

ORDINANCE NO. 644, 1998

An ordinance adding a new chapter 33.19 to the Clallam County Zoning Code, Title 33 C.C.C., on Sequim Urban Growth Area Zoning. Chapter 33.19 establishes zoning districts and controls for the unincorporated Sequim Urban Growth Area to implement the mapped land use designations and policies of the Clallam County Comprehensive Plan. The comprehensive plan includes both the City of Sequim Comprehensive Plan and the Sequim Optimum Land Use Map, as amended, which apply to the Sequim Urban Growth Area and were adopted by reference under the Sequim-Dungeness Regional Comprehensive Plan, C.C.C. 31.03. Zoning controls include: permitted use tables; bulk and dimensional standards; designation of receiving areas for the transfer of development rights; residential densities that must be purchased or transferred through transfer of development rights; and development standards on sewage and water supply, maximum building area, landscaping, off-street parking, sidewalks, signage, site planning, services, and open space and recreation. The ordinance also amends chapter 33.03 (Definitions) to add new definitions to support Chapter 33.19.

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS

NEW DEFINITIONS TO BE ADDED TO C.C.C. 33.03.010:

1. **Antenna.** Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.
2. **Commercial Use, Neighborhood.** Commercial uses whose primary function are to serve a limited geographic market area intending to enhance a neighborhood or limited residential market.
3. **Development Right.** A development right is defined as the difference between the existing use of a parcel and its potential use as permitted by existing law, i.e., a development right is equal to the unused development potential of a parcel of land. In simplest form a single development right usually represents the potential to build one dwelling unit.
4. **Development Standards.** A set of requirements establishing parameters to be followed in site and/or building design and development.
5. **Lot Coverage.** The total ground coverage of all buildings or structures on a site measured from the outside of external or supporting walls, but not to include: at-grade, off-street parking lots; deck areas; terraces; swimming pools; pool deck areas; walkways; and roadways; and driveways.
6. **Mixed-Use.** Development that combines two or more different land uses on the same lot or contiguous lots in the same zone, such as retail uses and residential uses.
7. **Off-Street Parking.** Any space specifically allocated to the parking of motor vehicles that is not located within a public right-of-way, a travel lane, a service drive, or any easement for public use.
8. **Performance Standards.** Criteria that are established and must be met before a particular use will be permitted. These measures are designed to guide development of property and include, but are not limited to, open space requirements, water and wastewater requirements, buffer zones, screening, size and height limits for buildings, noise, vibration, glare, heat, air or water contaminants, and traffic.
9. **Satellite Dish Antenna.** A round, parabolic antenna intended to receive signals from orbiting satellites and other sources. Noncommercial dish antennas are defined as being less than four

meters in diameter. Commercial dish antennas are typically those larger than four meters and typically used by broadcasting stations.

10. Transfer of Development Rights or TDR. An innovative voluntary program in which unused Transferable Development Rights (TDR's) credited by the county to one parcel can be sold and transferred without buying and selling the land. These transferable development rights may be utilized in an urban growth area to increase allowable densities.
11. Urban Growth Area. Those areas designated by Clallam County pursuant to the policies in the County-Wide Planning Policy and the comprehensive plan.
12. Urban Level of Facilities and Services. Those services defined as "urban governmental services" with levels of service as defined within Capital Facilities Element of the Clallam County Comprehensive Plan.
13. Zone. A mapped area to which a uniform set of regulations applies. The Clallam County Official Zoning Map describes the extent and boundaries for the zones described within this title.
14. Zoning. The process by which a county or municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction.

Chapter 33.19
Sequim Urban Growth Area

Sections:

- C.C.C. 33.19.010 Purpose
- C.C.C. 33.19.020 Establishment of Land Use Zones
- C.C.C. 33.19.030 Purpose of Districts
- C.C.C. 33.19.040 Use Tables
- C.C.C. 33.19.050 Bulk and Dimensional Standards
- C.C.C. 33.19.060 Development Standards

C.C.C. 33.19.010 SEQUIM URBAN GROWTH AREA ZONING - PURPOSE. The purpose of this chapter is to establish zoning controls for the unincorporated Sequim Urban Growth Area consistent with the comprehensive plan. The comprehensive plan includes both the City of Sequim Comprehensive Plan and the Sequim Optimum Land Use Map, as amended, which apply to the Sequim Urban Growth Area and were adopted by reference under the Sequim-Dungeness Regional Comprehensive Plan, C.C.C. 31.03.

