

Port Angeles Residential Building Capacity Code Amendments



DRAFT September 17, 2021

About This Draft

This is a first draft of code amendments that implement the development vision and policies for Port Angeles. The draft was informed by the grant contract that the City has entered into with the Washington State Department of Commerce, recent changes in state law, a public workshop on June 9 and accompanying online surveys that presented code concepts, and close collaboration with staff.

Code Amendment Scope

The code amendments in this project are intended to emphasize increasing Port Angeles' residential building capacity. The City's grant from Washington State Department of Commerce includes the three actions listed below to help accomplish this. For each action, an explanation is included to describe the type of code amendments proposed to implement the action.

- Action 1.** Adopt an infill exemption under RCW 43.21C.229 for residential or mixed-use development (and consider any other relevant SEPA categorical exemptions). Proposed regulations are captured in draft PAMC 15.04.105, with supporting mitigation measures in the applicable zoning regulations (Chapters 17.10-20), the Residential Infill Design Standards (Chapter 17.21), and Commercial and Multifamily Design Standards (Chapter 17.22).
- Action 2.** Increase the maximum number of lots that can be created in the short subdivision process from four to nine lots. Proposed changes are captured in Title 16 and most notably Chapter 16.04, Short Plat Subdivision Regulations.
- Action 3.** Adopt a form-based code for the City's commercial zones that allow housing (CBD, CA, CSD, CO, CN). The proposed code is located in the new Commercial Zones chapter (Chapter 17.20) and the Commercial and Multifamily Design Standards (Chapter 17.22).

Draft Organization

This document is organized in numerical municipal code order, starting with sections within Title 14.

Tracking Proposed Changes

This document tracks proposed changes to current code in the following ways:

- We've tracked changes to current code sections with [additions](#) and ~~deletions~~ shown as such.
- For those code sections that are entirely new, the code section indicates "[NEW]" after the section name. Thus, for those sections, we don't show the text in track changes format.
- Where there's a code section number in brackets after the code name, it means that an existing code section is proposed to be moved – and any suggested changes to the text in that section are shown in track changes.

Notes in these blue text boxes provide information about a code change or a new code section.

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TITLE 14 – BUILDINGS AND CONSTRUCTION

Chapter 14.40 – Off-Street Parking

SURVEY RESULTS

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[17] Parking: Adjust parking requirements for key uses, encourage more shared parking arrangements, and allow on-street parking in front of use to be included in parking calculations.

June 9 workshop average score: 4.0

Online SurveyMonkey average score: 4.0

MAKERS recommendation: Move forward with concepts.

14.40.010 – Purpose.

The purpose of this chapter is to assure adequate provisions for public access are made in the development of new land use and in the change of use of an existing building. Off-street parking is only one of the provisions that needs to be considered to avoid significant adverse impacts on surrounding private properties and public infrastructure. This parking ordinance encourages transportation demand management to achieve low impact development as an alternative to off-street minimum parking requirements for each commercial, industrial, and public and institutional land use. The City recognizes that each business can have a variety of transportation strategies, facilities, and services instead of satisfying access solely by single occupant vehicles (SOV). Many businesses are unique and, therefore, can best determine the minimum parking requirements needed to serve their own needs. In residential zones, off-street parking is required for each dwelling unit to allow reduction in nonarterial street width standards. This parking ordinance encourages reduction in the impacts of increasing impervious surfaces on the costs for each development and on the environment from stormwater drainage. Reducing pollution from runoff and emissions serve community interests and should be balanced against requirements for more street and parking lot improvements. The City expects new developments to find less costly ways to meet transportation needs and does not want to require unneeded impervious surfaces.

14.40.020 – Definitions.

A. The following terms shall have the designated meanings for the purposes of this Chapter, unless the context indicates otherwise:

1. [Electric vehicle. Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: \(1\) a battery electric vehicle; \(2\) a plug-in hybrid electric vehicle; \(3\) a neighborhood electric vehicle; and \(4\) a medium-speed electric vehicle.](#)

2. Electric vehicle parking space. Any parking space marked exclusively for parking of an electric vehicle and installed with electric vehicle supply equipment (EVSE).
 3. Electric vehicle supply equipment (EVSE). The hardware installed specifically for the purpose of transferring energy between the premises wiring and an electric vehicle. The hardware includes conductors, electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus.
 4. "Standard-car parking space" means 144.5 square feet of parking lot area, eight feet six inches by 17 feet minimum in size, having adequate access to a public street. No part of any street right-of-way shall be considered part of any standard-car parking space.
 5. "Loading space" means a space located adjacent to a building, and large enough in area so that any truck or other vehicle loading or unloading at such building will not project into a street right-of-way.
 - ~~6. "Floor area" means the leasable or habitable floor area or space in a dwelling or building, excluding bathrooms, toilet compartments, halls, closets, or corridors 44 inches in width or less, and equipment and machinery rooms not used directly in the manufacture, production, storage or sale of goods or services maintenance and cleaning supply rooms of 50 square feet or less.—~~
 6. "Parking lot activity" means a non-permanent activity occurring in a parking lot, using spaces otherwise allocated for parking for purposes other than parking by clientele of the primary use of the property.
 7. "Shall" means the statement is mandatory and ministerial, and the action so stated is required to be done without discretion by decision-makers.
 8. "Should" means the statement ought to be done, but the action so stated is not required to be done by decision-makers who may use discretion where exceptions are warranted.
 9. "Transportation demand management assessment" means an analysis of public access to a specific site for land use activities permitted under the Port Angeles Municipal Code and a City approved plan (including multi-modal services, public infrastructure improvements, and parking) that is sufficient to mitigate significant adverse impacts on surrounding private properties and public transportation facilities, consistent with the City's Comprehensive Plan and Urban Services Standards and Guidelines. The assessment may be done by the applicant or by an expert transportation professional when the applicant prefers or when determined to be necessary by the Community Development Director.
- B. All other terms used in this chapter shall have the meaning given to them by Ordinance 1709, as now enacted, or hereafter amended, unless the context indicates otherwise.

14.40.030 – Parking space requirements—Generally.

For all land uses there shall be established and maintained permanent off-street parking spaces, either on the zoning lot of the use, or, if the affected property owners and the Director of Community and Economic Development agree through the execution of an appropriate agreement and easement in a form acceptable to the City Attorney and if appropriate

identification signage is provided, within 200 feet of the property boundaries (excluding public streets and alleys) of the zoning lot. The required number of parking spaces shall be determined as follows:

- A. **Quantity.** The number of required spaces shall be determined either by reference to the number of required parking spaces per Table 14.40-1 ~~or by using one of the alternate methods in subsection (C) of this section.~~ When the number of parking spaces is based on floor area, the calculation shall use net floor area as defined by the adopted building code and as hereafter amended.
- B. **Reduced parking requirements.** See parking reduction tools in PAMC 14.40.045 and other modifications in PAMC 14.40.080-110.
- ~~B. If applicable, sections 14.40.080 through 14.40.110 shall then be used to determine whether the number of spaces required by subsection A of this section is modified.~~
- C. **Alternative methods.** If Table 14.40-1 ~~of subsection A of this section~~ is not used to determine the number of required parking spaces, one of the following alternate methods of determining the required parking for a particular development shall be used:
 1. Determine the number of parking spaces required by a transportation demand assessment that received approval by the Director of Community and Economic Development per section 14.40.050; or
 2. Prepare a transportation demand management assessment that meets the approval of the Director of Community and Economic Development per section 14.40.050; or
 3. Obtain Director of Community and Economic Development approval of a parking variance per section 14.40.130.

NOTE: The existing list of modifications/tools here is moved down below to a new, expanded parking modifications section .045.

- ~~D. If the following criteria are satisfied, then the parking requirements of Table 14.40-1 of subsection A above may be reduced accordingly.~~
 - ~~1. Parking requirements may be reduced in direct ratio for each percentage point of access provided by non-single occupant vehicle.~~
 - ~~2. Parking requirements may be reduced by ten percent if a bus stop or other mass transit facility is located within 500 feet of the project site.~~
 - ~~3. Parking requirements may be reduced in direct ratio for each percentage point of parking provided by cooperative parking agreement per section 14.40.080.~~
 - ~~4. Parking requirements may be reduced by 25 percent to allow for incorporation of LID facilities into the parking lot design.~~
- E. **Parking lot landscaping.** The parking area shall comply with landscaping requirements for parking lots in accordance with ~~Title 17 PAMC~~ PAMC 17.22.430.
- F. **Fractions.** Anytime the required parking calculations result in a fraction of a parking space, the number of required parking spaces shall be rounded down to the nearest whole parking space.

PARKING REQUIREMENT TABLE "14.40-1"

LAND USE	PARKING SPACE REQUIREMENT
Shell Building & Multi-Tenant Commercial Spaces	
For shell building permits where the specific use is unknown and for multi-tenant commercial spaces, the following blended minimum parking requirements apply	One parking space for each 200 square feet of floor area
Automobile Services	
Automobile service and repair shops	Three parking spaces plus one for each mechanical bay
Automobile sales dealerships	Two per employee
Gas stations with convenience stores	One parking space for each employee with a minimum of six parking spaces. Drive aisles must accommodate two cars per pump
Commercial Activities	
Banks, professional and business offices	One parking space for each 400 square feet of floor area
Bowling alleys	Two and one-half (2.5) parking spaces (minimum) to four (4) parking spaces (maximum) for each alley-lane
Furniture/appliance stores and laundries	One parking space for each 600 square feet of floor area
Night clubs and lounges	One parking space for each 50 square feet of floor area
Retail stores	One parking space for each 300-350 square feet of floor area
Skating rinks and other commercial recreational places	One parking space for each 200 square feet of floor area
Theaters	One parking space for each three seats
Music, dance, art, and other academies	Eight parking spaces for each classroom
Food Service Activities	
Food/grocery stores	One parking space for each 300 square feet of floor area
Restaurants, taverns, and any other establishments for the sale and consumption of food, alcoholic beverages, or refreshments	One parking space for each 125-200 square feet of floor area of the building
Food and beverage establishments that do not have on-site seating	One parking space for each employee and three per drive-up window
Personal Services	
Barber, beauty shops, tanning salons, physical therapy, and similar services	One parking space for each 250 square feet of floor area with a minimum of four parking spaces
Day-Child care centers	Two parking spaces plus one unloading space for those centers serving 12 or fewer children; One parking space per employee plus two parking spaces for unloading for centers of more than 12 children
Laundromats	One parking space per washing machine
Medical Services	
Medical and dental offices	One parking space for each 200-300 square feet of floor area with a minimum of four parking spaces
Hospitals	One space per each 2-two staff members at the largest shift, plus one space for every ten beds

Research, dental, x-ray laboratories	One parking space for each 200 square feet of floor area
Residential and Lodging Uses	
Single-household dwellings	Two per unit
Small lot single-household dwellings	One per unit
Cottage housing	1.5 per unit
Townhouses	Two per unit
Duplexes	One per unit
Residential-Multifamily dwelling units (three or more dwelling units)	One 1 parking space per every dwelling unit with one bedroom or less 1.5 parking space per every dwelling unit with two bedrooms 1.75 parking spaces per every dwelling units with three or more bedrooms two parking spaces per dwelling units with two or more bedrooms
Multifamily dwelling units, affordable (per Chapter 17.46 PAMC)	0.5 parking spaces per every dwelling unit with one bedroom or less 0.75 parking space per every dwelling unit with two bedrooms 1 parking spaces per every dwelling units with three or more bedrooms
Rooming and lodging uses	One parking space for each sleeping unit
Nursing and convalescent homes, assisted living facilities, adult family homes	One parking space for each three beds
One on-street parking space can be counted toward the total required parking per dwelling unit when the property is on a street that meets current street design standards with a minimum 8 foot parking lane and there is 22 feet of unrestricted, on-street parking directly adjacent the property	
Public and Institutional Uses	
Libraries	*One parking space for each 400 feet of floor area
Museums	One parking space for each 300 feet of floor area
Schools: Junior colleges and technical schools Elementary schools Middle schools Preschools Senior high schools	One space for every educator, plus one space for every 5 students, plus one space for every two administrative employees One parking space for each classroom Three parking spaces for each classroom Ten parking spaces for each classroom Six parking spaces for each classroom
Social clubs, lodges, fraternal organizations w/o fixed seating	One parking space for each 50 square feet of floor area of the building
Areas of assembly without fixed seating	One space for every 30 100 square feet of assembly area
Churches, stadiums, sports areas, and other such places of assembly with fixed seating	One parking space for each three fixed seats
Senior centers	One parking space for every 135 300 square feet of floor area
Industrial Uses	
Manufacturing uses	One parking space for each 1,000 square feet of floor area plus one 1 space per every two employees
Trucking and transportation terminals	Minimum of ten spaces
Warehouses, storage buildings	One parking space for each two employees with a minimum of five parking spaces
Public and Quasi-Public Recreation Uses	
Parks and playgrounds	As determined by the Director of Community and Economic Development

Public and private golf courses	Four spaces for every green on premises, plus one space for every three tee boxes at driving range if present
Swimming pools	Ten parking spaces for each 1,000 square feet of pool surface area
Unspecified Uses	
If a use is not otherwise specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as the requirements for the most similar use listed herein as determined by the Director of the Department of Community Development. A transportation demand management assessment may be necessary (see PAMC 14.40.050).	
Mixed Uses	
In the case of a mixture of uses on one lot or in one building, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately	
Cooperative and Shared Parking Provisions	
Parking facilities may be cooperatively used by different land uses when the times of the uses are not simultaneous. Parking facilities may be shared when the times are not simultaneous through a parking agreement with the property owners and when the parking is located no further than 500 feet from the property requiring the parking. See PAMC 14.40.070.	

