

Chapter 33.20 CARLSBORG URBAN GROWTH AREA

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SOURCE: ADOPTED:

[Ord. 701](#) 12/05/00

AMENDED SOURCE: ADOPTED:

[Ord. 766](#) 12/21/04

33.20.010 Carlsborg urban growth area zoning – Purpose.

The purpose of this chapter is to establish zoning controls for the unincorporated Carlsborg UGA consistent with the adopted Sequim-Dungeness Regional Comprehensive Plan.

33.20.020 Establishment of land use zones.

The Carlsborg Land Use Map, as amended, shall serve as the official zoning map for the unincorporated Carlsborg UGA. Land use zones established to implement the comprehensive plan land use designations on the Carlsborg Land Use Map, as amended, are shown in Table 33.20.020(A):

Table 33.20.020(A) – Conversion Table of Comprehensive Plan and Zoning Designations

Comprehensive Plan Designation	Zoning Designation	Zoning Symbol
Carlsborg Urban Residential	Carlsborg Urban Residential	CR
Carlsborg Village Commercial	Carlsborg Village Commercial	CV
Carlsborg Village Center	Carlsborg Village Center	CN
Carlsborg General Commercial	Carlsborg General Commercial	CGC
Carlsborg Commercial	Carlsborg Commercial	CC
Carlsborg Industrial	Carlsborg Industrial	CI

33.20.030 Purpose of districts.

The purposes of land use zones established under CCC [33.20.020](#) are as follows:

(1) Carlsborg Urban Residential (CR). The purpose of the Carlsborg Urban Residential designation is to provide for areas of single and multifamily residential development that are generally free from encroachment of commercial and industrial activities.

(2) Carlsborg Village Commercial (CV). The purpose of the Village Commercial designation is to provide for the continuation and enhancement of the historic village as the cultural and social center of the Carlsborg Community. The Village Center will allow for urban-density residential uses intermixed with low-impact commercial uses that promote the community atmosphere, provide neighborhood and tourist-related goods and services, and other uses that are compatible with the village atmosphere.

(3) Carlsborg Village Center (CN). The purpose of the Village Center designation is to provide for a limited area of moderate-density residential development and low impact, neighborhood commercial activities within the historic village center of Carlsborg.

(4) Carlsborg General Commercial (CGC). The purpose of the Carlsborg General Commercial designation is to provide for a wide range of moderate-scale commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.

(5) Carlsborg Industrial (CI). The purpose of the Carlsborg Industrial designation is to allow for low nuisance, low intensity industrial uses. Residential development and certain types of commercial development (e.g., retail stores, lodging, grocery stores) are prohibited in order to retain the limited amount of land available for industrial development.

(6) Carlsborg Commercial (CC). The purpose of the Carlsborg Commercial designation is to provide for a limited area of moderate-density residential development and low impact, neighborhood commercial activities.

33.20.040 Use tables.

This section establishes whether a specific use is an allowed, conditional, or prohibited land use under the various land use zones established under CCC [33.20.020](#) and [33.20.030](#). Allowed, conditional, and prohibited land uses are represented as “A,” “C,” and “X,” respectively, as shown in Table 33.20.040(A).

(1) With the exception of conditional land uses, as regulated in Chapter [33.27](#) CCC, only those allowed land uses appearing in the use table of this section are deemed to be consistent with the comprehensive plan and in the interests of public health, safety, and general welfare of residents of the unincorporated Carlsborg UGA.

(2) No land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the uses listed as

“conditional land uses” without the specific approval of Clallam County pursuant to Chapter [33.27](#) CCC.

(3) Any person may request that an unclassified use be authorized as similar to an allowed or conditional land use pursuant to CCC [33.40.050](#), General Requirements. Unclassified uses may be allowed through the issuance of a conditional land use pursuant to CCC [33.05.010](#), Land Use Zones.

(4) Pursuant to the procedures and criteria set forth in CCC [26.10.555](#), the Administrator may determine that a proposed unclassified use is prohibited based on a written finding that such use is similar to a prohibited land use and does not meet the purpose of the land use zone under CCC [33.20.030](#), Purpose of Districts.