C.C.C. 33.19.020 ESTABLISHMENT OF LAND USE ZONES. The Sequim Optimum Land Use Map, as amended, shall serve as the official zoning map for the unincorporated Sequim Urban Growth Area. Land use zones established to implement the comprehensive plan land use designations on the Sequim Optimum Land Use Map, as amended, are shown in Table 33.19.020 (A):

Table 33.19.020(A) Conversion Table of Comprehensive Plan and Zoning Designations

Comprehensive Plan Designation	Zoning Designation	Zoning Symbol
Residential [R-I(LS)/R-I(S)] and R-I(S)	Sequim Urban Residential - I	S(R-I)
Residential [R-I(LS)/R-II]; [R-I(S)/R-II] and (R-II)	Sequim Urban Residential -II	S(R-II)
Residential (R-III)	Sequim Urban Residential -III	S(R-III)
Residential (R-IV)	Sequim Urban Residential -IV	S(R-IV)
Neighborhood Commercial [C-I (NC)]	Sequim Neighborhood	S(NC)
Bypass Commercial [C-I (B)]	Sequim Bypass Commercial	S(BC)
General Retail District [C-II(G)]	Sequim General Retail District	S(GC)
Light Manufacturing (M-I)	Sequim Light Manufacturing	S(LM)
Mixed Use II (MU-II)	Sequim Mixed Use	S(MU)

C.C.C. 33.19.030 PURPOSE OF DISTRICTS. The purpose of land use zones established under C.C.C. 33.19.020 are as follows:

1. Sequim Urban Residential - I [S(R-I)]. The S (R-I) zone establishes areas of very low density, urban residential development consisting primarily of single-family detached residences up to one (1) dwelling unit to one (1) acre without required urban level facilities and services and up to one (1) dwelling unit per one half (1/2) acre with the provision of required urban level facilities and services. The S(R-I) is generally characterized by larger individual lots based on established development patterns, access constraints associated with the Bypass, and/or the presence of critical areas, including the presence of unique soils conditions with development constraints.
2. Sequim Urban Residential - II [S(R-II)]. The S(R-II) zone establishes areas of low density, urban residential development consisting primarily of single-family detached residences up to one (1) dwelling unit to one (1) acre without required urban level facilities and services and up to 5 dwellings units per acre with transfer of development rights and the provision of urban level facilities and services. The S(R-II) zone provides for consistency and predictability in established single-family neighborhoods.

3. Sequim Urban Residential - III [S(R-III)]. The S(R-III) zone establishes areas of medium density, urban residential development consisting of single-family, duplex, or multi-family residences up to 10 dwelling units per acre with transfer of development rights and provision of urban level facilities and services. The S(R-III) zone is located in areas where urban services are or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools and shopping.

4. Sequim Urban Residential - IV [S(R-IV)]. The S(R-IV) zone establishes areas of medium to high density, urban residential development consisting of single-family attached and detached; single-family small lot; multi-family duplexes, triplexes, and apartment development allowed at a density of up to 16 dwelling units per acre with transfer of development rights and the provision of urban level facilities and services. The S(R-IV) zone is located in areas where urban services are currently available or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools and shopping.

5. Sequim Bypass Commercial [S(BC)]. The S(BC) zone establishes areas primarily devoted to providing services to the traveling public that are limited in size and use.

6. Sequim Neighborhood Commercial [S(NC)]. The S(NC) zone establishes areas primarily devoted to convenience services for neighborhood residences that are limited in size and use.

7. Sequim General Retail District [S(GC)]. The S(GC) zone establishes areas primarily devoted to smaller scale retail and service sector businesses.

8. Sequim Light Manufacturing [S(LM)]. The S(LM) zone establishes areas primarily devoted to light manufacturing, processing, light and medium intensity agricultural uses, fabrication and assembly of products and materials, warehousing and storage, and transportation facilities.

9. Sequim Mixed Use II [S(MU)]. The S(MU) zone establishes areas that allow larger light manufacturing businesses, light and medium agricultural processing uses, campus style business parks and office facilities, tourist-related and neighborhood commercial uses as part of a mixed-use planned development, or those commercial uses related to the light and medium manufacturing or office use. The S(MU) is also intended to provide for enterprises that do not fit neatly under either the light manufacturing or commercial designations and to provide a receiving area for mixed-use planned development, larger regional retail uses, and other uses that are not easily accommodated in existing zoning designations.

