

An ordinance to adopt zoning districts for the Western Regional Planning Area, to be considered an addendum to the existing Clallam County Zoning Code, Title 33 Clallam County Code, pursuant to the adopted Clallam County Western Regional Plan, Chapter 31.06, and updated Comprehensive Plan, Title 31 Clallam County Code.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS that the following code sections be integrated into the existing Clallam County Zoning Code, adopted by Ordinance Number 581, 1995 as it exists or is hereafter amended:

Section 1. New sections of the Clallam County Zoning Code, Title 33, Clallam County Code are adopted as follows:

Section 33.10.025 WESTERN REGION RURAL LOW (RW5). The purpose of the RW5 zone is to provide home sites in rural forestry areas with limited encroachment of commercial and industrial activities in the western region of Clallam County.

1. Allowed Land Uses - The following land uses should be allowed outright in the Western Region Rural Low zoning district:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural activities | <input type="checkbox"/> Home based industries |
| <input type="checkbox"/> Bed and breakfast inns | <input type="checkbox"/> Home enterprises |
| <input type="checkbox"/> Cemeteries | <input type="checkbox"/> Single family dwellings |
| <input type="checkbox"/> Duplexes | <input type="checkbox"/> Timber harvesting |
| <input type="checkbox"/> Family child care home | |

2. Conditional Land Uses - The following land uses should be permitted in the Rural Very 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:

- | | |
|---|---|
| <input type="checkbox"/> Airports | <input type="checkbox"/> Horse arenas |
| <input type="checkbox"/> Asphalt plants | <input type="checkbox"/> Lodges |
| <input type="checkbox"/> Business parks | <input type="checkbox"/> Industrial uses |
| <input type="checkbox"/> Churches | <input type="checkbox"/> Medical service facilities |
| <input type="checkbox"/> Child day care center | <input type="checkbox"/> Mineral extraction |
| <input type="checkbox"/> Commercial greenhouses | <input type="checkbox"/> Mobile home parks |
| <input type="checkbox"/> Commercial storage | <input type="checkbox"/> Motels |
| <input type="checkbox"/> Gas stations | <input type="checkbox"/> Multiple family dwellings |
| <input type="checkbox"/> Grocery stores | |

- | | |
|---|---|
| <input type="checkbox"/> Outdoor oriented recreational activity | <input type="checkbox"/> Retail stores |
| <input type="checkbox"/> Planned unit developments | <input type="checkbox"/> RV parks |
| <input type="checkbox"/> Primitive campgrounds | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Private schools with less than 50 students | <input type="checkbox"/> Taverns |
| <input type="checkbox"/> Professional offices | <input type="checkbox"/> Timber labor camps |
| <input type="checkbox"/> Shooting ranges | <input type="checkbox"/> Tourist shops |
| <input type="checkbox"/> Race tracks | <input type="checkbox"/> Vehicular repair |
| <input type="checkbox"/> Research facilities | <input type="checkbox"/> Veterinarian clinics/kennels |
| <input type="checkbox"/> Restaurants | <input type="checkbox"/> Wrecking yards |
| | <input type="checkbox"/> Wood manufacturing |

3. Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:

- None

4. Maximum Residential Density: One dwelling unit per 4.8 acres or 1/128th of a standard section subdivision.

5. Minimum Lot Size: 2.4 acres.

6. Minimum Lot Width: 75 feet

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

8. Setbacks:

Front yard - 45 feet from a local access street

50 feet from a arterial street

60 feet from a highway

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

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

Section 33.10.035

WESTERN REGION RURAL MODERATE (RW2). The purpose of the RW2 zone is to provide areas for persons who desire to live in a low density rural setting with limited encroachment of commercial and industrial activities.