14.40.035 – Payment of parking and business improvement area assessments for compliance of parking requirements.

The owner of any property or business that is located within 1,000 feet of the boundary of a City approved parking and business improvement area (PBIA), established by Chapter 3.72 PAMC, may satisfy the parking requirements imposed by this chapter by entering into an agreement that satisfies the conditions of this section and it approved by the Director of Community and Economic Development. The agreement shall require the owner of any property or business to make payments to the City in the amount calculated and on the terms provided in Chapter 3.72 PAMC. Such payments shall be deposited into the PBIA fund and shall be used as provided in Chapter 3.72 PAMC. The Director of Community and Economic Development is hereby authorized to prepare and approve agreements to implement the terms of this section.

14.40.040 – Parking space requirements for uses in a City approved parking and business improvement area.

For any land uses located in a City approved Parking and Business Improvement Area (PBIA), there shall be established and maintained permanent off-street parking spaces, either on the zoning lot of the use or within 1,200 feet of the property boundaries (including public streets and alleys) of the zoning lot. The City encourages the formation of PBIA's throughout the City. A buffer of 1,200 feet shall be required between all PBIA's to prevent overlapping authorities and to allow PBIA parking lots outside a PBIA's boundaries similar to an individual land use.

14.40.045 – Parking reduction tools. [NEW]

NOTE: This new section consolidates the existing tools in (A-E) and adds a new option in (F).

If the following criteria are satisfied, then the parking requirements of Table 14.40-1 may be reduced accordingly.

- A. Non-single occupant vehicles.** Parking requirements may be reduced in direct ratio for each percentage point of access provided by non-single occupant vehicle.
- B. Transit.** Parking requirements may be reduced by ten percent if a bus stop or other mass transit facility is located within 500 feet of the project site.
- C. Cooperative parking.** Parking requirements may be reduced in direct ratio for each percentage point of parking provided by cooperative parking agreement per section 14.40.080.
- D. LID facilities.** Parking requirements may be reduced by 25 percent to allow for incorporation of LID facilities into the parking lot design.

NOTE: The below on-street parking option currently exists only for residential uses. This section expands it to all uses in residential and commercial zones to leverage the surplus of on-street parking in Port Angeles. This tool will be most beneficial for small developments that have challenges in fitting all required parking on small sites.

E. On-street parking.

1. Applicability. This option is available for all uses in residential and commercial zones.
2. Credit. Every 22 linear feet of unrestricted on-street parking directly adjacent to the subject property and on a street that meets current street design standards can be counted toward the total required parking.
3. Accessible spaces. On-street parking may not be used to meet minimum requirements for accessible parking under the Americans with Disabilities Act of 1990, the current ADA Standards for Accessible Design, and the adopted building code.

NOTE: Structured parking is beneficial where it can reduce the amount of land consumed by parking and the impervious surfaces created by parking, but it is also expensive to construct. This section provides a bonus for structured parking to reduce construction costs.

F. Structured parking bonus.

1. Applicability. This option is available for multifamily development and non-residential development in residential and commercial zones.
2. Amount. Every parking space in an underground or multistory above-ground parking garage may count as up to 1.5 spaces for the purposes of calculating the minimum parking spaces required by this chapter. The Director may require a transportation demand management assessment to determine the amount of the bonus (see PAMC 14.40.050).

14.40.046 – Electric vehicle parking space requirements. [NEW]

NOTE: These draft EV parking standards are borrowed from similar standards in other communities, and also based on a new [ordinance from King County \(click for link\)](#) for their unincorporated areas. The ordinance was based on extensive research into EV technology, market adoption, and comparison with zoning codes from other cities and counties. MAKERS suggests adjustments for Port Angeles to ease in the requirements more gradually, exempt small developments, and simplify the terms and standards.

- A. This section applies to all off-street parking facilities in residential and commercial zones, except for RTP. Refer to locally adopted building and electrical codes for detailed construction requirements.
- B. All charging equipment and services required by this section shall support a minimum of Level 2 charging standards as provided by the Society of Automotive Engineers (40 amps and 240 volts residential or 208 volts commercial).
- C. EV parking spaces shall be provided at the minimum rates shown in ELECTRIC VEHICLE PARKING REQUIREMENT TABLE "14.40-2". Note that these minimums may exceed those required by WAC 51-50-0427.
 - 1. An EV parking space is one that has electric vehicle supply equipment (EVSE) of any level of sophistication installed at the time of certificate of occupancy. Networked EVSE has an internet connection and may have a customer interface for payment, limited hours of operation, and other functions.
 - 2. An EV-capable parking space is one that can support EVSE in the future and is supported with electrical panel capacity and space to support minimum charging standards, a dedicated branch circuit for the parking space, internet-connection capacity and space (if required), and the installation of raceways (underground or surface-mounted). The EV-capable space requirement applies to both new development and to existing buildings when electrical panels are being upgraded in applicable multifamily and nonresidential buildings. Prior to EVSE installation, non-electric vehicles may park in EV-capable spaces.
 - 3. Percentage-based rates apply to the total number of vehicle parking spaces actually planned or built (not the minimum number of spaces required elsewhere in this chapter). The rates also apply to new parking spaces that are created when an existing parking area (as of the adoption date of this section) is expanded by 50 percent or more.
 - 4. Mixed-use developments shall meet the applicable residential and non-residential EV parking space requirements consistent with the proportion of each use.

ELECTRIC VEHICLE PARKING REQUIREMENT TABLE "14.40-2"

Use	Minimum Number of EV Parking Spaces	Minimum Number of EV-Capable Parking Spaces	Note
Single-household, cottage, and townhouse		1 per unit	EVSE may be in the form of 240-volt power outlets. Networked EVSE is not required.
Duplex		1 per two units	
Multifamily with 10 or more dwelling units	5% of spaces	30% of spaces	EVSE may be in the form of 240-volt power outlets. Networked EVSE is not required.
Non-residential use with 3,000 gross square feet floor area or more (including hotels)	5% of spaces 1 space minimum	10% of spaces 2 spaces minimum	Networked EVSE is encouraged but not required.
Parking facility (primary use)	5% of spaces 2 spaces minimum	10% of spaces 4 spaces minimum	Networked EVSE is required.

5. Signs for EV parking spaces shall be consistent with RCW 46.08.185. EVSE shall not include any electronic changeable copy sign (see other sign standards in Chapter 14.36 PAMC).
6. Consistent with WAC 51-50-0427, a minimum of one accessible parking space in Group B, Group R-1 hotel and motel only, and Group R-2 occupancies shall be an EV parking space. This accessible space may not be double counted for the non-EV accessible parking spaces required by the locally adopted building code.

14.40.050 – Transportation demand management assessment.

- A. As part of any land use review and/or building permit application with the City of Port Angeles, a transportation demand management assessment, which analyzes the off-street parking needs of the new development or the expansion of use in the existing building, may be conducted and shall require the approval of the Director of Community and Economic Development, ~~if parking for the use and/or building is not provided per section 14.40.030.~~
- ~~B. Business and property owners within 300 feet of the subject site shall be notified of the transportation demand management assessment. A public comment period of 15 days shall be provided.~~

Some additional details are recommended to ensure the assessment is rigorous and credible.

- B. The assessment is a document that provides sufficient information to determine the parking requirements for a specific use. The estimate may be based on scientifically documented data for demand for the proposed use, census data, transit service, walking and biking distance between existing residential and commercial areas, academic studies, similar uses in the city or comparable cities, or other sources accepted by the Director. As required by this chapter, the assessment may be required for adjusting minimum quantitative requirements, determining times of peak parking demand, and determining

[impacts to on-street parking in the vicinity of the subject development site. All transportation demand management assessments shall be prepared by either a professional engineer with expertise in traffic and parking analyses or an equally qualified individual authorized by the Director.](#)

14.40.060 – Mixed uses.

In the case of a mixture of uses on one zoning lot or in one building, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities of any other use, except as may be provided in section 14.40.070 of this chapter.

14.40.070 – Cooperative parking agreements.

NOTE: Updates to this section provide some more clarifications of how cooperative parking agreements can be best used.

- [A. Parking facilities may be cooperatively used by different land uses, when the times of the peak use of such parking spaces by each use are not simultaneous. For example, a movie theater whose peak use time is 7:00pm shares a parking lot with an office building whose peak use time is 3:00pm. The peak use time may be provided by the Institute of Transportation Engineers or determined by a transportation demand management assessment per PAMC 14.40.050.](#)
- [B. Cooperative parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements will satisfy the requirement for a sufficient legal document.](#)
- [C. A cooperative parking agreement signed by all parties who share the parking facilities and approved by the Director of Community and Economic Development shall be required that binds the parking facilities and the parties until the agreement is dissolved by all parties and approved by the Director of Community and Economic Development.](#)
- [D. If any requirements for cooperative parking are violated, the affected property owners must provide a remedy satisfactory to the Director or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the Director.](#)

14.40.080 – Parking space requirement modification—New uses in new structures.

For any new use in a new building or structure, the required number of parking spaces shall be determined by the requirements of sections 14.40.030 through 14.40.070.

14.40.090 – Parking space requirement modification—New uses in existing structures.

A change of use in a building or structure that exists as of April 25, 2004, that does not change the building code occupancy classification of the existing building or structure may occur without provision of additional off-street parking spaces unless the floor area of the building or structure is increased.

14.40.100 – Parking space requirement modification—Expansion of existing uses in existing structures.

For an expansion in the use of an existing building or structure which enlarges the floor area, additional parking spaces need not be established, if the following requirements are met:

- A. The use and structure or building, prior to its enlargement or increase in floor area, is in conformance with the parking space requirements of this chapter;
- B. No previous modifications of parking space requirements authorized by this section have been utilized;
- C. The number of parking spaces required by the floor area of the addition, together with those required by the floor area of the existing building, will not exceed 115 percent of the spaces required for the expansion of the use or building. If the number of spaces required exceeds 115 percent, the required spaces in excess of 115 percent shall be established and maintained.

14.40.110 – Parking space modification requirements—Existing uses in existing structures.

Existing uses occupying existing structures or buildings as of the effective date of the ordinance codified in this chapter may continue until there is an expansion of use.

14.40.120 – Improvement of parking spaces.

- A. Any parking spaces provided to comply with the terms of this chapter, other than for single-family detached residences, shall be improved in accordance with the following requirements:
 - 1. They shall meet the requirements of the clearing, grading, filling and drainage regulations set forth in Chapter 15.28 PAMC.
 - 2. They shall be graded and paved with a hard-surface pavement of permeable pavement with a structurally adequate base, Portland cement concrete, asphaltic concrete with a structurally adequate base, or other hard-surface pavement acceptable to the Director of Public Works and Utilities. Pervious concrete shall be the preferred surface, if feasible. All parking spaces shall be clearly and permanently striped in conformance with Public Works parking lot design standards. Wheel stops shall be installed where necessary to prevent encroachment upon public rights-of-way and adjacent trees, landscaped areas, or low impact development facilities. The Director of Public Works and Utilities may allow for an exception to hard-surface pavement for developments in the Industrial Heavy Zone, provided that adverse impacts to stormwater drainage, surrounding properties, and public infrastructure are mitigated to the extent the Director deems reasonably necessary and appropriate.

3. They shall be accessible, at all times, from street, alley or driveway intended to serve such off-street parking.
 4. Improvements of parking spaces shall meet the Americans with Disabilities Act standards.
- B. The City may grant permission for temporary occupancy of a building or structure even though the parking spaces required by subsection A. of this section have not been fully completed, provided that an improvement bond acceptable as to form and amount by the City Engineer and the City Attorney is posted in the amount of the estimated value of the construction of the parking facilities. Before granting such temporary occupancy, the Director of Public Works and Utilities must determine that construction of the parking facilities prior to occupancy of the building would not represent sound construction practice, due to weather conditions, availability of materials and/or difficult site conditions, and the acceptance of such bond is therefore appropriate. Improvement bonds may be accepted for a period not to exceed 12 months. During the period before final completion of the improvements, the parking facilities provided shall at least be graded and graveled and be maintained in a good condition.
- C. Uses requiring six or fewer spaces may occupy a building or zoning lot for up to 12 months before compliance with subsection A.2 of this section, provided the parking facilities shall at least be graded and graveled and be maintained in a good condition. At the end of the 12-month period, the parking facilities must be in compliance with subsection A.2 of this section, or a bond must have been provided and accepted in accordance with subsection B of this section.

14.40.130 – Parking space requirements—Variances.

- A. A variance from the parking space requirements of this chapter, as specifically provided by sections 14.40.030 through 14.40.070, may be granted on written request to the Director of Community and Economic Development. The Director may impose such conditions upon the variance as it deems necessary to comply with the purpose of this chapter and to mitigate the effects of increased impervious surfaces. No variance shall be granted by the Director unless the Director finds that:
1. The variance is not detrimental to surrounding properties;
 2. The parking provided is sufficient to meet the parking needed by the uses(s);
 3. The variance will not create increased congestion or traffic hazards along adjacent streets and alleys; and
 4. The variance is consistent with the intent of this chapter, the zone in which the site is located, and the comprehensive plan.
- B. The determination of the Director may be appealed to the Hearing Examiner per section 2.18.065.

14.40.140 – Building permits.