Table 33.20.040(A)

Zoning District Use	CR	CV	CN	CC	CGC	CI
Agriculture	A	A	A	A	A	A
Asphalt plant	X	X	X	X	X	C
Bed and breakfast	A	A	A	A	X	X
Business park	X	A	A	A	A	A
Cemetery	C	C	C	C	X	X
Child daycare center	C	A	A	A	A	X
Church	C	A	A	A	A	X
Commercial greenhouse	X	A(*)	A(*)	A(*)	A(*)	A(*)
Commercial horse facility	X	A	A	A	A	C
Commercial storage	X	A(*)	C	A(*)	A(*)	A(*)
Duplex	A	A	A	A	X	X
Family daycare provider	A	A	A	A	X	X
Gas station	X	A(*)	A(*)	A(*)	A(*)	A(*)
Grocery store	C	A(*)	A(*)	A(*)	A(*)	X
Group homes (16 or fewer persons)	A	A	A	A	X	X
Group homes (17 or more persons)	A	A	A	A	X	X
Home-based industry	A	A	A	A	X	X
Home enterprise	A	A	A	A	X	X
Indoor shooting range	X	X	X	X	C	X

Limited industrial uses	X	X	X	X	X	A
Lodge	A	A	A	A	A	X
Medical service facility	C	A	A	A	A	C
Mobile home park	A	C	C	C	X	X
Motel	X	A	A	A	A	X
Multiple-family dwelling	A	C	C	C	X	X
Outdoor-oriented recreation facility	C	A(*)	A(*)	A(*)	A(*)	X
Planned unit development	A	A	A	A	X	X
Professional office	X	A	A	A	A	A
Race track	X	X	X	X	X	X
Research facility	X	C	C	C	A(*)	A(*)
Restaurant	X	A(*)	A(*)	A(*)	A(*)	C
Retail use (not listed)	X	A	A	A	A	C
RV park	C	A(*)	A(*)	A(*)	A(*)	X
School	A	A	A	A	A	X
Single-family dwelling	A	A	A	A	X	X
Tavern	X	A(*)	A(*)	A(*)	A(*)	X
Timber harvesting	A	A	A	A	A	A
Tourist shop	X	A	A	A	A	X
Vehicular repair	X	A(*)	A(*)	A(*)	A(*)	A(*)
Veterinarian clinic/kennels	X	A(*)	A(*)	A(*)	A(*)	A(*)
Wholesale commercial use	X	X	X	C	A(*)	C
Wood manufacturing	X	A(*)	X	A(*)	A(*)	A(*)
Wood manufacturing, small-scale	X	A(*)	A(*)	A(*)	A(*)	A(*)
Wrecking yard	X	X	X	X	X	A(*)

(*) – Note: A conditional use permit is required for applicable uses when any portion of the subject parcel abuts residentially zoned property. In addition to the criteria for review and approval specified under CCC [33.27.040](#) (Conditional Use Permit), project review shall also include particular attention to the following to ensure adequate buffering and protection for residential uses: (1) sound levels and time of day of anticipated sound impacts; (2) objectionable odors; (3) light and glare; and (4)

aesthetic impacts from buildings, parking, loading docks, storage areas, trash bins, and other operational or structural aspects of the development that could result in impacts to neighboring residences. The expansion of pre-existing uses subject to this requirement shall be exempt from the conditional use permit process; provided, the subject structure(s) in which the use occurs is not expanded by more than ten (10) percent within any three (3) year period, as measured by the exterior dimensions of the foundation of the enclosed structure(s).

A – Allowed Land Use C – Conditional Land Use X – Prohibited Land Use

33.20.050 Bulk and dimensional standards.

(1) Bulk and Dimensional Purpose. In recognition of the varied topography and geographical relationships within the Carlsborg UGA, and for the safety and general welfare of the public, bulk, dimensional and general requirements for the zoning districts shall be required as a necessary part of the development review process. All permitted uses and conditional uses, except as otherwise established in an approved planned unit development, shall comply with the requirements of this section.

(2) Bulk, Dimensional and General Requirements. Bulk, dimensional, and general requirements are herewith established and shall be provided in accordance with the minimum standards set forth in Table (A) of this subsection. Additional criteria are provided in subsection (3) of this section. Bulk and dimensional standards measure the spatial, four-dimensional limitations of the site, including building height and size, and minimum lot width. Lot size and residential density is also subject to CCC [33.20.050](#)(3), Exceptions, and CCC [33.20.060](#)(1), Development Standards.

