

ORDINANCE NO. 620, 1997

An ordinance which amends the Clallam County Zoning Code (C.C.C. Title 33) by adding a new Rural Suburban Community Zoning District to Title 33. The Rural Suburban Community Zoning District (RSC) allows infill development at 1 acre densities and lot sizes in areas larger than 50 acres which were more than 80% developed at 1 acre densities prior to passage of the Growth Management Act, but allows no expansion of this zoning district and no further application of this district to other areas..

C.C.C. 33.10.045 RURAL SUBURBAN COMMUNITY (RSC). The purpose of the Rural Suburban Community zone is to allow very limited, residential infill development at one acre densities in rural areas that were almost fully developed at these densities prior to the passage of the Growth Management Act. An existing Rural Suburban Community zone shall not be expanded and new Rural Suburban Community zones shall not be established.

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

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

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

- Child day care center
- Home based industries
- Outdoor oriented recreational activity

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

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|--------------------------------------|--|
| • Airports                           | • Planned unit developments                  |
| • Asphalt plants                     | • Primitive campgrounds                      |
| • Business parks                     | • Private schools with less than 50 students |
| • Cemeteries                         | • Professional offices                       |
| • Churches                           | • Race tracks                                |
| • Commercial greenhouses (retail)    | • Restaurants                                |
| • Commercial horse facility          | • Retail stores                              |
| • Commercial greenhouses (wholesale) | • Research facilities                        |
| • Commercial storage                 | • RV parks                                   |
| • Duplex <sup>1</sup>                | • Schools                                    |
| • Gas stations                       | • Shooting ranges                            |
| • Grocery stores                     | • Taverns                                    |
| • Lodges                             | • Timber labor camps                         |
| • Medical service facilities         | • Tourist shops                              |
| • Mineral extraction                 | • Vehicular repair                           |
| • Mobile home parks                  | • Veterinarian clinics/kennels               |
| • Motels                             | • Wood manufacturing                         |
| • Multiple family dwellings          | • Wrecking yards                             |

<sup>1</sup> Maximum residential density applies to this use (a duplex requires a minimum of 2 acres).

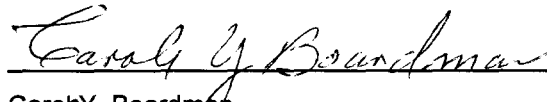
4. Maximum Residential Density: One dwelling unit per acre.
5. Minimum Lot Size: One acre.
6. Minimum Lot Width: 75 feet
7. Maximum Width to Depth Ratio: 1/5 (0.20)
8. Setbacks:
  - Front yard - 45 feet from a local access street, 50 feet from a arterial street, 60 feet from a highway
  - Side yard - 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).
  - From Resource Zones - 50 feet (20 feet for accessory structures).

PASSED AND ADOPTED this 8th day of July, 1997

BOARD OF CLALLAM COUNTY COMMISSIONERS

  
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Martha M. Ireland, Chair

  
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Carol Y. Boardman

  
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Phillip Kitchel

  
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Karen Flores

Clerk of the Board

*cc: Community Development  
minutes  
file*