Before the granting of a building or occupancy permit for any new building or structure, or for any enlargement or change of use in any existing building or structure, where the proposed use

is subject to the requirements of this chapter, the applicant for such building permit shall comply with the requirements of this chapter. Compliance shall consist of either of the following:

- A. Proof of the existence of the off-street parking spaces required by this chapter, including a site plan showing such off-street parking, which has been submitted to and approved by the Community Development Director and City Engineer. The site plan shall be prepared at a reasonable scale, showing property lines, dimensions of the property, size and arrangement of all parking spaces, the means of ingress and egress to such parking spaces and interior circulation within the parking area, the extent of any change required in existing site conditions to provide required parking, and such other information as may be necessary to permit review and approval of the proposed parking; or
- B. Proof that the applicant is subject to assessment in a City approved parking and business improvement area (PBIA) that provides off-street parking spaces within the PBIA.

14.40.150 – Use of parking spaces.

Subsequent to the issuance of a building permit, the number and location of parking spaces used to satisfy the requirements of this chapter shall not be changed, nor shall the use of the building or structure for which the permit is issued be changed, without compliance with the requirements of this chapter. Parking spaces used by a land use to satisfy the requirements of the chapter shall only be used for the parking of vehicles of customers and other users of the building and the land use authorized by the building permit, except for parking provided under sections 14.40.040 and 14.40.070.

14.40.160 – Parking lot activity standards.

All parking lot activities shall comply with the following standards:

- A. No such activity shall occur in parking spaces directly in front of entrances or windows of a building.
- B. Such activities shall not occupy more than ten percent of the total number of spaces in the parking lot.
- C. Such activities shall not block entrances and exits to the parking lot or fire exit doors of any buildings.
- D. Such activities shall not occur in parking lots containing fewer than 20 spaces.
- E. All such activities shall comply with all other applicable City ordinances and State statutes.
- F. Each parking lot activity shall only be for a period not to exceed 30 consecutive days for private businesses and 60 consecutive days for private non-profit and charitable organizations within a one calendar year period.
- G. The location and activity shall not endanger the public health, morals, safety and welfare.

14.40.170 – Revocation of permit—Appeals.

- A. An occupancy permit issued pursuant to the terms of this chapter shall be revocable by the City Manager, or his designee, for violation of any of the provisions of this chapter. Notice of

the revocation of such permit shall be given in writing, by ordinary mail, directed to the address of the permit holder as shown on the permit application.

- B. Upon revocation, the permit holder shall have a right of appeal to the Hearing Examiner per section 2.18.065. The holder shall, within ten days of the notice of revocation, give notice to the City Clerk, in writing, the permit holder's intention to appeal the revocation to the Hearing Examiner. The Clerk shall place the permit holder's appeal on the agenda of the next regularly scheduled Hearing Examiner meeting, and forthwith inform the permit holder, in writing, the date, time and location of the meeting.
- C. The Hearing Examiner shall hold a public hearing, at which the permit holder may present testimony as to his compliance with the terms of this chapter.
- D. The Hearing Examiner shall make written findings of fact, as to the basis of any decision which it makes. The Hearing Examiner may sustain the revocation of the permit, reinstate the permit with conditions, reinstate the permit after a time certain, or immediately reinstate the permit.

14.40.180 – Decisions of the Director of Department of Community and Economic Development—Appeals.

- A. Any person aggrieved by the decision of the Director of Community and Economic Development may appeal the decision to the Hearing Examiner per section 2.18.065.
- B. Appeals shall be submitted to the City Clerk in writing within 14 days following the date of the Director's decision.
- C. The Hearing Examiner shall conduct an open record hearing on the appeal of the Director of Community and Economic Development's decision. The Hearing Examiner's decision shall be final unless appealed to Clallam County Superior Court in accordance with PAMC 18.02.130.

14.40.190 – Violation.

Any person, firm, or corporation, in charge of premises which violate any of the provisions of this chapter, shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted. Each such offense shall be punishable by a maximum civil fine of \$500.00.

TITLE 15 – ENVIRONMENT

NOTE: The primary change to this title is exempting certain infill developments from environmental review, as allowed under state law RCW 43.21C.229. The Port Angeles Comprehensive Plan's Environmental Impact Statement (EIS) provides adequate environmental review to allow for this change. This provision will help make the planning and development process more predictable for staff, applicants, and the community, and potentially reduce some costs of development.

15.04.105 - Categorical exemptions for residential mixed use and residential infill development. [NEW]

- A. When located within the zones identified in subsection (B), the following exempt levels are established for new construction under RCW 43.21C.229:
 - 1. Residential development above the flexible thresholds adopted by reference in PAMC 15.04.100.
 - 2. Mixed-use development.
- B. Infill development exemptions shall apply in the following zones:
 - 1. Residential, Low Density (R7)
 - 2. Residential, Low Density (R9)
 - 3. Residential, Medium Density (RMD)
 - 4. Residential, High Density (RHD)
 - 5. Commercial, Office (CO)
 - 6. Commercial, Neighborhood (CN)
 - 7. Commercial, Shopping District (CSD)
 - 8. Commercial, Arterial (CA)
 - 9. Central Business District (CBD)
- C. The infill exemptions in this subsection do not apply to the following:
 - 1. The project is undertaken wholly or partly on lands covered by water as defined in WAC 197-11-756.
 - 2. When a rezone is required.
 - 3. The project requires a license governing emissions to the air or discharges to water.
 - 4. The project is proposed within an environmentally sensitive area.
- D. Findings: The SEPA responsible official shall determine the infill exemption applies when the applicant has satisfactorily demonstrated:
 - 1. All requirements in subsection (A) through (C) are met.
 - 2. The proposal is located in the applicable zones in subsection (B) where the City has identified that current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of Port Angeles Comprehensive Plan. The proposal is consistent with Port Angeles Comprehensive Plan and does not exceed the

net density or intensity of use called for in the goals and policies of the Port Angeles Comprehensive Plan.

3. Specific impacts are adequately addressed by the development regulations or other applicable requirements of the Port Angeles Comprehensive Plan or other local, state, or federal rules or laws.

TITLE 16 – SUBDIVISIONS

NOTE: The primary change to this title is changing the number of lots that can be platted and built in a short plat subdivision from 4 lots to 9 lots, using the provisions under state law RCW 58.17.

CHAPTER 16.02 – Definitions

16.02.010 – General.

The definitions in this chapter apply to all chapters and sections of Title 16, PAMC.

16.02.020 – Definitions and rules.

- A. Words used in the present tense shall include the future; words used in the singular shall include the plural, and the plural shall include the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "piece" and "parcel"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- E. In the construction of these subdivision regulations, the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise.
 - 1. Access street. A street with the main function of providing access to adjacent properties or for local traffic.
 - 2. Binding site improvement plan or BSIP. "Binding site improvement plan" or "BSIP" means an integrated site plan submitted to the City pursuant to this chapter for approval of all planned buildings, public and private infrastructure, and other improvements and amenities to be developed as a commercial or industrial center.
 - 3. Block. A group of lots, tracts or parcels within well-defined and fixed boundaries.
 - 4. Block, townsite. A block of 450 or 500 feet by 300 feet dimension or a minimum of 3.1 acres as created by the original platting of the Townsite of Port Angeles.
 - 5. Boundary line adjustment. A division of land made for the purpose of alteration by adjusting boundary lines, between planned or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division, nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site and may be accomplished in nonconforming situations when the degree of nonconformity is not increased.
 - 6. City. The City of Port Angeles.
 - 7. Collector arterial street. A street which provides for movement within the smaller areas which are often definable neighborhoods and may be bound by higher class (minor or

principal) arterials. Collector arterials serve very little "through traffic" but serve a high portion of local traffic requiring direct access to abutting land uses.

8. Commercial or industrial center. "Commercial center" or "industrial center" means a development complex of mixed commercial and/or industrial businesses that share facilities and are organized by some form of common management. A business and office park, an industrial park, a corporate campus, and a shopping center are typical examples of commercial or industrial centers.
9. Commission. See "Planning Commission."
10. Community and Economic Development Department or Department. "Community and Economic Development Department" or "Department" means the Community and Economic Development Department of the City.
11. Comprehensive Plan. The Comprehensive Plan adopted by the Council in compliance with the Growth Management Act of 1990 and which indicates the general locations recommended for residential, commercial, and industrial land uses or zones and for streets, parks, public buildings, and other public improvements. The Comprehensive Plan includes all its Appendices and individual comprehensive service and facility plans such as the Capital Facilities Plan, the Comprehensive Water Plan and the Comprehensive Parks Plan.
12. Council. Port Angeles City Council.
13. Crosswalk-way. A right-of-way dedicated to public use, ten feet or more in width, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.
14. Cul-de-sac (court or dead end street). A short street having one end open to traffic and being permanently terminated by a vehicle turn-around.
15. Dedication. The deliberate appropriation of land by an owner for public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final short plat or final subdivision plat showing the dedication thereon, and acceptance of the dedication by the City shall be evidenced by the approval of such final short plat or final subdivision plat.
16. Desired urban design of the City. The land use pattern and street system as described by the Comprehensive Plan land use map and policies, the zoning map and regulations, the subdivision regulations, and the Urban Services Standards and Guidelines.
17. Easement. A grant by the property owner of the use of a strip of land by the public, a corporation, or persons for specific purposes.
18. Final short plat. The final drawing of the short subdivision, containing all the elements and requirements set forth in this chapter.
19. Final subdivision plat. The final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in this chapter.
20. Hearing Examiner. The City establishes a Hearing Examiner system per PAMC 2.18.010.

21. Integrated site. "Integrated site" means one or more parcels of land operated as a single development site for the purposes of shared facilities and common management.
22. Lot. A piece, parcel, plot, tract or area of land in common ownership created by subdivision or its legal equivalent for sale, lease or rent. A lot has the characteristics of being able to be occupied or capable of being occupied by one or more principal buildings, and the accessory buildings or uses customarily incidental to them, and including the open spaces required under this chapter, and having its principal lot frontage on a street.
23. Lot area. The total area within the lot lines of a lot, excluding any primary access easements or panhandles.
24. Lot frontage. The length of the front lot line measured at the street right-of-way line. Alleys are not considered right-of-way providing a lot frontage.
25. Lot, irregular. A lot that has an irregular shape, such as narrow necks, points, legs and panhandles
26. Lot line. A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public right-of-way or public space.
27. Lot, panhandle. (also known as flag). A lot generally in the shape of a flag where access is typically provided by a narrow, private right-of-way or driveway also known as the "panhandle."
28. Lot types.
 - i. Corner lot. A lot at a junction of, and fronting on, two or more intersecting streets, forming an interior angle of less than 135 degrees.
 - ii. Interior lot. A lot other than a corner or through lot.
 - iii. Double frontage or through lot. A lot having frontage on two parallel, or approximately parallel, streets. Both lot lines abutting streets shall be deemed front lot lines. Lots with rear alley frontage shall not be considered through lots.
 - iv. Reverse frontage lot. A double frontage or through lot that is not accessible from one of the parallel or nonintersecting streets on which it fronts.
29. Lot, zoning. A single tract of land located within a single block, which at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot may or may not coincide with a lot of record.
30. Lot line, front. In the case of an interior lot, a line separating the lot from a street right-of-way, and in the case of a double frontage or through lot, a line separating the lot from a street right-of-way from which a drive access may be permitted and located by the City. In the case of a corner lot, a property owner may designate either line separating the lot from street rights-of-way as the primary front lot line, therefore creating a subsequent front lot line. For a lot with an irregular shape, narrow neck, point and panhandle, the front lot line is the shortest lot line adjoining the panhandle portion of the lot, excluding the unbuildable portion of the pole.

31. Lot line, rear. That boundary of a lot which is most distant from and is most nearly parallel to the front lot line.
 32. Lot line, side. Any boundary of a lot which is not a front nor a rear lot line.
 33. Lot line, zero. A concept utilized to permit a structure or wall of a building to be located on a property line.
 34. Minor arterial street. A street which provides for movement within the large sub-parts prescribed by principal arterials. Minor arterials may also serve "through traffic" but provide much more direct service to abutting land uses than principal arterials.
 35. Owner. A person, firm, association, partnership, private corporation, public or quasi-public corporation, or any combination thereof.
 36. Planned Residential Development (PRD). A planned residential development is a site specific development which has been approved by the City Council under the provisions of Chapter 17.19 of the Port Angeles Municipal Code. It may include a subdivision of land in which residential lots are designed in clusters of individual lots with park and open space areas between clusters and in which lots may be below the minimum lot widths and lot areas required by the Zoning Code.
 37. Planning Commission. "Planning Commission" means the Planning Commission of the City, as designated in Chapter 2.36 of this Code.
 38. Preliminary short plat. "Preliminary short plat" means an approximate drawing of a short subdivision showing the general layout of streets and alleys, lots, blocks and other elements of the short subdivision.
 39. Preliminary subdivision plat. An approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of the subdivision consistent with the requirements of Chapter 16.08.
 40. Principal arterial street. A street which provides for movement across and between large sub-parts of an urban region and serve predominantly "through trips" with minimum direct service to abutting land uses.
 41. Short subdivision. "Short subdivision" means the division or redivision of land into ~~four~~ [nine](#) or less lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership.
- Sketch. A drawing showing proposed lot-layout, building line setbacks and proposed locations and width of streets, width and area of each lot, sanitary and storm drainage.
43. Street. A right-of-way, dedicated to public use, which provides vehicular and pedestrian access to adjacent properties.
 44. Street system improvements. The acquisition of right-of-way and/or easements, design, inspection, grading, paving, installation of curbs, gutters, sidewalks, street lighting, traffic control devices and other similar improvements in accordance with City standards.
 45. Subdivider-developer. A person who undertakes the subdividing or the resubdividing of a lot, tract or parcel of land into two or more lots or other divisions of land for the purpose, immediate or future, of transfer of ownership or development, including all changes in street or lot lines.