1. Allowed Land Uses - The following land uses should be allowed outright in the Western Region Rural Low zoning district:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural activities | <input type="checkbox"/> Family child care home |
| <input type="checkbox"/> Bed and breakfast inns | <input type="checkbox"/> Home based industries |
| <input type="checkbox"/> Cemeteries | <input type="checkbox"/> Home enterprises |
| <input type="checkbox"/> Duplexes | <input type="checkbox"/> Single family dwellings |

- Timber harvesting

2. **Conditional Land Uses - The following land uses should be permitted in the Rural Very 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:**

- Airports
- Asphalt plants
- Business parks
- Churches
- Child day care center
- Commercial greenhouses
- Commercial storage
- Gas stations
- Grocery stores
- Horse arenas
- Lodges
- Industrial uses
- Medical service facilities
- Mineral extraction
- Mobile home parks
- Motels
- Multiple family dwellings
- Outdoor oriented recreational activity
- Planned unit developments
- Primitive campgrounds
- Private schools with less than 50 students
- Professional offices
- Shooting ranges
- Race tracks
- Research facilities
- Restaurants
- Retail stores
- RV parks
- Schools
- Taverns
- Timber labor camps
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels
- Wrecking yards
- Wood manufacturing

3. **Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:**

- None

4. **Maximum Residential Density: One dwelling unit per 2.4 acres.**

5. **Minimum Lot Size: 2.4 acres.**

6. **Minimum Lot Width: 75 feet**

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

8. **Setbacks:**

Front yard - 45 feet from a local access street

50 feet from a arterial street

60 feet from a highway

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

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

Section 33.10.045

WESTERN REGION RURAL (RW1). The purpose of the RW1 zone is a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed.

1. **Allowed Land Uses -** The following land uses should be allowed outright in the Western Region Rural Low zoning district:

- | | |
|--|--|
| <input type="checkbox"/> Agricultural activities | <input type="checkbox"/> Home based industries |
| <input type="checkbox"/> Bed and breakfast inns | <input type="checkbox"/> Home enterprises |
| <input type="checkbox"/> Cemeteries | <input type="checkbox"/> Single family dwellings |
| <input type="checkbox"/> Duplexes | <input type="checkbox"/> Timber harvesting |
| <input type="checkbox"/> Family child care home | |

2. **Conditional Land Uses -** The following land uses should be permitted in the Rural Very 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:

- | | |
|---|---|
| <input type="checkbox"/> Airports | <input type="checkbox"/> Motels |
| <input type="checkbox"/> Asphalt plants | <input type="checkbox"/> Multiple family dwellings |
| <input type="checkbox"/> Business parks | <input type="checkbox"/> Outdoor oriented recreational activity |
| <input type="checkbox"/> Churches | <input type="checkbox"/> Planned unit developments |
| <input type="checkbox"/> Child day care center | <input type="checkbox"/> Primitive campgrounds |
| <input type="checkbox"/> Commercial greenhouses | <input type="checkbox"/> Private schools with less than 50 students |
| <input type="checkbox"/> Commercial storage | <input type="checkbox"/> Professional offices |
| <input type="checkbox"/> Gas stations | <input type="checkbox"/> Shooting ranges |
| <input type="checkbox"/> Grocery stores | <input type="checkbox"/> Race tracks |
| <input type="checkbox"/> Horse arenas | <input type="checkbox"/> Research facilities |
| <input type="checkbox"/> Lodges | <input type="checkbox"/> Restaurants |
| <input type="checkbox"/> Industrial uses | <input type="checkbox"/> Retail stores |
| <input type="checkbox"/> Medical service facilities | <input type="checkbox"/> RV parks |
| <input type="checkbox"/> Mineral extraction | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Mobile home parks | |

- Taverns
- Timber labor camps
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels
- Wrecking yards
- Wood manufacturing

3. **Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:**

- None

4. **Maximum Residential Density: One dwelling unit per acre.**

5. **Minimum Lot Size: One acre.**

6. **Minimum Lot Width: 75 feet**

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

8. **Setbacks:**

Front yard - 45 feet from a local access street

50 feet from a arterial street

60 feet from a highway

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

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

Section 33.10.080

QUILLAYUTE RESIDENTIAL (QR). The purpose of the QR zone is a land use classification in areas where residential one acre lots in rural areas is either currently the predominant land use or is proposed.

