lot shall be subject to the requirements of the zone which is the most compatible with the purpose and function of the subdivision; provided, that this provision shall not diminish the effectiveness of applicable plat restrictions.
- (5) Where a watercourse is designated as the boundary between two (2) zones, the centerline of said watercourse shall be the precise boundary.