C.C.C. 33.19.040 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 C.C.C. 33.19.(020,030). Allowed, conditional, and prohibited land uses are represented as "A", "C", and "X", respectively, as shown in Table 33.19.040(A).

1. With the exception of conditional land uses, as regulated in Chapter 33.27 of this Title, 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 Sequim Urban Growth Area.

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 of this Title.

3. Any person may request that an unclassified use be authorized as similar to an allowed or conditional land use pursuant to C.C.C. 33.40.050. Unclassified uses may be allowed through the issuance of a conditional land use pursuant to C.C.C. 33.05.010.

4. 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 C.C.C. 33.19.030. Affected parties may request a review of the Administrator's action pursuant to chapter 33.33 of this Title.

Zoning District Use Table C.C.C. 33,19,040(A)	S(R-I)	S(R-II)	S(R-III)	S(R-IV)	S(BC)	S(NC)	S(GC)	S(LM)	S(MU)
Agriculture	A	A	A	A	A	A	A	A	A
Airport	X	X	X	X	X	X	X	X	X
Asphalt Plant	X	X	X	X	X	X	X	C	X
Bed and Breakfast	A	A	A	A	A	A	A	X	C
Business Park	X	X	X	X	C	C	A	X	A
Cemetery	C	C	C	C	X	C	C	X	C
Child Day Care Center	C	C	C	C	X	C	C	X	C
Church	C	C	C	C	C	C	C	C	C
Commercial Greenhouse	X	X	X	X	A	A	A	A	A
Commercial Horse Facility	C	C	X	X	X	X	X	X	X
Commercial Storage	X	X	X	X	X	X	X	A	A
Communication Relay Facilities	C	C	C	C	C	C	C	C	C
Duplex	C	C	A	A	X	C	C	X	C
Family Child Care Home	A	A	A	A	X	A	A	X	A
Gas Station	X	X	X	X	A	A	A	X	C
Grocery Store	C	C	C	C	A	A	A	X	C
Group Homes (16 or fewer persons)	C	C	C	C	X	C	C	X	A
Group Homes (17 or more persons)	C	C	C	C	X	C	C	X	C
Home Based Industry	C	C	C	C	X	A	A	X	A
Home Enterprise	A	A	A	A	X	A	A	X	A
Industrial Use	X	X	X	X	X	X	X	X	X
Limited industrial uses	X	X	X	X	C	X	X	A	C
Lodge	C	C	C	C	X	A	A	X	A
Medical Service Facility	C	C	C	C	X	A	A	X	C
Mineral Extraction	X	X	X	X	X	X	X	X	X
Mobile Home Park	A	A	A	A	X	X	X	X	X
Motel	X	X	X	X	C	X	A	X	C
Multiple Family Dwelling	C	C	A	A	X	C	C	X	C
Outdoor Oriented Recreation Facility	C	C	C	C	C	C	C	X	C
Outdoor Shooting Range	X	X	X	X	X	X	X	X	X
Planned Unit Development	A	A	A	A	A	A	A	A	A
Primitive Campground	X	X	X	X	X	X	X	X	X
Professional Office	X	X	X	X	X	A	A	X	A
Race Track	X	X	X	X	X	X	X	X	X
Research Facility	X	X	X	X	X	X	A	A	A
Retail Use (Not Listed)	X	X	X	X	C	C	A	C	C
RV-Park	C	X	X	X	A	X	C	X	X
School	C	C	C	C	X	A	A	X	C
Single Family Dwelling	A	A	A	A	X	C	C	X	C
Tavern	X	X	X	X	X	C	C	X	C
Timber Harvesting	A	A	A	A	A	A	A	A	A
Timber Labor Camp	X	X	X	X	X	X	X	X	X
Tourist Shop	X	X	X	X	A	C	A	X	C
Vehicular Repair	X	X	X	X	A	A	A	A	A
Veterinarian Clinic/Kennels	X	X	X	X	X	A	A	A	A
Wholesale Commercial Use	X	X	X	X	X	C	A	A	A
Wood Manufacturing	X	X	X	X	X	X	X	C	C
Wood Manufacturing, small scale	X	X	X	X	X	X	A	A	A
Wrecking Yard	X	X	X	X	X	X	X	C	C