**Table 33.20.050(2)(A) – Bulk, Dimensional and General Requirements:
Carlsborg Residential, Commercial, and Mixed Zones.**

Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks ¹					Building Size	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR	0.5 acre ²	50 ft.	45 ft.	50 ft.	60 ft.	10 ft. ³	15 ft. ⁴	6,500 sq. feet ² (See also subsection (3) of this section)	36 ft.	2 du/acre
CV	0.5	50 ft.	45 ft.	50 ft.	60 ft.	10 ft. ³	15 ft. ⁴	6,500 sq.	36 ft.	2 du/acre

	acre ²							feet ² (See also subsection (3) of this section)		
CN	0.5 acre ²	50 ft.	45 ft.	50 ft.	60 ft.	10 ft. ³	15 ft. ⁴	6,500 sq. feet ² (See also subsection (3) of this section)	36 ft.	2 du/acre
CGC	0.5 acre ²	50 ft.	See subsection (3) of this section	20,000 square feet ² (See also subsection (3) of this section)	36 ft.	Not Applicable				
CI	0.5 acre ²	100 ft.	25 ft.	30 ft.	50 ft.	20 ft.	20 ft.	20,000 square feet ² (See also subsection (3) of this section)	36 ft.	Not Applicable
CC	0.5 acre ²	50 ft.	45 ft.	50 ft.	60 ft.	10 ft. ³	15 ft. ⁴	5,000 square feet ² (See also subsection (3) of this section)	25 ft.	2 du/acre

¹Setbacks are measured as per CCC [33.20.050\(5\)](#). Where required setbacks under the Uniform

Building Code adopted by Clallam County differ from the minimum setbacks established in CCC [33.20.050](#)(2) and (3), the more restrictive regulation shall apply.

²Subject to public health requirements for sewage disposal and water supply. Square footage shall be determined pursuant to CCC [33.20.050](#)(3).

³Forty (40) feet from the centerline of the right-of-way of a side street.

⁴Forty (40) feet from the centerline of the right-of-way of a rear street.

(3) Additional Criteria. In order to comply with the spirit and intent of the Comprehensive Plan and the purpose of the land use zones as described in CCC [33.20.030](#), all residential, commercial, and industrial uses shall demonstrate consistency with the additional standards set forth in this section.

(a) Carlsborg Urban Residential (CR) Zone. Neighborhood grocery store structures must be less than 10,000 square feet in area, as measured by the exterior dimensions of the foundation of the enclosed structures, per parcel. Total lot coverage is limited to thirty-five (35) percent (twenty (20) percent for the structure and fifteen (15) percent for all related improvements, including parking).

(b) Carlsborg Village Commercial (CV) Zone. Neighborhood commercial activities permitted within the Carlsborg Village Commercial zone are limited to structures no larger than 6,500 square feet as measured by the exterior dimensions of the foundation of the enclosed structures, per parcel.

(c) Carlsborg Village Center (CN) Zone. Neighborhood commercial activities permitted with the Carlsborg Village Center zone shall be limited to structures no larger than 6,500 square feet as measured by the exterior dimensions of the foundation of the enclosed structures, per parcel.

(d) Carlsborg General Commercial (CGC) Zone. All uses shall be limited to a maximum of 20,000 square feet, as measured by the exterior dimensions of the foundation of the enclosed structures, per parcel. Setbacks in the CGC zone are those required by the Uniform Building Code (UBC), except that no structure shall be located closer than fifty (50) feet from the centerline of a fronting, side, or rear street, and excepting further that no structure shall be located closer than fifteen (15) feet from residentially zoned property.

(e) Carlsborg Commercial (CC) Zone. Permitted activities within the Carlsborg Commercial zone shall be limited to structures totaling no more than 5,000 square feet, as measured by the exterior dimensions of the foundation of the enclosed structures, per parcel, except:

(i) Restaurants shall not exceed 3,000 square feet in size;

(ii) Neighborhood scale grocery stores shall not exceed 10,000 square feet in size.

(f) Carlsborg Industrial (CI) Zone. Maximum building area for all permitted uses within the Carlsborg Industrial zone shall be limited by public health requirements for sewage disposal and water supply.

(4) Exceptions. The bulk, dimensional and general requirements set forth in CCC [33.20.050\(2\)](#) shall apply to specifically permitted and conditional uses tabulated in CCC [33.20.040](#), excepting the following:

(a) The maximum building height provided in CCC [33.20.050\(2\)](#) shall not apply to antennas; provided, that antennas are setback from all exterior property lines at a minimum ratio of one foot of setback for every three (3) feet of vertical height as measured from grade.

(b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.

(c) No structures excepting signs, fences and berms, shall be placed within the front setback area.

(d) Planned unit developments approved consistent with this title and CCC Title [29](#), Land Division Code, may specifically delineate setback, bulk, height or dimensional requirements which differ from these standards.

(5) Measurement of Setbacks. All setbacks shall be measured from the lot line to the foundation of any building as defined in Chapter [33.03](#) CCC.

(6) Sight Clearance. In all zones, corner lots shall maintain a triangular safety zone consisting of an area in which no physical obstruction, such as a structure, fence, tree or shrub higher than thirty-six (36) inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be fifteen (15) feet. The third side of the triangle shall be a line connecting the two lot lines at the fifteen (15) foot point on each.