1. **Allowed Land Uses - The following land uses should be allowed outright in the Western Region Rural Low zoning district:**

- Agricultural activities
- Bed and breakfast inns
- Cemeteries
- Duplexes
- Family child care home
- Home based industries
- Home enterprises
- Single family dwellings
- Timber harvesting

2. **Conditional Land Uses - The following land uses should be permitted in the Rural Very 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:**

- Airports
- Asphalt plants
- Business parks
- Churches

- Child day care center
- Commercial greenhouses
- Commercial storage
- Gas stations
- Grocery stores
- Horse arenas
- Lodges
- Industrial uses
- Medical service facilities
- Mineral extraction
- Mobile home parks
- Motels
- Multiple family dwellings
- Outdoor oriented recreational activity
- Planned unit developments
- Primitive campgrounds
- Private schools with less than 50 students
- Professional offices
- Shooting ranges
- Race tracks
- Research facilities
- Restaurants
- Retail stores
- RV parks
- Schools
- Taverns
- Timber labor camps
- Tourist shops
- Vehicular repair
- Veterinarian clinics/kennels
- Wood manufacturing

3. Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:

- Wrecking yards

4. Maximum Residential Density: One dwelling unit per 1/2 acre.

5. Minimum Lot Size: 1/2 acre.

6. Minimum Lot Width: 50 feet

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

8. Setbacks:

Front yard - 45 feet from a local access street

50 feet from a arterial street

60 feet from a highway

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

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

Section 33.15.045

WESTERN REGION RURAL CENTER (WRC). The purpose of the WRC zone is a land use classification intended for areas with a mixture of land uses, including commercial, residential and industrial.

1. **Allowed Land Uses - The following land uses should be allowed outright in the Western Region Rural Low zoning district:**

<ul style="list-style-type: none"> <input type="checkbox"/> Agricultural activities <input type="checkbox"/> Bed and breakfast inns <input type="checkbox"/> Cemeteries <input type="checkbox"/> Child day care center <input type="checkbox"/> Commercial storage <input type="checkbox"/> Duplexes <input type="checkbox"/> Family child care home <input type="checkbox"/> Gas stations <input type="checkbox"/> Grocery stores <input type="checkbox"/> Home based industries <input type="checkbox"/> Home enterprises <input type="checkbox"/> Medical service facilities 	<ul style="list-style-type: none"> <input type="checkbox"/> Motels <input type="checkbox"/> Outdoor oriented recreational activity <input type="checkbox"/> Professional offices <input type="checkbox"/> Primitive campgrounds <input type="checkbox"/> Restaurants <input type="checkbox"/> Retail stores <input type="checkbox"/> RV parks <input type="checkbox"/> Single family dwellings <input type="checkbox"/> Timber harvesting <input type="checkbox"/> Tourist shops <input type="checkbox"/> Vehicular repair
---	---

2. **Conditional Land Uses - The following land uses should be permitted in the Rural Very 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:**

<ul style="list-style-type: none"> <input type="checkbox"/> Airports <input type="checkbox"/> Asphalt plants <input type="checkbox"/> Business parks <input type="checkbox"/> Churches <input type="checkbox"/> Commercial greenhouses <input type="checkbox"/> Horse arenas <input type="checkbox"/> Lodges <input type="checkbox"/> Industrial uses <input type="checkbox"/> Mineral extraction <input type="checkbox"/> Mobile home parks <input type="checkbox"/> Multiple family dwellings 	<ul style="list-style-type: none"> <input type="checkbox"/> Planned unit developments <input type="checkbox"/> Private schools with less than 50 students <input type="checkbox"/> Shooting ranges <input type="checkbox"/> Race tracks <input type="checkbox"/> Research facilities <input type="checkbox"/> Schools <input type="checkbox"/> Taverns <input type="checkbox"/> Timber labor camps <input type="checkbox"/> Veterinarian clinics/kennels <input type="checkbox"/> Wrecking yards <input type="checkbox"/> Wood manufacturing
--	---

3. **Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:**
 - None

4. **Maximum Residential Density: One dwelling unit per 1/2 acre.**

- 5. Minimum Lot Size: None.
- 6. Minimum Lot Width: 50 feet
- 7. Maximum Width to Depth Ratio: 1/5 (0.20)
- 8. Setbacks:
 - Front yard - 45 feet from a local access street
 - 50 feet from a arterial street
 - 60 feet from a highway
 - Side yard - 10 feet (40 feet from the centerline of the right-of-way of a side street).
 - Rear yard - 15 feet (40 feet from the centerline of the right-of-way of a rear street).