A - Allowed Land Use

C - Conditional Land Use

X - Prohibited Land Use

C.C.C. 33.19.050 BULK AND DIMENSIONAL STANDARDS

1. **BULK AND DIMENSIONAL PURPOSE.** In recognition of the varied topography and geographical relationships within the Sequim Urban Growth Area, and for the safety and general welfare of the citizens, bulk, dimensional and general requirements for the zoning districts shall be required as a necessary part of the development and use of land. 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 hereinafter set forth in Tables (A) and (B) of this subsection. Bulk and dimensional standards measure the spatial, four-dimensional limitations of the site, including height, width, depth, and coverage. Lot size and residential density is also subject to C.C.C. 33.19.050 (3) and C.C.C. 33.19.060 (1).

Table 33.19.050(2)(A) Bulk, Dimensional and General Requirements: Residential Zones

Zone	Minimums						Maximums			
	Lot Size	Lot Width	Required Setbacks ¹			Rear	Lot Coverage	Building Height	Residential Density	
			Front							Side (each)
			Access Road	Collector Road	Arterial					
S(R-I)	one-half acre	50'	25'	30'	40'	10'	15'	20%	35'	2 du/acre
S(R-II)	9,000 square feet	50'	20'	25'	35'	10'	15'	50%	35'	2 du/acre without TDR ² OR up to 5 du/acre with TDR
S(R-III)	9,000 square feet for single family 9,000 square feet plus 2,000 square feet per additional unit for duplex and multi-family residences regardless of the number of buildings	50'	20'	25'	35'	10'	15'	50%	35'	4 du/acre without TDR ³ OR up to 10 du/acre with TDR
S(R-IV)	6,000 square feet for single family 6,000 square feet plus 2,000 square feet per additional unit for duplex and multi-family residences regardless of the number of buildings	50'	20'	25'	35'	10'	15'	50%	50'	4 du/acre without TDR ³ OR up to 16 du/acre with TDR

¹Setbacks are measured as per C.C.C. 33.19.050 (5). Where required setbacks under the Uniform Building Code adopted by Clallam County differ from the minimum setbacks established in Table 33.19.050 (2) (A), the more restrictive regulation shall apply.

²Residential densities of up to two (2) dwelling units per acre are allowed without the purchase or transfer of development rights. The requirement for the purchase or transfer of development rights shall not apply to the construction of one (1) dwelling unit on a legal lot of record established prior to May 28, 1996, that is less than one-half (0.5) acre or on a similar size lot that is part of a valid preliminary plat under Title 29 C.C.C. approved prior to May 28, 1996

³Residential densities up to four (4) dwelling units per acre are allowed without the purchase or transfer of development rights. The requirement for the purchase or transfer of development rights shall not apply to the construction of up to two (2) dwelling units on a legal lot of record established prior to May 28, 1996, that is less than one-half (0.5) acre or on a similar size lot that is part of a valid preliminary plat under Title 29 C.C.C. approved prior to May 28, 1996.

Table 33.19.050(2)(B) Bulk, Dimensional and General Requirements: Commercial/Manufacturing/Mixed Use Zones

Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks ¹					Lot Coverage	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
S(BC)	None	None	25'	30'	35'	5'	5'	85%	35'	Not Applicable
						From residential zones or uses: 20' 20'				
S(NC)	None	None	25'	30'	35'	5'	5'	85%	35'	None
						From residential zones or uses: 20' 20'				
S(GC)	None	None	0'	0'	0'	0'	10'	75%	35'	None
For zero foot front and side yard setbacks, the development must be consistent with the City of Sequim Streetscape Plan or C.C.C. 33.19.060 (3) where the Streetscape Plan is not applicable.										
S(LM)	10,000 sq. ft.	100'	25'	30'	50'	20'	20'	80%	35'	Not Applicable
S(MU)	10,000 sq. ft.	100'	20'	30'	50'	5'	10'	45%	35'	None
	duplex and multi-family:	50'	20'	25'	30'	10'	20'	50%	35'	
	6,000 sq. ft + 2,000 sq. ft. addl. unit									

¹Setbacks are measured as per C.C.C. 33.19.050 (5). Where required setbacks under the Uniform Building Code adopted by Clallam County differ from the minimum setbacks established in Table 33.19.050 (2) (B), the more restrictive regulation shall apply.

