

Ordinance No. 747, 2003

An ordinance deleting maximum lot size standards and adding new standards for land divisions under sections .030, .040, .050, and .060 of Clallam County Code, Chapter 33.13, Urban Zones

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Chapter 33.13

URBAN ZONES

Sections:

- 33.13.010 Urban Residential High Density (URH).
- 33.13.020 Urban Residential Low Density (URL).
- 33.13.030 Urban Very Low Density (VLD).
- 33.13.040 Urban Low Density (LD).
- 33.13.050 Urban Very Low Density/Urban Low Density (VLD/LD).
- 33.13.060 Urban Moderate Density (MD).
- 33.13.070 Open Space Overlay/Open Space Corridors (OS).

SOURCE:	ADOPTED:
Ord. No. 581, 1995	12/19/95

AMENDED SOURCE:	ADOPTED:
Ord. No. 601, 1996	07/23/96
Ord. No. 643, 1998	07/28/98

33.13.030 Urban Very Low Density (VLD).

~~(5) Maximum Lot Size. 21,500 square feet, unless the remaining lot in a subdivision is greater than ten (10) acres and capable of being redivided.~~

- (65) Minimum Lot Size. 12,500 square feet.
- (76) Minimum Lot Width. Fifty (50) feet.
- (87) Maximum Width to Depth Ratio. 1:5 (0.20).
- (98) 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 – eight (8) 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).

~~(109)~~ Open Space Overlay: When Urban Very Low Density zoning districts contain contiguous critical areas they are identified by an Open Space Overlay //(OS) designation which identifies them as an area from which development rights may be transferred.

(10) Land Divisions. Divisions of land are subject to the following additional requirements:

(a) Connection to Public Water Supply. All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a

public water supply, except where necessary to comply with State and County health code requirements for potable water.

(b) Connection to Public Sanitary Sewer. All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.040 Urban Low Density (LD).

~~(5) Maximum Lot Size. 21,500 square feet, unless the remaining lot in a subdivision is greater than ten (10) acres and capable of being redivided.~~

~~(65) Minimum Lot Size. 4,840 square feet.~~

~~(76) 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 – eight (8) 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).

(7) Land Divisions. Divisions of land are subject to the following additional requirements:

(a) Minimum Residential Density. four (4) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five acres (or 1/128 of a standard section) or larger.

(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) Connection to Public Water Supply. All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.

(c) Connection to Public Sanitary Sewer. All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.050 Urban Very Low Density/Urban Low Density (VLD/LD).

~~(5) Maximum Lot Size. 21,500 square feet, unless the remaining lot in a subdivision is greater than ten (10) acres and capable of being redivided.~~

~~(65) Minimum Lot Size. 4,840 square feet.~~

~~(76) 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 – eight (8) 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).

(87) Transfer of Development Rights.

(a) Development rights may be transferred from any urban property located within an Urban Very Low Density/Open Space Overlay zone or any rural property located within an Open Space Overlay Corridor. Development rights may be utilized to increase densities in the VLD/LD zoning district utilizing the transfer of development rights process of Chapter 33.26 CCC.

(b) The base density of the VLD/LD zoning district shall not be increased above nine (9) dwelling units per acre.

(8) Land Divisions. Divisions of land are subject to the following additional requirements:

(a) Minimum Residential Density. Four (4) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five acres (or 1/128 of a standard section) or larger.

(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) Connection to Public Water Supply. All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.

(c) Connection to Public Sanitary Sewer. All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

33.13.060 Urban Moderate Density (MD).

~~(5) Maximum Lot Size. 21,500 square feet, unless the remaining lot in a subdivision is greater than ten (10) acres and capable of being redivided.~~

~~(6) Minimum Lot Size. 4,840 square feet.~~

~~(7) 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 – eight (8) 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).~~

(7) Land Divisions. Divisions of land are subject to the following additional requirements:

(a) Minimum Residential Density. Four (4) dwelling units per acre with the following exceptions:

(i) Land divisions where each lot is five acres (or 1/128 of a standard section) or larger.


(ii) Land divisions creating four (4) lots or less located more than 200 feet from a public sanitary sewer, as measured along an existing public right-of-way or utility easement.

(b) Connection to Public Water Supply. All new lots shall be connected to a public water supply. Land divisions of two (2) lots or less located more than 200 feet from a public water system, as measured along existing public right-of-way or utility easement, are not required to connect to a public water supply, except where necessary to comply with State and County health code requirements for potable water and sewage disposal.


(c) Connection to Public Sanitary Sewer. All new lots shall be connected to public sanitary sewer services, if available within 200 feet of the land division, as measured along existing public right-of-way or utility easement.

PASSED AND ADOPTED this 16th day of December 2003

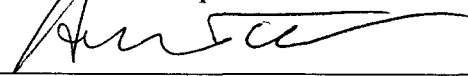
BOARD OF CLALLAM COUNTY COMMISSIONERS



Stephen F. Tharinger, Chair



Michael C. Chapman



Howard V. Doherty, Jr.

ATTEST:



Trish Perrott, Clerk of the Board