

{Ordinance}_____

An ordinance amending Chapter 15, Commercial Zones, of Title 33 CCC, Clallam County Zoning Code, by amending certain zoning designations and creating new zoning designations, consistent with concurrent amendments being made to Title 31 CCC, Comprehensive Plan, as a result Growth Management Compliance Proceedings

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section .025 Rural Village Low (RV2) is created to read as follows:

The purpose of the Rural Village Low (RV2) zoning district is to provide a variety of low-intensity, tourist-related, commercial and residential activities at lower residential densities than the Rural Village (RV) zoning district.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Village Low zoning district:

- Agricultural activities
- Bed and breakfast inns
- Cemeteries
- Child daycare center
- Churches
- Commercial greenhouses
- Commercial horse facility
- Duplexes
- Family daycare providers
- Gas stations
- Grocery stores
- Home-based industries
- Home enterprises
- Indoor shooting range
- Lodges
- Medical service facilities
- Motels
- Outdoor-oriented recreational activity
- Planned unit developments
- Primitive campgrounds
- Professional offices
- Restaurants
- Retail stores
- RV parks
- Schools
- Single-family dwellings
- Small-scale wood manufacturing
- Taverns
- Timber harvesting
- Tourist shops
- Vehicular repair

Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Village Low zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:

Business parks

Mineral extraction

Multiple-family dwellings

Research facilities

Wrecking yard

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Village Low zoning district:

Airports

Asphalt plants

Commercial storage

Mobile home parks

Race tracks

Shooting ranges

Timber labor camps

Wood manufacturing

(4) Maximum Residential Density. One dwelling unit per one acre.

(5) Minimum Lot Size. One-half acre.

(6) Minimum Lot Width. Seventy-five (75) feet.

(7) Maximum Width to Depth Ratio. 1:4 (0.25).

(8) Setbacks.

(a) Front yard – forty-five (45) feet from a local access street, fifty (50) feet from an arterial street, sixty (60) feet from a highway.

(b) Side yard – ten (10) feet (forty (40) feet from the centerline of the right-of-way of a side street).

(c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).

(9) Other Performance Standards. Commercial or industrial activities shall take place in a single structure no greater than 6,500 square feet in area.

(10) Maximum Height. The maximum height is forty (40) feet.

Section 2. 33.15.030, Commercial (GC), is deleted in its entirety.

~~—The purpose of the General Commercial zone is to allow a wide range of commercial goods and services to the entire region.~~

~~(1) Allowed Land Uses. The following land uses should be allowed outright in the General Commercial zoning district:~~

~~Agricultural activities~~

~~Business parks~~

~~Cemeteries~~

~~Child daycare center~~

~~Churches~~

~~Commercial greenhouses~~

~~Commercial horse facility
Commercial storage
Gas stations
Grocery stores
Indoor shooting range
Lodges
Medical service facilities
Mineral extraction
Motels
Outdoor-oriented recreational activity
Primitive campgrounds
Professional offices
Race tracks
Research facilities
Restaurants
Retail stores
RV parks
Schools
Taverns
Timber harvesting
Tourist shops
Vehicular repair
Veterinarian clinics/kennels
Wood manufacturing~~

~~— (2) Conditional Land Uses. The following land uses should be permitted in the General Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:~~

~~Airports
Asphalt plants
Wrecking yards~~

~~— (3) Prohibited Land Uses. The following land uses should be prohibited in the General Commercial zoning district:~~

~~Bed and breakfast inns
Duplexes
Family daycare providers
Home-based industries
Home enterprises
Mobile home parks
Multiple-family dwellings
Planned-unit developments
Shooting ranges
Single-family dwellings
Timber labor camps~~

~~— (4) Minimum Lot Size. The minimum necessary to provide adequate potable water and sewage disposal for the proposed use.~~

- ~~— (5) Maximum Width to Depth Ratio. 1:5 (0.20).~~
- ~~— (6) Setbacks. The setbacks in the General Commercial zone are those required by the Uniform Building Code, except that no structure shall be located closer than fifty (50) feet from the centerline of a fronting, side, or rear street.~~
- ~~— (7) Other Performance Standards.~~
 - ~~— (a) In keeping with their rural location, all uses shall be limited to a single structure no larger than 20,000 square feet. Motels shall be smaller than sixty (60) units in size.~~
 - ~~— (b) One dwelling unit is allowed in conjunction with a business in this zone.~~
- ~~— (8) Maximum Height. The maximum height is fifty (50) feet.~~

Section 3. Section 040 Rural Center (CEN) is amended to read as follows.

The purpose of the Rural Center zone is to allow a wide range of commercial goods and services and residential development where uses of such type, scale, size, or intensity already existed prior to or as of July 1, 1990.