Section 33.15.065

TOURIST COMMERCIAL (TC). The purpose of the TC zone is a land use classification intended for areas primarily devoted to providing services to the traveling public.

- 1. Allowed Land Uses - The following land uses should be allowed outright in the Western Region Rural Low zoning district:

- | | |
|--|---|
| <input type="checkbox"/> Agricultural activities | <input type="checkbox"/> Medical service facilities |
| <input type="checkbox"/> Bed and breakfast inns | <input type="checkbox"/> Motels |
| <input type="checkbox"/> Cemeteries | <input type="checkbox"/> Professional offices |
| <input type="checkbox"/> Child day care center | <input type="checkbox"/> Primitive campgrounds |
| <input type="checkbox"/> Commercial storage | <input type="checkbox"/> Restaurants |
| <input type="checkbox"/> Duplexes | <input type="checkbox"/> Retail stores |
| <input type="checkbox"/> Family child care home | <input type="checkbox"/> RV parks |
| <input type="checkbox"/> Gas stations | <input type="checkbox"/> Single family dwellings |
| <input type="checkbox"/> Grocery stores | <input type="checkbox"/> Timber harvesting |
| <input type="checkbox"/> Home based industries | <input type="checkbox"/> Tourist shops |
| <input type="checkbox"/> Home enterprises | <input type="checkbox"/> Vehicular repair |

- 2. Conditional Land Uses - The following land uses should be permitted in the Rural Very 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:

- | | |
|---|---|
| <input type="checkbox"/> Airports | <input type="checkbox"/> Horse arenas |
| <input type="checkbox"/> Asphalt plants | <input type="checkbox"/> Lodges |
| <input type="checkbox"/> Business parks | <input type="checkbox"/> Industrial uses |
| <input type="checkbox"/> Churches | <input type="checkbox"/> Mineral extraction |
| <input type="checkbox"/> Commercial greenhouses | <input type="checkbox"/> Mobile home parks |

- | | |
|---|---|
| <input type="checkbox"/> Multiple family dwellings | <input type="checkbox"/> Research facilities |
| <input type="checkbox"/> Outdoor oriented recreational activity | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Planned unit developments | <input type="checkbox"/> Taverns |
| <input type="checkbox"/> Private schools with less than 50 students | <input type="checkbox"/> Timber labor camps |
| <input type="checkbox"/> Shooting ranges | <input type="checkbox"/> Veterinarian clinics/kennels |
| <input type="checkbox"/> Race tracks | <input type="checkbox"/> Wrecking yards |
| | <input type="checkbox"/> Wood manufacturing |

3. Prohibited Land Uses - The following land uses should be prohibited in the Rural Very Low zoning district:

- None

4. Maximum Residential Density: One unit per 1/2 acre.

5. Minimum Lot Size: None.

6. Minimum Lot Width: 50 feet

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

8. Setbacks:

Front yard - 45 feet from a local access street

50 feet from a arterial street

60 feet from a highway

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

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

Section 2. The Department of Community Development, Planning Division shall attach to the official zoning maps filed with the County Auditor and change replicas located in the Department of Community Development in accordance with the new zoning designations stated in this addendum.

Section 3. The Board has determined that the addendum is in the best interest of the public health, safety and welfare.

Section 4. This ordinance shall become effective ten days after adoption.

Section 5. This ordinance shall be considered an addendum to the existing Clallam County Zoning Code, Title 33, now or hereafter amended. It shall cease to be effective upon incorporation of the new zoning districts into Title 33 upon future adoption of an updated zoning code.

PASSED AND ADOPTED this 9th day of July, 1996.

BOARD OF CLALLAM COUNTY COMMISSIONERS

Phillip Kitchel
Phillip Kitchel, Chair

Martha M. Ireland
Martha M. Ireland

Dorothy Duncan
Dorothy Duncan

ATTEST:

Julie Riggs
Karen Flores,
Deputy Clerk of the Board

cc: Community Development
minutes
file