46. Subdivision. The division or redivision of land into five or more lots, tracts, parcels, sites, or division for the purpose of sale, lease, or transfer of ownership.

[47. Unit lot subdivision. A subdivision of land within a parent parcel that creates individual sellable lots. See Chapter 16.09 PAMC for unit lot subdivision procedures.](#)

CHAPTER 16.04 – Short Plat Subdivision Regulations

16.04.010 – Purpose and intent.

The purpose of this chapter is to provide uniform regulations for the subdivision and re-subdivision of land into ~~four~~nine or less parcels, so as to promote the public health, safety and general welfare. It is further the purpose of this chapter to implement the requirements of the Growth Management Act of 1990 through the goals, policies, and objectives of the Comprehensive Plan of the City, to comply with the requirements of the Zoning Code and Urban Services Ordinance of the City, to ensure orderly growth consistent with the desired urban design of the City, to promote effective and energy-efficient use of land, to prevent overcrowding of land, to provide for adequate light and air, to promote safe and convenient travel and lessen congestion on streets and highways, to provide for proper ingress and egress, to ensure adequate provision for open spaces, ~~drainage ways~~stormwater management, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, sidewalks and safe walking conditions on school routes, and other public requirements, to require uniform monumenting of land subdivisions and conveyancing by accurate legal description, and to prevent the creation of public nuisances.

16.04.020 – Authority.

This chapter is adopted pursuant to the authority granted to the City by the Revised Code of Washington pursuant to RCW 58.17.060.

16.04.030 – Reserved.

16.04.040 – Applicability.

A final short plat, approved in accordance with the provisions of this chapter and filed with the County Auditor, is required for all short subdivisions within the City, and no lot, tract, or parcel within any short subdivision shall be sold, leased, transferred, redivided, altered, or vacated, without compliance with the terms of this chapter.

16.04.045 – Parcels traversed by public ways.

Public streets, roads, highways, alleys, and other public ways, which traverse a parcel of land under one ownership, will be considered to have divided that land into non-contiguous pieces without further need for complying with short subdivision requirements.

16.04.050 – Application forms.

- A. An application for approval of a preliminary short plat shall be submitted to the Community and Economic Development Department on a form furnished by that Department and shall be accompanied by the preliminary short plat.
- B. The application form shall contain, at minimum:
 1. The name, address and telephone number of the applicant and the property owner;
 2. A legal description of the property to be subdivided;

3. A statement of the underlying zoning;
 4. The proposed methods of serving the individual lots in the short subdivision with water, sewer, streets and other public utilities;
 5. The purpose of the short subdivision; and
 6. If requested by the Department, the name, address and telephone number of the owner(s) of all adjacent unplatted parcels.
- C. The application form shall be accompanied by six copies of the preliminary short plat, the application fee and, if applicable, a SEPA checklist.
- D. The short subdivision application fee shall be as established by ordinance and set forth in Chapter 3.70 PAMC. No such fee shall be refundable after acceptance of an application by the Department.

16.04.060 – Preliminary short plat—Contents.

The preliminary short plat shall be a neat drawing, in ink, to a scale of not less than one inch to 100 feet, on eight and one-half by 11 inch or larger paper, and shall provide the following information:

- A. The date, scale, and North arrow;
- B. The boundaries of the entire parcel being subdivided, including all contiguous unplatted property owned by the subdivider;
- C. A legal description of the property being subdivided;
- D. Identification, dimensions, and area of all proposed lots;
- E. The name and location of existing and proposed public rights-of-way;
- F. The location of existing and proposed easements;
- G. The required building setbacks on each proposed lot;
- H. The location of existing buildings and major structures and their distances from property lines;
- I. The location of existing natural features, such as streams, rivers, wetlands, shorelines, drainage ways, ravines and steep slopes;
- J. The location and size of existing utilities, including water, sewer, storm drains, and fire hydrants.

16.04.070 – Preliminary short plat—Design standards.

NOTE: One of the three focuses of this project was to increase the number of lots that can be subdivided via short plat process from 4 to 9. As a part of that move, we're suggesting that while the procedures for short plats remain unchanged, the design standards should be the same as for regular subdivisions, particularly with the increase in lots from 4-9. While staff has noted that the subdivision design standards and policies need to be updated, such changes are beyond the scope of this project, but are a high priority for subsequent code update work.

All preliminary short plats shall conform to the following design standards:

- A. Right-of-way access.

1. Each lot shall abut on a dedicated, improved and maintained City street that connects directly to an existing improved street and that meets current street improvement standards as set forth in the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130, with the following exceptions:
 - a. Streets may be established interior to sites within the Industrial Heavy (IH) zone without dedication as a public street. In all other respects, such streets must be developed and maintained to meet current street improvement standards. A note shall be placed on the final recording mylar that such street(s) shall be maintained to the above standards by the property owner(s).
 - b. An exception from the right-of-way access requirements in this section shall be allowed for a single residential or commercial lot within a proposed short plat, provided that the following conditions are met:
 - i. The single lot contains an existing habitable dwelling that abuts and is accessible by emergency vehicles over an existing 20-foot-wide all-weather street that does not meet City standards, and
 - ii. [Either of the following conditions are met:](#)
 - [\(A\)](#)~~1.~~all other lots in the short subdivision shall meet the right-of-way access standards of this section; or
 - [\(B\)](#)~~2.~~all lots abut an improved private street that is otherwise built to City access standards but may not be a dedicated street.
2. Sidewalks and other planning features that assure safe walking conditions for students who walk to and from school shall be provided pursuant to RCW 58.17.060 and RCW 58.17.110.

B. Lot design.

1. The minimum area shall be equal to or greater than that required by the Zoning Code as now enacted or hereafter amended.
2. The minimum depth shall be the total distance between the required front and rear yard setbacks plus 15 feet.
3. The minimum lot width is the horizontal distance between side lot lines measured at the front setback line, provided the average horizontal distance between side lot lines must also meet or exceed the minimum lot width required, and shall be as required by the Zoning Code as now enacted or hereafter amended.
4. The front lot line shall be the boundary of a lot that abuts a street. On a panhandle lot, the front lot line and setbacks shall be determined during the short subdivision process, or, if not determined during short subdivision review, shall be determined by the Community and Economic Development Director.
5. ~~a.~~ Irregular lots may be permitted if the original parcel has insufficient frontage width to provide each new lot with the minimum lot width as required by Title 17 for the underlying zone.

~~b.~~ Panhandle or flag lots shall meet the following criteria:

- i.a. The narrow portion of the panhandle or flag lot shall have a minimum width of 20 feet and shall serve no more than one lot.
 - ii.b. The required lot area width and depth shall not include any portion of a panhandle.
 - iii.c. Dead-end access streets and/or driveways in excess of 150 feet in length shall be provided with a turn-around that has a minimum 80-foot diameter (without parking) or a minimum 90-foot diameter (with parking) asphaltic concrete or permeable pavement street or an alternative approved by the City consistent with the Urban Services Ordinance, the Port Angeles Urban Services Standards and Guidelines Manual, and the International Fire Code, except that an all-weather gravel surface section may be approved for turn-arounds that are anticipated to be temporary due to the future extension of the roadway.
- C. Natural features. The lots and lot arrangement shall be such that no foreseeable difficulties will be created, due to topography and other natural conditions, for the securing of building permits to build on all lots in compliance with the Zoning Code and the Environmentally Sensitive Areas Protection Ordinances, as now enacted or hereafter amended, and all other applicable regulations.
- D. Large lots. Where property is subdivided into lots that are of sufficient size to be resubdivided, the lots and streets shall be arranged so as to permit later resubdivision in conformance with the Zoning Code, as now enacted or hereafter amended, the Subdivision Regulations Ordinance, as now enacted or hereafter amended, and this chapter.
- E. [Short subdivisions shall also comply with the standards and policies of PAMC 16.08.060. If there is a conflict, the Director determines which provisions apply.](#)

16.04.080 – Preliminary short plat—Routing and staff recommendations.

- A. Upon receipt of an application and preliminary short plat satisfying the requirements of sections 16.04.050, 16.04.060 and 16.04.070 of this chapter, the Community and Economic Development Department shall distribute the preliminary short plat to the following departments:
 - 1. City Public Works and Utilities Department;
 - 2. City Fire Department;
 - 3. Clallam County Health Department if a septic tank and drain field is to be allowed;
 - 4. Any other appropriate department or agency.
- B. Each department or agency shall review the preliminary short plat and return written recommendations for approval or disapproval of the preliminary short plat, and, if appropriate, proposed conditions for approval, to the Community and Economic Development Department within 20 calendar days.

16.04.090 – Preliminary short plat—Requirements for approval.

Prior to acting on the preliminary short plat, the Community and Economic Development Director shall review the application for preliminary short plat approval, the preliminary short

plat, and any information received pursuant to sections 16.04.050 through 16.04.080, to determine the compliance of the preliminary short plat with the following requirements:

- A. Necessary drainage ways; storm drains; and/or stormwater flow control, treatment, and LID BMPs/facilities must be adequate to serve the short subdivision as set forth in the Comprehensive Plan, the Port Angeles Urban Services Standards and Guidelines Manual, and Urban Services Ordinance development standards. LID approaches and facilities shall be incorporated where feasible to minimize stormwater runoff and impervious surface coverages, and to maximize retention of native vegetation.
- B. The provision of streets and rights-of-way must be adequate to serve the short subdivision and comply with sections 16.04.070 and 16.04.140 of this chapter and as set forth in the Comprehensive Plan, Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- C. Water supply and fire protection facilities must be adequate to serve the short subdivision and comply with section 16.04.140 of this chapter and as set forth in the Comprehensive Plan, Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- D. Sanitary sewer facilities must be adequate to serve the short subdivision and comply with section 16.04.140 of this chapter, and as set forth in the Comprehensive Plan, Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130, or a septic tank system must have been approved by the Clallam County Department of Health.
- E. The short subdivision lot arrangement must comply with the policies of the Comprehensive Plan and further the attainment of the goals, policies and objectives of the Comprehensive Plan.
- F. The proposed short subdivision must be compatible with existing and planned development of the surrounding area.
- G. The proposed lots must comply with the requirements of Ordinance 1709, as now enacted or hereafter amended, and section 16.04.070 of this chapter.

16.04.100 – Preliminary short plat—Approval—Conditions.

- A. Within 30 calendar days of receipt of the application, the Community and Economic Development Director shall determine if appropriate provisions for the public health, safety and general welfare of the community have been made, shall determine if any public nuisance would be created, and shall further determine if the public use and interest will be served by approving the preliminary short plat, based upon compliance with sections 16.04.010, 16.04.050 and 16.04.090 of this chapter.
- B. Based upon that determination, the Community and Economic Development Director shall approve, approve with conditions, or disapprove the preliminary short plat; or may return the preliminary short plat to the applicant for modification, if significant revisions of the preliminary short plat are required.

- C. The decision of the Community and Economic Development Director shall be in writing, directed to the applicant and/or property owner, at the address shown in the application, and shall set forth findings of fact supporting the decision.

16.04.110 – Preliminary short plat—Approval—Effect.

Approval, or approval with conditions, of a preliminary short plat shall authorize an applicant and/or property owner to proceed with the preparation of the final short plat.

16.04.120 – Appeals.

- A. Any person aggrieved by the decision of the Community and Economic Development Director under section 16.04.100 may appeal the decision to the City Council.
- B. Appeals shall be submitted to the Community and Economic Development Department in writing within 14 days following the date of mailing the decision to the applicant.
- C. The City Council shall conduct an open record public hearings on the appeal, and may uphold, reverse, or modify the decision and shall set forth written findings of fact.
- D. The time period for considering administrative appeals shall not exceed 90 days for an open record appeal; provided, however, that parties to the appeal may agree to extend the time period. The Council's decision shall be final unless appealed to Clallam County Superior Court in accordance with PAMC 18.02.130.

16.04.130 – Final short plat—Filing time limit.

- A. Within five years of the Community and Economic Development Director's approval of a preliminary short plat, the applicant and/or property owner shall submit a final short plat to the Community and Economic Development Department which is in compliance with the approved preliminary short plat.
- B. Failure to submit a proposed final short plat within the five years shall terminate the preliminary short plat approval.

16.04.140 – Final short plat—Improvements—Required.

The following minimum improvements shall be made or installed for each lot created by the short subdivision, before final short plat approval:

- A. Watermains and other appurtenances necessary to provide adequate potable water supply and fire protection as set forth in the Comprehensive Plan, the Urban Services Ordinance and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- B. Sanitary sewer or approved septic tank and drain field site.
- C. Power, telephone, and all other necessary utilities.
- D. Appropriate dedications or easements if required.
- E. Minimum street improvement cross-section standard as set forth in the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines:
 - 1. Improvements to local access streets:

- a. In the RS-9 and RS-11 Zones, local access streets that front or will provide access from the nearest fully improved City street to newly created lots shall be improved to a minimum of 20-foot wide permeable pavement (pervious concrete or porous asphalt [preferred]) or asphaltic concrete street with no on-street parking, drainage swales (ditches) as needed, and one four-foot wide pervious concrete (preferred) or cement concrete sidewalk (eight-foot wide path when an adopted bicycle route) for pedestrian traffic, which path shall be separated from the street by a ditch. All dead-end City streets in excess of 150 feet in length shall be permeable pavement (pervious concrete or porous asphalt [preferred]) or asphaltic concrete paved and provided with a turn-around consistent with the Urban Services Ordinance, the Port Angeles Urban Services Standards and Guidelines Manual, and the International* Fire Code.