3. TRANSFER OF DEVELOPMENT RIGHTS. This chapter designates the S(R-II), S(R-III), and S(R-IV) residential zones as receiving areas of transferable development rights from lands designated Agricultural on the Official Sequim-Dungeness Regional Comprehensive Plan Map, as amended, consistent with Comprehensive Plan Policy C.C.C. 31.03.230(10) [Ordinance 627, 1997]. Table 33.19.050 (2) (A) establishes the residential density for which transfer and/or purchase of transferable development rights shall be required within the S(R-II), S(R-III), and S(R-IV) zones. The actual transfer and/or purchase of transferable development rights shall follow the requirements as set forth under C.C.C. 33.26.

4. EXCEPTIONS. The bulk, dimensional and general requirements set forth in C.C.C. 33.19.050(2) shall apply to specifically permitted and conditional uses tabulated in C.C.C. 33.19.040, excepting the following:

- a. The maximum building height provided in C.C.C. 33.19.050(2) shall not apply to antennas, provided that antennas are setback from all exterior property lines at a minimum ratio of one (1) 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 fences and berms, shall be placed within the front setback area.

d. Planned Unit Developments approved consistent with this Title and Title 29, Clallam County 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.

6. SIGHT CLEARANCE. In all zones, corner lots, shall maintain, for safety purposes, a triangular 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-foot (15') 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 City of Sequim, Clallam County, or Washington Department of Transportation that are within the Sequim Urban Growth Area; all roads not specifically listed, shall be classified as an access road:

Arterials	Collectors
SR 101 By-Pass.	N. Brown Road
Existing Highway 101	Hendrickson Road
Old Olympic Highway	Keeler Road
Sequim-Dungeness Way	Miller Road
North Sequim Avenue	Port Williams Road
	Priest Road
	River Road
	SR 101 By-Pass South Frontage Road
	Still Avenue
	Third Avenue
	West Sequim Bay Road

C.C.C. 33.19.060 DEVELOPMENT STANDARDS (Purpose and Intent). Development standards are established to ensure the compatibility of uses permitted within the Sequim Urban Growth Area and to ensure the protection of the public health, safety and general welfare. All uses located within the Sequim Urban Growth Area 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 Interlocal Agreement/Service Extension Review Process (SERP), as amended, jointly adopted by Clallam County and the City of Sequim.

2. MAXIMUM BUILDING AREA. In order to comply with the spirit and intent of the comprehensive plan and the purpose of the land use zones as described in C.C.C. 33.19.030, all commercial and industrial uses shall demonstrate consistency with the following maximum building area standards:

- a. S(R-I), S(R-II), S(R-III) and S(R-IV) Residential Zones. Grocery stores shall be limited to a single structure no larger than 2,000 square feet.
- b. S(NC) and S(BC) Commercial Zones. Total ground floor area of all structures containing commercial or industrial uses shall be 10,000 square feet or less.
- c. General Retail District S(GC) Commercial Zone. Total ground floor area of all structures containing commercial uses shall be 20,000 square feet or less.

3. LANDSCAPING. Landscaping for commercial, industrial, mixed use, duplex, and multi-family developments shall comply with C.C.C. 33.53. The use of existing native vegetation is preferred whenever possible, and may be used in lieu or in combination with new plantings to demonstrate substantial consistency with the plant and screening standards of C.C.C. 33.53. 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, including garbage, recycling and maintenance facilities, shall be screened from view from public roads and neighboring properties.

4. OFF-STREET PARKING. Parking for commercial, industrial, mixed use, duplex, and multi-family developments shall comply with C.C.C. 33.55. The parking plan shall also demonstrate compliance with the following performance standards:

- a. Duplexes and multi-family 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 when abutting existing single-family residences or residential zoning districts.
- d. Parking lighting shall not create off-site glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

5. SIDEWALKS. Sidewalks are required to be provided in public right-of-way abutting the subject property for commercial, industrial, mixed use, duplex, and multi-family developments, as follows:

- a. If the street grade has been approved by the County Engineer (or his/her designee), or if the curbs and gutters are currently in place along the public road abutting the subject property, then any new construction, or a remodel which increases the square footage of the primary structure by fifty percent or more, of that property shall require the property owner to provide and fully develop sidewalks along the entire frontage of the subject property which abuts public right-of-way which consistent with CCC 33.19.060(5)(c) and prior to issuance of a building permit.
- b. If the street grade has not been approved by the County Engineer (or his/her designee) then any new construction, or a remodel which increases the square footage of the primary structure by fifty percent or more, of that property for all allowed uses, shall require the property owner to provide and fully develop sidewalks along the entire frontage of the subject property consistent with CCC 33.19.060(5)(c) prior to issuance of a building permit for said construction.
- c. Minimum Sidewalk Development Standards. Sidewalks shall be established 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).