- (1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Center zoning district:
- Agricultural activities
 - Bed and breakfast inns
 - Business parks
 - Cemeteries
 - Child daycare center
 - Churches
 - Commercial greenhouses
 - Commercial horse facility
 - Commercial storage
 - Duplexes
 - Family daycare providers
 - Gas stations
 - Grocery stores
 - Home-based industries
 - Home enterprises
 - Indoor shooting range
 - Lodges
 - Medical service facilities
 - Mobile home parks
 - Motels
 - Multiple-family dwellings
 - Outdoor-oriented recreational activity
 - Planned unit developments
 - Primitive campgrounds
 - Professional offices
 - Research facilities
 - Restaurants
 - Retail stores
 - RV parks
 - Schools

Single-family dwellings
Small-scale wood manufacturing
Taverns
Timber harvesting
Tourist shops
Vehicular repair
Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Center zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

Asphalt plants
Mineral extraction
Race tracks
Wrecking yards

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Center zoning district:

Airports
Shooting ranges
Timber labor camps
Wood manufacturing

(4) Maximum Residential Density. The maximum density for dwelling units is one dwelling unit per one-half acre.

(5) Minimum Lot Size.

(a) Commercial Uses. The minimum necessary to provide adequate potable water and sewage disposal for the proposed use.

(b) Residential Uses. 9,000 square feet.

(6) Minimum Lot Width. Fifty (50) feet.

(7) Maximum Width to Depth Ratio. 1:5 (0.20).

(8) Setbacks. The setbacks in the Rural Center zone are those required by the Uniform Building Code, except that no structure shall be located closer than fifty (50) feet from the centerline of a fronting, side, or rear street.

(9) Other Performance Standards. Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed in the area prior to or as of July 1, 1990. In keeping with their rural location, neighborhood-scale grocery stores, retail stores, medical service facilities, professional offices, multiple-family dwellings, research facilities, taverns, tourist shops, vehicular repair shops, veterinarian clinics/kennels, gas stations, restaurants and other commercial and industrial land uses shall be limited to a single structure no larger than 6,500 square feet. Motels shall be smaller than sixty (60) units in size.

(10) Maximum Height. Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements. The maximum height for commercial uses is fifty (50) feet.

Section 4. Section 050 Rural Neighborhood Commercial (RNC) is amended to read as follows.

The purpose of the Rural Neighborhood Commercial zoning district is to provide limited, low impact, neighborhood commercial activities in rural areas where uses of such type, scale, size, or intensity existed prior to or as of July 1, 1990.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Neighborhood Commercial zoning district:

- Agricultural activities
- Bed and breakfast inns
- Child daycare center
- Churches
- Commercial greenhouses
- Commercial horse facility
- Commercial storage
- Family daycare providers
- Gas stations
- Grocery stores
- Home-based industries
- Home enterprises
- Indoor shooting range
- Lodges
- Medical service facilities
- Motels/hotels
- Outdoor-oriented recreational activity
- Primitive campgrounds
- Professional offices
- Research facilities
- Restaurants
- Retail stores
- RV parks
- Schools
- Single-family dwellings
- Small-scale wood manufacturing
- Taverns
- Timber harvesting
- Tourist shops
- Veterinarian clinics/kennels

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Neighborhood Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

- Asphalt plants
- Cemeteries
- Mineral extraction
- Vehicular repair

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Neighborhood Commercial zoning district:

Airports
Business parks
Duplex
Mobile home park
Multiple-family dwelling
Planned unit development
Race tracks
Shooting ranges
Timber labor camps
Wood manufacturing
Wrecking yards

- (4) Maximum Residential Density. The maximum density is one dwelling unit per acre.
- (5) Minimum Lot Size. The minimum lot area for all uses is one acre.
- (6) Minimum Lot Width. Fifty (50) feet.
- (7) Maximum Width to Depth Ratio. 1:5 (0.20).
- (8) Setbacks.
 - (a) Front yard – forty-five (45) feet from a local access street, fifty (50) feet from an arterial street, sixty (60) feet from a highway.
 - (b) Side yard – ten (10) feet (forty (40) feet from the centerline of the right-of-way of a side street).
 - (c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).
- (9) Other Performance Standards.
 - (a) Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed prior to or as of July 1, 1990. Neighborhood scale grocery stores, retail uses, professional offices and other commercial and industrial land uses shall be no larger than 10,000 square feet.
 - (b) Access to businesses or industrial uses should be from frontage roads to limit traffic impacts to Scenic Highway 101.
- (10) Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements. Maximum Height. The maximum height is forty (40) feet.

Section 5. Section 060 Rural Limited Commercial (RLC) is amended to read as follows.

The purpose of the Rural Limited Commercial zoning district is to provide for a mix of industrial uses and limited, low-impact, neighborhood commercial activities in rural areas where these types of uses of such type, scale, size, or intensity are already that existed prior to or as of July 1, 1990. well established. The Rural Limited Commercial zone allows industrial uses that would normally not be found outside urban growth areas and limits the potential for industrial growth outside of urban growth areas by specifying only two locations for this type of development and by allowing no expansion in size for this zoning district.