*"Uniform Fire Code" updated to "International Fire Code"

- b. In the RS-7 Zone, local access streets that front or will provide access from the nearest fully improved City street to newly created lots shall be improved to a minimum of 20-foot wide permeable pavement (pervious concrete or porous asphalt [preferred]) or asphaltic concrete street with one three-foot wide shoulder, and one five-foot wide shoulder for pedestrian traffic. All dead-end City streets in excess of 150 feet in length shall be permeable pavement (pervious concrete or porous asphalt [preferred]) or asphaltic concrete and provided with a turn-around consistent with the Urban Services Ordinance, the Port Angeles Urban Services Standards and Guidelines Manual, and the International* Fire Code.

*"Uniform Fire Code" updated to "International Fire Code"

2. Improvements to arterial streets:

- a. In the RS-9 and RS-11 Zones, arterial streets that front or will provide access to the lots or parcels being developed shall be improved to the minimum of 20-foot wide permeable pavement (pervious concrete or porous asphalt [preferred]) or asphaltic concrete street with no on-street parking, drainage swales (ditches) as needed, and one four-foot wide pervious concrete (preferred) or cement concrete sidewalk or other acceptable hard surface (eight-foot wide surface when on an adopted bicycle route) for pedestrian traffic, which path shall be separated from the street by a ditch.
- b. In the RS-7 Zone, arterial streets that front or will provide access to the lots or parcels being developed shall be improved to the minimum City arterial street improvement standards.

3. EXCEPTION: The Public Works and Utilities Department shall require the minimum standard to be increased to match the immediately adjoining City street when the immediately adjoining City street is more fully developed than the minimum standard. This exception shall not apply to short plats when the City finds that there will be an economic and physical hardship in relocating public utilities and there will be no increase in the number of lots within a subject short plat.

- F. Drainage ditches, culverts, and/or stormwater treatment and flow control BMPs/facilities shall be provided to address existing and anticipated stormwater runoff occurring on the site and/or within the City rights-of-way and easements as set forth in the Urban Services Ordinance and Clearing and Grading Ordinance development standards.
- G. The subdivider shall provide a street profile acceptable to the Public Works and Utilities Department for the local access streets if the final street grade has not been previously established or accepted by the City.
- H. The subdivider shall execute an Local Improvement District consent and non-protest agreement or other agreement acceptable to the City for street and utilities improvements on the local access streets whenever required improvements are less than the City's full development standards, as set forth in the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- I. The subdivider shall provide all other public improvements as may be required and set forth in the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- J. When commercially zoned property is being short platted without any increase in the number of lots, the minimum improvements required by this section may be made or installed after short plat approval without the necessity of being bonded, provided that the final short plat shall be conditioned to provide that such improvements shall be made or installed as part of the building permit process, that vertical construction of the building shall not begin unless or until the International* Fire Code's fire hydrant requirement has been met, and that the property or development shall not be occupied until such improvements have been completed, provided further that said construction shall be noted on the final plat.
- K. Sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school shall be provided pursuant to RCW 58.17.060 and RCW 58.17.110.

16.04.150 – Plat occupancy.

If the developer of a plat elects to assign savings or provide other security or trust approved by the City and thereby assure that the installation of the required improvements for final plat approval will be completed to the satisfaction and approval of the City Engineer, building permits for the construction of houses within the plat will be issued to the developer subject to the following conditions:

- 1A. The final plat must have received all required approvals and be recorded with the County Auditor.
- 2B. The following notation shall be placed on the final plat: “No occupancy of any dwelling units ~~will~~shall be allowed until all street and utility improvements have been completed and approved by the City Engineer”.

16.04.160 – Final short plat—Contents.

- A. Upon completion of physical improvements as required by section 16.04.140, or acceptance of a bond under section 16.04.150, a final short plat may be submitted for approval.
- B. The final short plat shall be an 18-inch by 24-four inch permanent reproducible mylar, and shall be at a scale of not less than 100 feet to one inch. The final short plat and six paper copies shall be accompanied by a report containing accurate square-footage and dimensions of each lot and block and the coordinates of each monument, a title report, and shall include a warranty that all assessments in favor of the City have been paid. The final short plat and survey shall be based on the Washington Coordinate System, North Zone, as adopted by the City, and shall show the following:
 1. A minimum of two permanent plat control monuments to which all dimensions, bearings, azimuths and similar data on the plat are referred;
 2. Permanent monuments at all corners.
 3. Subdivision boundary lines, right-of-way lines, easements, lot lines with accurate dimensions, bearings or azimuths, radii, central angles, and lengths of all curves;
 4. Name and right-of-way width of each street. Any street not dedicated to the public must be so marked on the face of the plat;
 5. Locations, dimensions, and purpose of all easements;
 6. The required building setbacks on each proposed lot;
 7. Required building setbacks and the location of any existing buildings and/or major structures shall be shown on each proposed lot as well as their distances from property lines;
 8. Identification of each lot;
 9. Purpose for which sites are dedicated to the public;
 10. Location and description of all monuments;
 11. The legal description of the proposed lots;
 12. The title under which the subdivision is to be recorded, true north and grid north arrows, scale, and legend;
 13. Legal description of the land to be platted;
 14. Certification by registered land surveyor as to the accuracy of plat and survey;
 15. Certificate by owner(s) dedicating roads, rights-of-way, easements, and any sites for public purposes;
 16. Certification of approval by:
 - a. The Community and Economic Development Director;
 - b. The Public Works and Utilities Director; and
 - c. The Fire Chief.
 17. House addresses shall be provided by the City and must be clearly shown on the short plat at the time of approval pursuant to RCW 58.17.280;

18. Certification by the County Treasurer that all State and County taxes levied against the land to be subdivided have been paid in full;
19. Certification of filing by County Auditor;
20. If improvements are to be bonded rather than actually installed prior to final plat approval, the plan shall show a notation as follows: "No occupancy of dwelling units will be allowed until all roadway and utility improvements have been completed and approved by the City Engineer."

16.04.170 – Final short plat—Routing for review.

- A. Upon receipt of a final short plat, the Community and Economic Development Department shall circulate the final short plat to the following departments:
 1. Public Works and Utilities Department;
 2. Fire Department.
- B. If the final short plat complies with the requirements of this chapter and the approved preliminary short plat, the department head shall signify approval by signing on the face of the final short plat.
- C. In the event the final short plat fails to comply with specific standards or conditions of preliminary plat approval, the department shall so notify the Community and Economic Development Director in writing.

16.04.180 – Final short plat—Final approval procedure.

- A. Within 30 calendar days of receipt of the proposed final short plat, the Community and Economic Development Director shall:
 1. Review the final short plat for compliance with preliminary plat conditions;
 2. Review the comments and recommendations of all appropriate departments; and
 3. Ascertain from the Public Works and Utilities Department that the required physical improvements, in accordance with section 16.04.140, have been installed or financial security has been provided therefor.
- B. If the Community and Economic Development Director is satisfied that all of the above have been met, then he shall approve the final short plat by affixing his signature to the face thereof.
- C. If one or more of these requirements for approval is not met, he shall notify the applicant and/or property owner in writing of the reasons for withholding approval of the final short plat.
- D. Appeal from the Community and Economic Development Director's decision shall be made in accordance with section 16.04.120.

16.04.190 – Final short plat—Filing and recordation.

The applicant and/or property owner and/or surveyor shall file the final short plat with the Clallam County Auditor's Office within ten calendar days of the date of the Community and Economic Development Director's approval. The final short plat shall not be deemed approved

by the City until recorded. A copy of the recorded document shall be submitted to the Community and Economic Development Department within ten calendar days of filing. (Ord. 3122 § 1 (part), 9/27/2002; Ord. 2222 § 19, 8/11/1982)

16.04.200 – Re-subdivision by short plat prohibited.

Short plats may not be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than ~~four~~nine parcels, nothing shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of ~~four~~nine lots within the original short plat boundaries.

16.04.210 – Injunctive action to enforce chapter.

Whenever any parcel of land within the City is divided into ~~four~~nine or less lots, tracts or parcels of land, and any person, firm, or corporation or any agent of them sells or transfers, or offers or advertises for sale or transfer, any such lot, tract, or parcel, without having a final ~~short~~ plat of such short subdivision filed for record in accordance with the terms of this chapter, the City Attorney shall commence an action to restrain and enjoin further sale or transfer of such lots, tracts, or parcels, or offers for sale or transfer for such lots, tracts, or parcels, and to compel complete compliance with all provisions of this chapter. The cost of such action shall be taxed against the person, firm, corporation, or agent selling or transferring the property.

16.04.220 – Violation—Penalty.

Any person, firm, corporation, or association, or any agent of any person, firm, corporation or association who violates any provision of this chapter relating to the sale, offer to sell, lease or transfer of any lot, tract, or parcel of land in a short subdivision shall be guilty of a misdemeanor, and each such sale, offer for sale, lease, or transfer of each separate lot, tract, or parcel of land in violation of any provision of this chapter shall be deemed a separate and distinct offense. Each such offense may be penalized by a fine of up to \$500.00 or 90 days in jail.

CHAPTER 16.09 – Unit Lot Subdivisions [NEW]

NOTE: Unit lot subdivision is the most popular method of dividing up land for sale for cottages and townhouses in the region. Currently there is no such option in Port Angeles. The provisions here are very similar to a binding site plan, which is used to divide commercial properties into smaller sellable sites.

16.09.010 – Purpose.

This chapter is established to provide an alternative to the traditional method of land division for duplexes, townhouse, and cottage housing developments.

16.09.020 – Application.

The following items are required, in quantities specified by the Community and Economic Development Department, for a complete unit lot subdivision (ULS) application, unless waived by the Planning Director as not being applicable:

- A. Complete ULS application form with fee.
- B. Complete State Environmental Policy Act (SEPA) checklist and fee, unless exempt under the provisions of PAMC 15.04.105.
- C. Complete applications for other required land use approvals, if applicable.
- D. A vicinity map showing location of site.
- E. A drawing prepared to the following standards:
 1. The drawing shall be in ink, to a scale of not less than one inch to 100 feet, on at least eight and one-half inch by 11-inch or larger paper.
 2. The drawing shall provide the following information:
 - a. The date, scale, and north directional arrow.
 - b. The boundaries of the entire parcel being platted, including all contiguous property owned by the subdivider.
 - c. A legal description of the property being platted.
 - d. Identification, dimensions, and area of all proposed lots and address numbering. Interior lots to be eliminated shall be shown by a dashed line and so noted.
 - e. The name and location of existing and proposed public rights-of-way.
 - f. The location of existing and proposed easements.
 - g. The required building setbacks on each proposed lot.
 - h. The location of existing and new buildings including distances from property and/or leasehold lines, driveways and parking calculations.
 - i. The location of existing natural features, such as streams, rivers, wetlands, shorelines, stormwater management, ravines and steep slopes.
 - j. The location and size of utilities, including but not limited to water, sewer, storm drains, and fire hydrants existing and proposed.

- k. Location of sensitive areas and sensitive area buffers (as well as slopes of 20 percent or greater and drainage or other watercourses) on the site.
- F. A list of owners of adjacent property printed or typed on one inch by 2 5/8 -inch mailing labels and the names of any adjacent subdivisions.
- G. Legal descriptions of all tracts contained within the boundaries of the plat.
- H. A description of the method of common management of shared facilities.
- I. [A current title report.](#)

16.09.030 – Review procedures.

- A. Prior to submittal of a ULS application for consideration, the applicant is encouraged to meet with representatives of the Community and Economic Development Department, Public Works and Utilities Department, Fire Department, and Parks Department. The City representatives and the applicant may discuss the general goals and objectives of the proposal, overall design possibilities, general character of the site, potential environmental constraints, and standards of development. The focus of the meeting shall be general in nature and none of the discussions shall be interpreted as a commitment by the City or the applicant.
- B. Review of proposals under five acres in size shall be done administratively by the Community and Economic Development Department. Review of proposals exceeding five acres in size shall be done by the Hearing Examiner following a public hearing.
- C. Public notice shall be provided pursuant to the standards of PAMC 18.02.050-.060.
- D. An environmental determination shall be rendered by the SEPA Responsible Official prior to final action on the preliminary ULS application.

16.09.040 – Standards and criteria.

Prior to approval of a ULS, the following standards and criteria shall be met:

- A. Compliance with prior approvals. Sites developed or proposed to be developed with duplexes, cottages and townhouses per the standards in Chapter 17.21 PAMC may be subdivided into individual unit lots as provided herein. The development as a whole must conform to the regulations applicable to the site and zone and to applicable plans that were granted approval through provisions of this code.
- B. Development on individual unit lots is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards.
- C. Subsequent platting actions, additions, or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.
- D. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association must be executed for use and maintenance of common garage, parking and vehicle access areas; underground utilities; common open space; exterior

building façades and roofs; and other similar features, must be recorded with the Clallam County Auditor.