(7) Road Classifications. The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either Clallam County or Washington Department of Transportation that are within the Carlsborg UGA; all roads not specifically listed shall be classified as local access roads:

Arterials	Collectors
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State Route 101	Atterberry Rd.
	Carlsborg Rd.
	E. Runnion Rd.
	Hooker Rd.
	Mill Rd.
	Taylor Cut-Off Rd.

33.20.060 Development standards – Purpose and intent.

Development standards are established to ensure the compatibility of uses permitted within the Carlsborg UGA and to ensure the protection of the public health, safety and general welfare. All uses located within the Carlsborg UGA shall be subject to the development standards, as applicable, set forth in this section.

(1) Sewage Disposal and Water Supply. Sewage disposal and water supply shall be provided consistent with the following:

(a) All new, and repair or replacement of failed, on-site or community septic systems shall require that the developer install enhanced treatment technologies that demonstrate greater than fifty (50) percent reduction of nitrate discharge as compared to conventional treatment systems. Additionally, all new or replacement of existing on-site or community septic systems shall, at a minimum, meet Treatment Standard II per the Washington Department of Health standards for on-site sewage treatment, as now or hereafter amended. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment of biological and chemical contaminants.

(b) For the purposes of this chapter, the term “repair,” as defined by the Washington Administrative Code, Chapter [246-272](#) WAC as now or hereafter amended, shall mean “restoration, by reconstruction or relocation, or replacement of a failed on-site sewage system” (refer also to Chapter [246-272](#) WAC for definition of “failed”). Such repairs require an approved permit issued by the Clallam County Health Department. Minor corrections not requiring an approved permit are exempt from the provisions of the above standards.

(c) No land use development shall be permitted to generate and dispose of on-site, more than one unit volume of sewage as defined in WAC [246-272-01001](#), as now or hereafter amended, for every half acre of land contained within the boundaries of the subject property. To ensure compliance with this requirement, all new commercial and industrial development should be required to provide a septic volume generation study that identifies estimated peak generation volumes.

(d) All on-site or community sewage disposal systems within the Carlsborg UGA shall be subject to the Operation and Maintenance Program implemented pursuant to Chapter 3 of the Carlsborg CFP, as applicable.

(e) All new land divisions shall connect to an approved public water supply. Approved public water supply shall consist of either of the following:

(i) Clallam County PUD Carlsborg water system;

(ii) Existing Group A public water systems (i.e., private systems with more than fifteen (15) service connections); provided, that such system shall:

(A) Comply with design and water quality standards established by state law (Chapters [246-290](#) and [246-291](#) WAC), as now or hereafter amended, and

(B) Provide level of service (LOS) equal to or greater than that specified in the 2000 Carlsborg CFP (Chapter 4).

(f) Existing individual wells and community water systems shall be allowed to continue indefinitely; provided, that they are consistent with State and County health code requirements for potable water. Existing systems that fail to meet these standards and are unable to rectify the deficiency within a reasonable time period shall be required to obtain connection from the PUD system or other approved community water system. To rectify a deficiency, the landowner may make structural or facility repairs, or deepen or replace an existing well, which must be drilled at a minimum into the middle aquifer.

(g) Existing individual wells or community systems shall not be expanded or altered in any way that would result in the expansion of the system or service area without full compliance with all criteria of this section.

(h) New community water systems in the Carlsborg UGA shall be permitted only if they meet or exceed the criteria for Group A water systems (fifteen (15) or more connections), and demonstrate consistency with the LOS established in the Carlsborg Capital Facilities Plan. Vacant parcels which were lawfully established prior to the effective date of this chapter shall be allowed the use of private, individual wells.

(2) Landscaping. Landscaping for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter [33.53](#) CCC, Landscaping Requirements. The use of existing native and/or drought-tolerant landscape materials shall be utilized whenever possible, and may be used in lieu or in combination with existing plantings to demonstrate substantial consistency with the plant and screening standards of Chapter [33.53](#) CCC. The landscaping plan shall also demonstrate compliance with the following performance standards:

- (a) Landscaped areas between public roads and parking shall be provided;
- (b) Outside storage, garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties;
- (c) Commercial/industrial development abutting residential areas shall include a landscape plan that describes tree/shrub species, size of plant materials, and the use of fencing, berms, or solid walls so that noise, light, and aesthetic impacts to residential properties are adequately minimized and/or mitigated.