6. SIGNAGE. Signs shall comply with the Clallam County Sign Code, C.C.C. 9.26.

7. SITE PLANNING. Commercial, industrial, mixed use, duplex, and multi-family developments shall demonstrate compliance with the following site planning performance standards:

- a. Provision of safe ingress and egress, pedestrian and vehicular circulation.
- b. Provision of adequate stacking or vehicle queuing room at driveways and street intersections shall be required, based on engineered traffic studies and calculations, as required by the County Engineer (or his/her designee), consistent with the comprehensive plan.
- c. Where practicable, shared access and circulation should be provided to minimize vehicular curb cuts or road approaches.

- d. Off-site traffic controls, devices, or improvements, including traffic lights, intersection improvements, and/or turning lanes shall be installed, as required by the County or City Engineer, consistent with the comprehensive plan.
- e. Outside storage for commercial, industrial, and mixed use developments shall be screened from view from public roads and neighboring properties.
- f. Where practicable, service vehicle accesses and parking areas should be separated from customer parking and circulation
- g. Commercial developments should be designed to limit the use of on-site circulation and parking areas as "cut-throughs".
- h. Duplex and multi-family developments shall be designed to orient to public or private streets and to provide pedestrian and vehicular connections to existing nearby neighborhoods. 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.

8. SERVICES. Commercial, industrial, mixed use, duplex, and multi-family developments shall at a minimum include mailboxes, garbage and recycling pickup, transit stops, and 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.

9. OPEN SPACE AND RECREATION (DUPLEX AND MULTI-FAMILY DEVELOPMENTS).

Usable open space and recreation areas within developments shall be required within duplex and multi-family residential developments consistent with Sequim Comprehensive Plan Policy OSR 13. The following open space and recreation standards are required:

- a. For developments more than five (5) units, a minimum of two-hundred (200) square feet of usable open space for each dwelling unit in the project is required. A portion of the usable open space may be required to provide for active recreational uses allowed by this subsection.
- b. Play Space for Children. Duplex and multi-family residential projects comprised of five (5) or more dwelling units that are anticipated by their unit type and design to accommodate families shall provide a safe play space for children. Projects that are established solely for the occupancy of adults shall not be required to establish play spaces. The required play space shall address the following standards:
 - i. Play spaces shall include play equipment which is manufactured and installed in conformance with the safety standards of the American Play Equipment Industry, or other adopted standards.
 - ii. Play spaces may be established within side and rear yard setbacks, excepting that no play space shall be located within ten (10) feet of any road, driveway or alleyway, parking area, or adjacent single family residence or single family residential zone without the provision of fences or buffers.
 - iii. To maximize the personal safety of children resident in the development, play spaces shall be located so as to provide maximum visibility from surrounding duplex and multi-family dwelling units.

- iv. Play space should be adequately sized and equipped to be roughly proportional to the anticipated recreational impact.
- c. The provision of usable open space, play spaces, and/or recreational spaces within duplex or multifamily developments of five (5) or more units may be phased concurrent with the approval of a phasing plan consistent with the requirements of this Code, provided that each phase shall include useable open space and playspaces (if required) established in proportion to the size and impacts of each phase.

Section 1 All of the preceding ordinance constitutes Section 1 of this ordinance.

Section 2 The signed ordinance shall be recorded in the Auditor's Office and the official comprehensive plan map shall be amended consistent with this ordinance.

Section 3 This ordinance shall become effective ten (10) days after adoption.

PASSED AND ADOPTED this 28th day of July, 1998

BOARD OF CLALLAM COUNTY COMMISSIONERS

Carole Y. Boardman

Carole Y. Boardman, Chair

Martha M. Ireland

Martha M. Ireland

Phillip Kitchel

Phillip Kitchel

ATTEST:

Karen Flores

Karen Flores

Clerk of the Board

cc: Community Development
minutes
file