- E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the Clallam County Auditor.
- F. Notes must be placed on the face of the plat or short plat as recorded with the Clallam County Auditor to acknowledge the following:
 - a. Approval of the design of the unit on each of the lots was granted by the review of the development, as a whole, on the parent lot per the standards of Chapter 17.21 PAMC.
 - b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the Community and Economic Development Department through subject file number as stated in subsection (a) above.

16.09.050 – Preliminary approval.

- A. The Community and Economic Development Director or Planning Commission shall approve, approve with conditions, or deny the ULS within the time requirements of Chapter 18.02 PAMC. Said preliminary decision shall be in writing and shall set forth findings of fact supporting the decision.
- B. Preliminary approval or approval with conditions shall authorize the applicant to proceed with preparation of the final ULS.

16.10.060 – Final approval.

- A. Prior to final approval, a survey shall be performed by a licensed surveyor who shall submit a mylar to the Community and Economic Development Department for recordation. The mylar shall be prepared to acceptable survey standards and shall contain the information required in the preliminary drawing. The Mylar shall also contain the required official recording block and signatures of the Community and Economic Development Director, Public Works and Utilities Director, Fire Chief, and the property owner. For those applications that require review by the Planning Commission, provision will be made for the signature of the Chair of the Planning Commission. The survey and plan shall be consistent with the conditions of preliminary approval.
- B. Once the Community and Economic Development Department determines the survey, plan, and any other documents for recording are consistent with the preliminary approval, it will be reviewed by the appropriate City departments and signed by the appropriate City officials.
- C. After being certified for filing by the City, the ULS survey shall be filed by the applicant with the Clallam County Auditor's Office. The applicant shall pay all costs associated with the filing. The ULS is not considered final until a copy of the recorded document is returned to the City of Port Angeles Community and Economic Development Department for record keeping purposes.

D. Upon final approval by the City, all developments shall conform to the ULS unless an amendment is approved by the City.

16.10.070 – Installation of improvements.

Prior to the issuance of a building permit for construction within a ULS, all improvements required to adequately service that portion of the ULS for which the building permit will be issued shall be installed. Approval for improvements and finalization of specific individual commercial or industrial lots shall be done administratively.

16.10.080 – Time limitations.

If no specific ULS has been approved within five years of the date of preliminary approval, preliminary approval will expire. The applicant may obtain an extension of the ULS not to exceed two years by filing a written request with the Community and Economic Development Department prior to the expiration of the five-year period.

16.10.090 – Revisions.

Alteration of an approved and recorded ULS shall be accomplished per the procedures of PAMC 16.14.020.

TITLE 17 – ZONING

CHAPTER 17.01 – PURPOSE AND SCOPE

17.01.020 Purposes of zones.

The zones in this Zoning Code are established for the following purposes:

[Note: Purpose statements for the CBD, CA, CSD, CA, and CO commercial zones are located in Chapter 17.20 PAMC.](#)

- A. RS-7 Zone. This is a low density residential zone intended to create and preserve urban single-family residential neighborhoods consisting of predominantly single-family homes on standard townsite-size lots. Uses which are compatible with and functionally related to a single-family residential environment may also be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides the basic urban land use pattern for the City's single-family residential neighborhoods, following a standard rectangular street grid system of 60-foot rights-of-way for local access streets and 300-foot by 450 or 500-foot blocks with 50-foot by 140-foot lots and usually located in areas that are largely developed and closer to the center of the City.
- B. RS-9 Zone. This is a low density residential zone intended to create and preserve urban single-family residential neighborhoods consisting of predominantly single-family homes on larger than standard townsite-size lots. Uses that are compatible with and functionally related to a single-family residential environment may be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides for a variety in the urban land use pattern for the City's single-family residential neighborhoods, following a curvilinear street system of non-through public and private streets with irregularly shaped lots, minimum 75-foot front lot lines, and 60-foot rights-of-way for collector arterial streets in large rectangular blocks and usually located in outlying areas with large tracts of vacant buildable land.
- C. RS-11 Zone. This is a low density residential zone intended to create and preserve suburban sized single-family residential neighborhoods consisting of predominantly single-family homes on larger than standard sized townsite-sized lots, while maintaining densities at or more than four dwelling units per acre. Uses that are compatible with and functionally related to a single-family residential environment may be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides for a variety in the urban land use pattern for the City's single-family residential neighborhoods, following a curvilinear street system of non-through public and private streets with irregularly shaped lots, minimum 75-foot front lot lines, and 60-foot rights-of-way for collector arterial streets in large rectangular blocks and usually located in outlying areas with large tracts of vacant buildable land.

- D. RTP Zone. This is a medium density residential zone intended for mobile home occupancies, and the area is regarded as essentially residential in character. Few nonresidential uses are allowed in this zone and then only conditionally, because of land use impacts associated with nonresidential uses. This zone provides the basic urban land use pattern for the City's small lot, single-family, mobile home parks, following an irregular urban land use pattern of private access roads and minimum 3,500 square foot lots.
- E. RMD Zone. This is a medium density residential zone, which allows a mix of single-family, duplexes and apartments at a density greater than single-family neighborhoods but less than the RHD Zone. The permitted uses in the RMD Zone are also intended to be more restrictive than the RHD Zone. Commercial uses are not considered to be compatible. Few nonresidential uses are allowed in this zone and then only conditionally, because of land use impacts associated with nonresidential uses. This zone provides for variety in the urban land use pattern for the City's lower density multi-family residential neighborhoods (at twice the density of the City's basic single-family residential neighborhoods) with direct access on an arterial street, and serving as a transitional use between low density residential uses and commercial/industrial uses.
- F. RHD Zone. This is a high density residential zone for multi-family structures. Compatible uses may be allowed on conditional use permits, but the zone is still regarded as a residential area, where commercial enterprises are not generally felt to be compatible. Few nonresidential uses are allowed in this zone and then only conditionally, because of land use impacts associated with nonresidential uses. This zone provides the basic urban land use pattern for the City's higher density multi-family residential neighborhoods (at seven times the density of the City's basic single-family residential neighborhoods), following a standard rectangular street grid system of 60-foot rights-of-way for local access streets and 300-foot by 450 or 500-foot blocks and usually located in areas that are largely developed and closer to the center of the City.
- G. PRD Overlay Zone. This overlay zone is to provide alternative zoning regulations which permit and encourage design flexibility, conservation and protection of natural critical areas, and innovation in residential developments to those regulations found in the underlying zone. It is intended that a Planned Residential Development will result in a residential environment of higher quality than traditional lot-by-lot development by use of a design process which includes within the site design all the components of a residential neighborhood, such as open space, circulation, building types, and natural features, in a manner consonant with the public health, safety, and welfare. It is also intended that a Planned Residential Development may combine a number of land use decisions such as conditional use permits, rezones, and subdivisions into a single project review process to encourage timely public hearings and decisions and to provide for more open space and transitional housing densities than is required or may be permitted between single-family and multi-family zones. The consolidation of permit reviews does not exempt applicant(s) from meeting the regulations and submitting the fees and applications normally required for the underlying permit processes. Few nonresidential uses are allowed in this overlay zone and then only conditionally, because of land use impacts associated with nonresidential uses. This overlay zone provides for the opportunity to create self-contained

residential neighborhoods with a variety of housing choices without following a standard system of public streets and lot design and with allowances for mixed use, residential and commercial developments not usually permitted in residential zones.

NOTE: The purpose statements deleted below are duplicative of the current individual statements in the commercial zone chapters (now consolidated in new Chapter 17.20 PAMC). Because we are making revisions to the purpose statements in Chapter 17.20, it is recommended to delete the purpose statements here to avoid conflicts.

In the next phase of code updates, we recommend similarly striking all of section 17.01.020 because it is largely duplicative and inconsistent with other zoning chapters.

~~H.— CO Zone. This is a commercial zone intended for those business, office, administrative, or professional uses which do not involve the retail sale of goods, but rather provide a service to clients, the provision of which does not create high traffic volumes, involve extended hours of operation, or contain impacts that would be detrimental to adjacent residential areas. Commercial uses that are largely devoid of any impacts detrimental to single-family residential uses are allowed. This zone provides the basic urban land use pattern for small lot, transitional uses between residential neighborhoods and commercial districts with direct access on an arterial street and design standards compatible with residential development.—~~

~~(Ord. 3180 § 1 (part), 12/17/2004; Ord. 3123 § 1 (part), 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2715 § 1, 10/16/1992; Ord. 2668 § 1 (part), 1/17/1992; Ord. 2109 § 2, 12/7/1980)—~~

~~I.— CN Zone. This is a commercial zone intended to create and preserve areas for businesses which are of the type providing the goods and services for the day-to-day needs of the surrounding residential neighborhoods. Businesses in this zone shall occur on sites no larger than one acre and shall be located and designed to encourage both pedestrian and vehicular access and to be compatible with adjacent residential neighborhoods.— Commercial uses that are largely devoid of any impacts detrimental to multi-family residential uses are allowed; gasoline service islands are conditionally permitted uses. This zone provides for a variety in the urban land use pattern for small commercial districts serving individual residential neighborhoods with direct access on an arterial street and design standards compatible with residential development.—~~

~~(Ord. 3180 § 1 (part), 12/17/2004; Ord. 3123 § 1 (part), 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2715 § 1, 10/16/1992; Ord. 2668 § 1 (part), 1/17/1992; Ord. 2553 § 1, 12/2/1989)—~~

~~J.— CSD Zone. This is a commercial zone that is slightly less restrictive than the CN zone. This zone provides the basic urban land use pattern for large lot, commercial uses serving much of the City with direct access on an arterial street. Businesses in this zone may occur on sites of varying sizes and shall be located on arterial streets of sufficient size and design standards to accommodate greater automobile and truck traffic. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed.—~~

~~(Ord. 3517 § 1, 10/21/2014; Ord. 3180 § 1 (part), 12/17/2004; Ord. 3123 § 1 (part), 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2797 § 2, 2/11/1994, Ord. 2715 § 1, 10/16/1992; Ord. 2668 § 1 (part), 1/17/1992; Ord. 1709 § 1 (part), 12/22/1970)~~

~~K. CA Zone. This is a commercial zone intended to create and preserve areas for business serving the entire City and needing an arterial location because of the nature of the business or intensity of traffic generated by the business. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. Service stations with petroleum products and dry cleaning shops with hazardous materials are permitted uses. This zone provides the basic urban land use pattern for automobile oriented, commercial uses with direct access on a principal arterial street and design standards for greater automobile and truck traffic.~~

~~(Ord. 3180 § 1 (part), 12/17/2004; Ord. 3123 § 1 (part), 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2715 § 1, 10/16/1992; Ord. 2668 § 1 (part), 1/17/1992; Ord. 2293 § 1 (part), 4/4/1984)~~

~~L. CBD Zone. This is a commercial zone intended to strengthen and preserve the area commonly known as the downtown for major retail, service, financial, and other commercial operations that serve the entire community, the regional market, and tourists. It is further the purpose of this zone to establish standards to improve pedestrian access and amenities and to increase public enjoyment of the shoreline. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. Gasoline service islands and marine fueling stations are conditionally permitted uses. This zone provides the basic urban land use pattern for high density, pedestrian oriented, commercial uses located in the center of the City with direct access to mass transit services, design standards for compatible commercial development, and support for public parking and business improvements.~~

~~(Ord. 3180 § 1 (part), 12/17/2004; Ord. 3123 § 1 (part), 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2715 § 1, 10/16/1992; Ord. 2668 § 1 (part), 1/17/1992; Ord. 2303 § 1 (part), 7/4/1984; Ord. 1709 § 1 (part), 12/22/1970)~~

H. CR Zone. This is a commercial zone intended to create and preserve areas for large land intensive commercial uses that provide retail services to a regional market. These types of commercial uses provide a multiplicity of goods and services in a single location and therefore require large areas for the building and parking. Such uses do not follow the basic land use pattern of the of the traditional townsite and are not typically pedestrian oriented. This zone offers vehicular access from major transportation corridors.

I. IM Zone. This is an industrial zone intended to preserve industrial areas in the harbor for marine industrial uses, which are characterized as water-dependent or water related. Because there is a very limited amount of shorelands adjacent to the Port Angeles Harbor, a zone that allows for mixed uses that do not adversely impact each other can maximize potential water-dependent, water related, and water enjoyment uses of the harbor without excluding either industrial or nonindustrial uses being intermixed. Certain commercial, residential, public, and other mixed uses may be appropriately located in this zone, and

therefore heavy industrial manufacturing uses, which have significant nuisance factors, shall not be located in this zone.