- (1) Allowed Land Uses. The following land uses should be allowed outright in the Rural Limited Commercial zoning district:
Agricultural activities

Commercial greenhouses
Commercial storage
Gas stations
Grocery stores
Indoor shooting range
Limited industrial uses
Lodges
Medical service facilities
Outdoor-oriented recreational activity
Professional offices
Research facilities requiring a rural location
Restaurants
Retail stores
RV parks
Single-family dwelling⁷
Taverns
Timber harvesting
Timber labor camps
Tourist shops
Vehicular repair
Veterinarian clinics/kennels
Wood manufacturing

(2) Conditional Land Uses. The following land uses should be permitted in the Rural Limited Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood as of July 1, 1990:

Asphalt plants
Business parks
Commercial horse facility
Mineral extraction
Race tracks
Wrecking yards

(3) Prohibited Land Uses. The following land uses should be prohibited in the Rural Limited Commercial zoning district:

Airports
Bed and breakfast
Cemeteries
Child daycare center
Churches
Duplexes
Family daycare providers
Home-based industries
Home enterprises
Mobile home parks
Motels
Multiple-family dwellings

Planned unit development

Primitive campground

Schools

Single-family dwellings

(4) Minimum Lot Size: The minimum lot area for all uses is one acre.

(5) Minimum Lot Width: 50 feet.

(6) Maximum Width to Depth Ratio: 1:5 (0.20).

(7) Setbacks.

(a) Front yard: 45 feet from a local access street, 50 feet from an arterial street, 60 feet from a highway.

(b) Side yard: 10 feet (40 feet from the centerline of the right-of-way of a side street).

(c) Rear yard: 15 feet (40 feet from the centerline of the right-of-way of a rear street).

(8) Other Performance Standards.

(a) Allowed and conditional uses must be similar to the use, scale, size, or intensity as the uses that existed in the area prior to or as of July 1, 1990. Neighborhood scale grocery stores, retail uses and professional offices shall be no larger than 10,000 square feet.

(b) Access to businesses or industrial uses should be from frontage roads to limit traffic impacts to Scenic Highway 101.

(c) One dwelling unit is allowed in conjunction with a business in this zone.

(9) Maximum Height. . The maximum height is 50 feet. Heights may exceed the size that existed prior to or as of July 1, 1990 in order to comply above 50 feet are allowed to comply with federal and State pollution control requirements. Heights above 75 feet may be allowed through a conditional use permit and must demonstrate the additional height is necessary to comply with federal and State pollution control requirements.

(10) Other Zone Limitations.

(a) No expansion of this zone shall be permitted but existing uses may intensify their operation and new uses within present boundaries may be constructed.

(b) Proposed uses shall not require expansion of urban services such as sewer.

Section 6. Section .067 Tourist Rural (TR) is created to read as follows

The purpose of this zoning designation is to provide for small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development.

(1) Allowed Land Uses. The following land uses should be allowed outright in the Tourist

Rural zoning district:

Agricultural activities

Bed and breakfast inns

Commercial greenhouses

Commercial horse facility

Outdoor-oriented recreational activity

Primitive campgrounds

Restaurants

RV parks

Timber harvesting

Tourist shops

(2) The following land uses should be permitted in the Tourist Rural zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood

- Cemeteries
- Child daycare center
- Churches
- Grocery stores
- Lodges
- Planned unit developments
- Private schools with less than fifty (50) students
- Research facilities

(3) Prohibited Land Uses. The following land uses should be prohibited in the Tourist Rural zoning district:

- Airports
- Asphalt plants
- Business parks
- Commercial storage
- Duplexes
- Family daycare providers
- Gas stations
- Home-based industries
- Home enterprises
- Indoor shooting range
- Industrial uses
- Lodges
- Medical service facilities
- Mineral extraction
- Mobile home parks
- Motels
- Multiple-family dwellings
- Professional offices
- Race tracks
- Retail stores
- Schools
- Shooting ranges
- Single-family dwellings
- Taverns
- Timber labor camps
- Veterinarian clinics/kennels
- Vehicular repair
- Wood manufacturing
- Wrecking yards

(4) Minimum Lot Size: The minimum lot area for all uses is one acre or the minimum necessary to provide adequate potable water and sewage disposal for the proposed use, whichever is larger.

(5) Minimum Lot Width: 50 feet.

(6) Maximum Width to Depth Ratio: 1:5 (0.20).

(7) Setbacks. The setbacks are those required by the International Building Code, except that no structure shall be located closer than fifty (50) feet from the centerline of a fronting, side, or rear street, or sixty (60) feet from a highway.

(8) Other Performance Standards.

(a) In keeping with their rural location, bed and breakfast inns, commercial greenhouses, tourist shops, and restaurants shall be no larger than 6,500 square feet.

(b) Access to uses should be from frontage roads to limit traffic impacts to Scenic Highway 101 or Scenic Byway 112.

(c) One dwelling unit is allowed in conjunction with a business in this zone.

(9) Maximum Height. The maximum height is forty (40) feet

⁷Associated with an established commercial use.