(3) Off-Street Parking. Parking for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter [33.55](#) CCC, Parking Standards. The parking plan shall also demonstrate compliance with the following performance standards:

- (a) Duplexes and multifamily residences shall provide no less than 1.5 parking spaces per unit. Parking areas shall be located behind or under buildings where practicable; except that, attached garages shall be allowed for duplexes.
- (b) The number of access points from parking areas to public streets shall be minimized or shall be shared (where possible) within a development.
- (c) Parking areas shall include landscaping, fencing and/or berming substantially equivalent to the standards in Chapter [33.55](#) CCC when abutting existing single-family residences or residential zoning districts.
- (d) Where practicable, parking for commercial developments should be located to the rear of the development site.
- (e) Parking lighting shall not create off-site glare, and shall utilize “cut-off” type fixtures that ensure glare will be downward facing and/or shielded and directed away from neighboring properties.

(4) Sidewalks. Developers of new commercial, industrial, mixed use, residential subdivisions, duplex, and multifamily developments proposed adjacent to or within the vicinity of proposed pedestrian facilities as depicted in the Carlsborg UGA Sidewalk and Trail Plan, shall be required to construct, or contribute to the construction of pedestrian facilities, consistent with the requirements of the Clallam County Sidewalk and Trail Plan for Carlsborg, when adopted. Sidewalk and other pedestrian facilities shall be a required element for all application site plans processed by the Department of Community Development. For developments occurring prior to the adoption of the Sidewalk and Trail Plan, all such proposals shall be required to construct, or contribute to the construction of pedestrian facilities, as determined by the County Engineer and the Department of Community Development, in accordance with the following standards:

(a) Highway 101 Corridor or within 500 Feet of Highway 101 – Minimum Sidewalk Development Standards. Sidewalks shall be constructed consistent with the City and County Design Standards, 1995 Edition, as amended. Where sidewalk depths of adjacent properties are inconsistent, a transition area shall be provided to avoid hazardous conditions, as approved by the County Engineer (or his/her designee).

(b) Other Roads – Minimum Sidewalk Development Standards. For development more than 500 feet from the right-of-way of SR 101 and abutting roads indicated in Figure 10-2 of the CFP as requiring sidewalks, the owner of the subject property shall dedicate to the County right-of-way, all area abutting the County roadway to a width sufficient to accommodate road improvement and maintenance needs as determined by the County Road Engineer, and a minimum six (6) feet to accommodate sidewalk/pedestrian facilities.

(c) Trails – Minimum Trail Development. For development abutting or containing land indicated in Figure 10-2 of the CFP as requiring trails, the owner of the subject property shall dedicate to the County right-of-way all area along the designated trail to a width of ten (10) feet to the County right-of-way for pedestrian facilities.

(d) In review of site plans for sidewalk and trail facilities, the County Road Department and Department of Community Development shall consider the location of existing pedestrian facilities, the topographic and geographic setting of the subject parcel in relation to adjacent parcels, available space sufficient to accommodate pedestrian facilities, and the character of the vicinity of the subject property. The purpose of this review shall be to ensure pedestrian facilities are designed and developed consistently, safely, and provide for logical connectivity to other pedestrian facilities and community features.

(5) Signage. Signs shall comply with the standards set forth in Chapter [33.57](#) CCC, Sign Requirements.

(6) Site Planning. Commercial, industrial, mixed use, duplex, and multifamily developments shall provide:

(a) Compliance with CCC [31.03.350](#), Carlsborg UGA, and the Carlsborg CFP;

(b) Safe ingress and egress, and pedestrian and vehicular circulation;

(c) Adequate stacking or vehicle queuing room at driveways and street intersections, which shall be based on engineered traffic studies and calculations as required by the County Engineer (or his/her designee);

(d) Shared access and circulation to minimize road approaches, where practicable;

(e) Off-site traffic controls, devices, or improvements, including traffic signals, intersection improvements, and/or turning lanes as required by the County Engineer, consistent with the Comprehensive Plan;

(f) Separation of service vehicle access and parking from customer circulation and parking;

(g) Limited use of on-site circulation and parking areas as “cut-throughs;”

(h) Design of residential subdivisions, duplex and multifamily developments to orient to public or private streets and to provide pedestrian and vehicular connections to existing nearby neighborhoods and community features. The following standards are required:

(i) For developments proposing multiple structures of phased development, all buildings shall face an internal street or other access shall be developed,

(ii) Each building shall be provided with direct pedestrian access from a street fronting the building and from established parking areas.

(7) Services. Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, pedestrian walkways and parking area lighting. In addition, the following performance standards shall be met:

(a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

(b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.

(d) Garbage, maintenance and recycling facilities shall be screened.

(e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.