- J. IP Zone. This is an industrial zone intended to create and preserve areas for office, commercial and industrial uses devoid of exterior nuisances in a planned, campus-like setting. Permitted uses are devoid of exterior nuisance factors, such as noise, glare, air and water pollution, and fire and safety hazards on adjacent non-industrial property, and do not have an exceptional demand on public facilities. These types of office, commercial and industrial uses typically involve the need for a large campus-like site with amenities suitable for mixed use developments and buffering measures to reduce the impact of large scale development on adjacent uses. While industrial and commercial uses that are devoid of any impacts detrimental to the environment are allowed, vehicle service stations with petroleum products and entertainment businesses with adult-only activities are also permitted uses, and a variety of maintenance and repair shops with hazardous materials are also conditionally permitted uses. This zone provides for variety in the urban land use pattern for mixed industrial and commercial uses with direct access on an arterial street, design standards for high density, pedestrian oriented, mixed uses located adjacent to major transportation facilities, design standards for compatible mixed industrial and commercial development, and support for private parking and business improvements.
- K. IL Zone. This is an industrial zone intended to create and preserve areas for industrial uses which are largely devoid of exterior nuisances in close proximity to airports and highways. Permitted uses are largely devoid of exterior nuisance factors, such as noise, glare, air and water pollution, and fire and safety hazards on adjacent non-industrial property, and do not have an exceptional demand on public facilities. These types of industrial uses typically involve the manufacture of finished products from pre-fabricated materials, product wholesaling, and material storage. Buffering measures to reduce the impact of industrial uses on nearby residential uses may be required. While industrial and commercial uses that are largely devoid of any impacts detrimental to the environment are allowed, vehicle service stations with petroleum products and entertainment businesses with adult-only activities are also permitted uses, and a variety of maintenance and repair shops with hazardous materials are also conditionally permitted uses. This zone provides the basic urban land use pattern for light industrial uses with direct access on an arterial street, design standards for greater truck traffic, and buffers for nonindustrial uses.
- L. IH Zone. This is the least restrictive industrial zone intended to be the area in which heavy industry could develop causing the least impact on other land uses. Significant adverse impacts can be expected from permitted industrial uses that involve hazardous materials, noise, air and water pollution, shift work around the clock, entertainment businesses with adult-only activities, and outside storage yards and manufacturing activities. This zone provides the basic urban land use pattern for heavy industrial uses with direct access to major transportation facilities, design standards for greater truck traffic, and buffers for nonindustrial uses unless deemed impractical.
- M. PBP Zone. This is a zoning designation for publicly-owned property, or property less suitable for development by reason of its topography, geology, or some unusual condition or situation. Much of the land so designated may best be left as "green belts". Except for low

density private residential uses, permitted uses are mostly public utilities and large civic facilities. This zone provides the basic urban land use pattern for public facilities, open space, and environmentally sensitive areas where public interests are directly involved and with allowances for very low density private residential use, subject to environmental impact mitigation.

- N. FL Zone. This is a zoning designation for privately-owned property not intended for future conversion to urban development. Much of the land so designated may best be used for commercial timber production. This zone provides the basic nonurban land use pattern for natural resource uses, subject to environmental impact mitigation if converted to urban development.
- O. Home occupation permit. The purpose of this chapter is to ensure that an occupation or business undertaken within a dwelling unit located in a residential use district is incidental and subordinate to the primary use and is compatible with the residential character of the neighborhood. This special use permit provides allowances for business activities taking place within a residential use.
- P. Bed and breakfast permit. The purpose of this chapter is to ensure that a bed and breakfast is compatible with its surrounding properties, and when located in a residential neighborhood, to preserve the residential character of the neighborhood and the surrounding residences. This special use provides procedures and regulations for business activities taking place within a residential use.
- Q. Adult entertainment use. The purpose of this chapter is to ensure that adult entertainment businesses are appropriately located and operated within the City of Port Angeles, are compatible with uses allowed within the City, and are conducive to the public health, safety and welfare. This chapter provides procedures and regulations for specific adult-only business activities.
- R. Retail stand permit. The purpose of this chapter is to ensure that retail stands are appropriately located in the commercial and public areas, are compatible with the uses allowed in such areas, and are conducive to the public health, safety, and welfare, and to promote the diversity of retail stand activity. This special use provides procedures and regulations for business activities taking place outside a building or on public property.
- S. Junk yard conditional use. The purpose of this chapter is to ensure that junk yards are appropriately located, are compatible with uses allowed within the City, and are conducive to the public health, safety and welfare. This chapter provides for junk yards to be permitted through the conditional use permit process.

Chapter 17.08 – DEFINITIONS

17.08.010 – "A."

- A. Accessory use. The subordinate and incidental use of land or buildings on a lot. A use is to be considered accessory when it occupies less than 50 percent of a building's or lot's total square footage.

NOTE: The current code uses "accessory residential unit (ARU)". The more common term is accessory dwelling unit (ADU), and there is inconsistency in whether the code says ARU or ADU. We have switched everything to say ADU.

- B. Accessory ~~residential-dwelling~~ unit (~~ARU~~ADU). A habitable unit added to, created within, or detached from a primary single-~~family-household~~ residential dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation as outlined by the International Residential Building Code. An ARU is distinguishable from a duplex in that, unlike a duplex, it is clearly incidental to a detached primary single-~~family-household~~ ~~residence-dwelling~~ both in use and appearance. ~~ARUs must abide by the ARU development standards established by the City's Zoning Regulations.~~
- C. Adult family home. A one ~~family-household~~ dwelling of a person or persons who are providing personal care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services and who are licensed by the State of Washington pursuant to Chapter 70.128 RCW and Chapter 388.76 WAC (Adult Family Home regulations).
- D. Affordable housing. Residential housing available for sale or rent that requires a monthly housing cost, including utilities other than telephone, of no more than 30 percent of the income of an eligible household. An eligible household is one with a total household income no greater than 80 percent of the Clallam County median income as reported by the Washington State Office of Financial Management.
- E. Alley. A public right-of-way which provides service access to abutting property.
- F. Amendment. A change in language of the zoning text which is an official part of these Zoning Regulations.
- G. Animal care. Any commercial facility where house pets are groomed, trained, boarded (including pet day care), provided medical treatment (such as veterinary clinics and animal hospitals), or sheltered for adoption. The use does not include kennels. The use is primarily indoors and may include limited, ancillary outdoor space. Retail sales may be incidental.
- H. Animal husbandry, commercial. The care and raising of animals, particularly farm animals, for agricultural or other commercial purposes, provided that this shall not include non-commercial animal husbandry, private horse stables, up to three dogs and cats which are not house pets, or house pets.
- I. Animal husbandry, non-commercial. The care and raising of animals for non-commercial purposes, provided that this shall not include private non-commercial horse stables, kennels, up to three dogs and cats which are not house pets, or house pets.

- J. Antenna. Any pole, panel, rod, reflection disc including satellite earth station antenna as defined by 47 CFR Sections 1.4000 and 25.104, or similar device used for the transmission and/or reception of radio frequency signals.
- K. Antenna support structure. Any building or structure other than a tower which can be used for location of telecommunications facilities.
- ~~K. Apartment. A room, or a suite of two or more rooms in a multiple occupancy building, occupied or suitable for occupancy as a dwelling unit for one family.~~
- ~~L. Apartment building. A multiple occupancy building other than a hotel or motel that contains five or more dwelling units.~~
- L. Applicant. Any person that applies for approval from the City.
- M. Application. The process by which the owner of a parcel of land within the City submits a request to develop, construct, build, modify, erect or use such parcel of land. "Application" includes all written documentation, verbal statements, and representations, in whatever form or forum, made by an applicant to the City concerning such a request.
- N. Artisan manufacturing. Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage, and where the production, operations, and storage of materials related to production occupy no more than one building on a lot. Typical uses have negligible negative impact on surrounding properties and may include uses such as, but not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, makers spaces, production of alcohol and food processing.
- O. Assisted living facility. Any home or other institution that provides housing, basic services, and assumes general responsibility for the safety and well-being of the residents (for seven or more residents) and may also provide domiciliary care consistent with Chapter 142, laws of 2004 in Chapter 18.20.020 RCW.
- P. Attainable housing. Residential housing available for sale or rent that requires a monthly housing cost, including utilities other than telephone, of no more than 30 percent of the net income of an eligible household. For purposes of the preceding sentence, an eligible household is one with a total net household income no greater than 120 percent of the Clallam County median income as reported by the Washington State Office of Financial Management.

NOTE: This new simplified term covers the following uses individually broken out in the current code: *Tire shops; Vehicular services buildings, such as ambulance service, automotive and truck rentals, and vehicle maintenance and repair shops, not including auto body and paint shops and auto engine repair shops.*

Q. Automotive service and repair. Any land or facility used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to fender, muffler, or upholstery work, oil change and lubrication, tire service and sales. The use may include incidental retail sales of automobile parts and accessories. The term excludes dismantling or salvage.

17.08.020 – “C.”

A. Carport. An accessory building or an accessory portion of the main building designed and used primarily for the shelter or storage of vehicles. It is not an enclosed structure and it does not contain a door which would allow vehicles to pass into the structure: it is open on two or more sides.

B. Car wash. An automotive service facility with self-propelled car washing equipment or where self-service washing is done by the customer.

C. Casino. An establishment for the purpose of providing unrestricted gambling opportunity as regulated by the Washington State Gambling Commission. Activities regulated under casinos do not include mini-casinos, enhanced card rooms, public card rooms, social card rooms, pull tabs, punch cards, fund raising events sponsored by nonprofit organizations, bingo, state run lottery games, turkey shoots, raffles, sports pools, or other amusement games.

NOTE: Updated day care terms are proposed to follow current state law, RCW 35A.63.215 and 43.216. Most of the definition wording is retained from the current definitions below.

D. “Child care” means an establishment for group care of nonresident children licensed by the Washington State Department of Children, Youth, and Family. Day care establishments are subclassified as follows:

1. “Child care provider” means a child care provider who regularly provides early childhood education, early learning services, and developmentally appropriate care, protection, and supervision of children that is designed to promote positive growth and educational experiences for children outside the child’s home. The provider cares for not more than twelve children in the provider’s home in the living quarters for periods of less than 24 hours a day. The term is not intended to include baby-sitting services of a casual, non-recurring nature, or in the child’s own home. Likewise, the term is not intended to include cooperative reciprocated child care by a group of parents or legal guardians in their respective homes.
2. “Child care facility” means an agency (i.e. facility or business) that regularly provides early childhood education and early learning services for a group of 13 or more children for periods of less than twenty-four hours. The center is not located in a private residence unless the portion of the residence where the children have access is used exclusively for the children during the hours the center is in operation or is separate from the useable living quarters.

NOTE: Most of the existing language for child day care is copied to the new terms above.

~~C. Child day care. Child day care means the developmentally appropriate care, protection, and supervision of children that is designed to promote positive growth and educational experiences for children outside the child’s home for periods of less than 24 hours a day. The term is not intended to include baby-sitting services of a casual, non-recurring nature, or in the child’s own home. Likewise, the term is not intended to include cooperative reciprocated child care by a group of parents in their respective homes.~~

~~D. Child daycare center. A facility licensed by the Washington State Department of Early Learning where child care or early childhood education and early learning services are provided for 13 or more children. The child daycare center shall not be located in a private family residence unless the portion of the residence where the children have access is used exclusively for the children during the hours the center is in operation or is separate from the useable living quarters of the family.~~

E. Commercial vehicle. Is a licensed (according to tonnage), motorized vehicle designed for transportation of commodities, merchandise, produce, freight, animals, or passengers, and operated in conjunction with a business, occupation, or home occupation. This term shall include, but is not limited to, automobiles, trucks, tractor/trailers, and vans.

F. Commission. The appointed Planning Commission.

G. Common usable open space. Area within a planned overlay development which is accessible and usable to all occupants of the development and the City, which is:

1. Land which is unoccupied by nonrecreational buildings, parking areas, or traffic circulation roads; or
2. Land which is dedicated to recreational buildings, structures or facilities; or
3. Land which is dedicated to an open space purpose of the planned overlay development such as preservation of natural features.

To be considered common usable open space for recreational purposes, the open space must be usable for specific or multi-purpose activities, be located on generally level land, be regularly shaped and contain a minimum of 1,000 square feet.

H. Community center. A building or portion of a building used for not-for-profit cultural, educational, recreational, religious or social activities that is open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency. Examples of community centers are schools, places of worship (church, mosque, synagogue, temples, etc.), Boys and Girls Clubs, and similar uses. Community center does not include fraternities, lodges or similar uses.

I. Conditional use permit (CUP). A limited permission to locate a particular use at a specific location, where limited permission is required in order to review the controls stipulated by these regulations on a case-by-case basis and to such degree as to assure that the particular use shall not prove detrimental to surrounding properties, shall not be in conflict with the City's Comprehensive Plan, and shall not be contrary to the public interest. The City has some conditional uses that may be processed as an Administrative CUP, where the Director of Community and Economic Development is the approval authority. All other conditional uses are considered a CUP, where the City Hearing Examiner is the approval authority.

J. Conditional use. A use permitted in a zone when authorized by the appropriate approval authority but which requires a special degree of review and may be subject to certain conditions to make such use consistent and compatible with other existing or permissible uses in the same zone.

- K. Conforming building or structure. A building that complies with all sections of these Zoning Regulations or any amendment thereto governing size, height, area, location on the lot, for the zone in which such building or structure is located.
- L. Conforming lot. A lot that contains the required width, depth and square footage as specified in the zone in which the lot is situated.
- M. Conforming use. A use that is listed as a permitted, accessory or conditional use in the zone in which the use is situated.
- N. Conference center. A facility used for conferences and seminars, or other community events promoting tourism, that may include accommodations for sleeping, food preparation and eating, recreation, entertainment, resource facilities, meeting rooms, fitness and health facilities, retail and personal services primarily for the conference center guests.

NOTE: This new simplified term covers the following uses individually broken out in the current code: *Equipment rental stores; Laundromats, commercial and self-service, dry cleaning shops and tailor shops; Printing, blueprinting, photo developing and reproduction shops; Repair services shops, such as appliance repair, furnishings repair shops, shoe repair and TV and stereo repair services; Sign shops*

O. Consumer goods service. A use involving the maintenance, repair, cleaning, or rental of consumer and household goods. Examples include but are not limited to laundromats, dry cleaning, shoe repair, clothing rental, appliance and electronics repair, print and photo shops, sign shops, musical instrument repair, jewelry and watch repair, and tool and equipment rental. These uses may include accessory retail sales.

- P. Council. The City Council.
- Q. Club or lodge, private. A non-profit association of persons who are bona fide members paying annual dues, which owns, hires, or leases a building or portion thereof, the use of such premises being restricted to members and their guests.

17.08.025 - "D."

- A. Density. The ratio of the number of dwelling units per area of land, e.g., 7,000 square foot lots would allow for a maximum density of 6.22 dwelling units per acre.
- B. Department of Community and Economic Development (DCED) means City of Port Angeles Community and Economic Development Department.
- C. Departure. A provision allowing for applicants to propose alternative means of compliance with a specific standard on a voluntary basis, provided they meet the purpose of the standard. See PAMC 17.22.040 for more information on departures.
- D. Detached building. See the definition for "Building, accessory".
- E. Development. Any activity which would alter the elevation of the land, remove or destroy plant life, cause structures of any kind to be installed, erected, or removed, divide the land into two or more parcels, or any use or extension of the use of the land.
- F. District. A portion of a planning area which is defined by the primary uses located in that portion of the planning area.
- G. Dormitory. A residence hall providing sleeping rooms, with or without eating facilities.

- H. Duplex. ~~See the definition for " Dwelling, two-family".~~ [A building containing two dwelling units.](#)

NOTE: It is recommended to consolidate the duplicative terms "dwelling" and "dwelling unit".

- I. [Dwelling or dwelling unit.](#) A building or portion thereof [with one or more rooms which are arranged, designed or used for occupancy as separate living quarters for the exclusive use of a single household,](#) ~~that is used exclusively for human habitation~~ and is constructed in accordance with the International Building Code [or International Residential Code.](#) ~~In the case of manufactured homes, need to be constructed in accordance with these requirements.~~ [Permanently installed kitchen, sleeping, and sanitary facilities must always be provided within the dwelling unit.](#) A dwelling [or dwelling unit](#) does not include a house trailer nor does it include hotels, motels or lodging houses.

NOTE: It is recommended to consolidate the code's multifamily terms. Multifamily is currently governed by three different terms with different definitions: Apartments; Apartment Buildings; and Multi Family Housing.

- J. Dwelling, multi-family. A building or a portion thereof containing three or more dwelling units. [The term also includes any dwelling unit within a mixed-use building.](#)
- K. Dwelling, single-~~family~~[household](#). A building containing one dwelling unit.
- [L. Dwelling, small lot single-household. A building containing one dwelling unit on a lot less than 5,000 square feet in area.](#)
- ~~K. Dwelling, two-family (or duplex). A building containing two single-family dwelling units separate from each other.~~
- ~~L. Dwelling unit. One or more rooms which are arranged, designed or used for occupancy as separate living quarters for the exclusive use of a single-family maintaining a household. Permanently installed kitchen facilities shall always be provided within the dwelling unit as well as sleeping and sanitary facilities.~~

17.08.020 - "E."

NOTE: These new housing terms are recommended to be referenced per 2021 updates in state law.

- [A. Emergency housing: Defined by RCW 36.70A.030.](#)
- [B. Emergency shelter: Defined by RCW 36.70A.030.](#)
- C. Engineer means a professional civil engineer, licensed by and in good standing in the State of Washington.
- D. Enlargement. An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

NOTE: This term was incorporated into the new terms "indoor recreation" and "indoor theater".

- ~~C. Entertainment services. Establishments engaged in providing entertainment for a fee, including such activities as dance halls, studios, visual and/or performing arts, theatrical productions, bands, orchestras, and other musical entertainment.~~
- E. Environmentally sensitive area. An area which includes any of the following critical areas and ecosystems: wetlands, streams or stream corridors, frequently flooded areas, geologically hazardous areas (erosion, landslide, or seismic hazard areas), significant fish and wildlife habitat areas, and locally unique natural features (ravines, marine bluffs, or beaches and associated coastal drift processes).
- F. Erected. Construction of any building or structure or the structural alteration of a building or structure, the result of which would be to change the exterior walls or roof or to increase the floor area of the interior of the building or structure.
- G. Establishment, business or commercial. A place of business carrying on an operation, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot.
- H. Existing (pre-existing). A use, lot, or building that existed at the time of the passage of the City's Zoning Regulations, or prior to January 4, 1971.

17.08.035 - "F."

NOTE: A 2021 change in state law prohibits cities from regulating the number of unrelated persons living together. City staff have also recommend changing the name of this term to "household" and it has been moved to the H section.

~~A. Family. One person or two or more legally related persons living together, or not more than six unrelated persons living together as a single, nonprofit, housekeeping unit; provided that there shall not be more than four unrelated persons living together with legally related persons as a single, nonprofit, housekeeping unit.~~

NOTE: This is duplicative of a nearly similar definition in D. This specific term was not previously used anywhere in Title 17.

~~B. Family day-care provider (or family home child care). A facility licensed by the Washington State Department of Early Learning where child care or early childhood education and early learning services are provided for 12 or fewer children in the family living quarters where the licensee resides.~~

- A. Farming, commercial. The planting and cultivating of crops for agricultural or other commercial purposes, provided that this shall not include private gardening or greenhouse structures accessory to single-family ~~residences~~ [dwelling](#).
- B. Fence. A structure that is built, constructed, or composed of parts joined together of material in some definite manner in which the prime purpose is to separate and divide, partition, enclose, or screen a parcel or parcels of land. Fences may be constructed of wood, masonry, ornamental metal, or other such materials. For the purpose of this ordinance, plant materials are not considered a fence.

C. Floor area, gross (GFA). The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

D. Floor area, net (NFA). The actual occupied floor area, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms, and closets.

NOTE: Examples of food uses are incorporated from the existing CBD zone list of permitted uses.

E. Food and beverage establishment. A use that prepares and sells food and/or drink for on- or off-premises consumption. Examples include, but are not limited to, bars, cocktail lounges, cafés, cafeterias, restaurants, take-out lunch stands, and taverns.

F. Fuel station. A retail use primarily involving automobile fuels and specialized structures for selling fuel and fuel storage tanks, often underground. These establishments may provide incidental retail sales of food and other convenience items.

G. Fuel yard or bulk plant. That portion of a property where flammable or combustible liquids are received by tank vessel or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, tank vehicle, portable tank or container for subsequent resale and not to the consuming public.

17.08.040 - "G."

- A. Garage. A deck, building or parking structure, or part thereof, used or intended to be used for the parking and storage of vehicles.
- B. Garage, private residential. A building or structure that is accessory to a single-~~or two-~~family household dwelling or duplex dwelling, enclosed on not less than three sides and with a roof, and designed or used only for the parking and storage of vehicles, primarily only those vehicles belonging to the occupants of the dwelling.
- C. Garage, public. A structure or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.
- D. Garage, repair. A building or structure other than a private residential garage, used for the care, repair, or storage of automobiles and not the same as a service station as defined within these regulations.
- E. Group living. A building, portion of a building or a complex of buildings under unified control and management which contains facilities for living, sleeping, sanitation, eating and cooking for occupancy for residential uses; and which does not otherwise meet the definition of another residential use defined in this chapter and does not include any type of group living facility that is licensed by the State of Washington. Eating and cooking areas may be shared in whole or part.

17.08.045 - "H."

- A. Hard surface. An impervious surface, a permeable pavement, or a vegetated roof.
- B. Height.
 - 1. Definition. The total distance in feet from average ground elevation at perimeter walls as determined by the final grade noted on the building plan approved by the City to the highest point of the structure. The final grade ~~shall~~must not exceed the pre-alteration grade as it existed prior to excavation. For the purposes of this title, a grade is established only when the City Building Inspector verifies the grade.
 - 2. Exceptions. The height restrictions in this title shall not apply to spires, monuments, chimneys, antennas, water towers, elevator towers, mechanical equipment, and other similar rooftop appurtenances usually required to be placed above the roof level and/or not intended for human occupancy or ~~the provision of additional~~ habitable space; provided that mechanical equipment rooms and screening are set back at least ten feet from the edge of the roof and do not exceed the maximum building height by more than ten feet. Other architectural appurtenances such as ornamental cupolas, parapets, and spires, not exceeding the maximum building height by more than ten feet nor exceeding ten feet in ~~height and~~ diameter, are also exempt from height requirements.

NOTE: A 2021 change in state law prohibits cities from regulating the number of unrelated persons living together. City staff have also recommend changing the name of this term to “household” and it has been moved from the F section.

- X. FamilyHousehold. One person or two or more ~~legally related~~ persons living together, ~~or not more than six unrelated persons living together~~ as a single, nonprofit, housekeeping unit; ~~provided that there shall not be more than four unrelated persons living together with legally related persons as a single, nonprofit, housekeeping unit.~~
- C. Home occupation is an occupation or business activity which results in a product or service, is conducted in whole or in part in the dwelling unit, and is clearly incidental and subordinate to the residential use of the property.
- D. Hospital. An institution specializing in giving clinical, temporary and emergency services of a medical or surgical nature to human patients and licensed by Washington State law.
- E. Hospital, mental (including treatment of alcoholics). An institution licensed by Washington State agencies under provisions of law to offer facilities, care, and treatment for cases of mental and nervous disorders and alcoholics.
- F. Hospice. A facility for the terminally ill.
- G. Hostel. A residential structure or commercial building where transient accommodations for 30 days or less (daily or weekly) for the traveling public are provided and for which the accommodations contain no more than one shared kitchen facility and do not have individual sleeping rooms. Hostels are differentiated by housing type and/or owner occupancy as follows:
 - 1. Owner occupied single-family residential hostels are allowed in the same zones as bed and breakfasts.

2. Non-owner occupied commercial structure hostels are allowed by the same process and in the same zones as hotels and motels.
- H. Hotel. A facility offering transient lodging accommodations for 30 days or less to the general public and that may include additional facilities and services, such as restaurants, meeting rooms, personal services, etc.
- I. House pets. Domestic animals such as dogs, cats, fish, birds, rodents, and reptiles, not including inherently dangerous species of animals, which sleep and are primarily housed in a dwelling unit together with their owners.

17.08.050 - "I."

- A. Impervious surface. A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or stormwater areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces that similarly impede the natural infiltration of stormwater. Vegetated roofs and minimal excavation foundations, subject to conformance with applicable Department of Ecology BMPs, are not included in the total impervious area.

NOTE: This new simplified term replaces *"Commercial recreation establishments and entertainment services, such as bowling alleys, theaters (movie and others), skating rinks, putt-putt golf courses, climbing walls and arcades."*

- [B. Indoor recreation. A use that provides recreation-oriented activities indoors, including but not limited to arcades, arenas, bowling alleys, dance halls, gyms, marital arts studios, skating rinks, and swimming pools.](#)
- [C. Indoor theater. A movie theater, stage theater, auditorium, and similar uses. The term includes facilities or venues with entertainment services such as visual and/or performing arts, theatrical productions, bands, orchestras, and other musical entertainment.](#)
- D. Infill Overlay Zone (IOZ). A site-specific development that has been approved by the City under the provisions of Chapter 17.45 of the Port Angeles Municipal Code.

17.08.070 - "M."

- A. Manufactured home. Factory built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. § 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) Code, and that also meets the following requirements:
1. Consists of two or more fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

2. Bears an insignia issued by the appropriate federal agency indicating compliance with the construction standards of the U.S. Department of Housing and Urban Development (HUD), as amended and as approved by the State of Washington;
 3. Is placed on an on-grade permanent foundation or on footings and piers or on blocks in accordance with HUD's specifications for the specific home and has skirting installed so that no more than one foot of the skirting is visible above grade;
 4. Has all transport appurtenances removed;
 5. Is served by underground electrical power; and
 6. Was originally constructed with and prior to occupancy has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch.
- B. Marina. A system of piers, buoys, or floats that provide a centralized site for extended moorage for more than four vessels for a period of 48 hours or longer. For regulatory purposes, yacht club facilities and camp or resort moorage areas would also be reviewed as marinas. Boat launch facilities and the sales of supplies and services for small commercial and/or pleasure craft users may be associated with marinas. Where such amenities are included, the marina is considered a multi-use marina.
- C. Massage. The method, art or science of treating the human body for hygienic, remedial or relaxational purposes by rubbing, stroking, kneading, tapping, rolling or manipulating the human body of another with the hands, or by any other agency or instrumentality.
- D. Massage parlor. Any premises where massages are given or furnished for, or in expectation of any fee, compensation or monetary consideration, except:
1. Facilities adjunct to athletic clubs, medical facilities, hotels, motels or beauty salons; and
 2. Enterprises licensed by the state and operating as approved home occupations.
- E. Medical/dental building. A building or group of buildings designed for the use of physicians and dentists and others engaged professionally in such healing arts for humans as are recognized by the laws of the State of Washington.
- F. Mixed use structure. A single structure or building containing two or more complementary, physically and functionally integrated, or mutually-supporting uses (such as housing, offices, manufacturing, retail, public service, or entertainment).
- G. Mobile home. See the definition for "Trailer, house".
- H. Motel. See definition for "Hotel".
- I. Motor freight terminal. A building or area in which freight brought by motor truck is assembled and/or stored for routing intrastate and interstate shipment by motor truck.

NOTE: We are deleting multiple related "multifamily" terms to have a single consistent definition.

~~J. Multi-family housing means a building having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.~~

17.08.075 - "N".

- A. Neighborhood. An area located within a district where people live, which is defined by the primary type and/or density of the residential units located in that particular area of the district.

NOTE: This term is duplicative of the regular "density" definition.

- ~~B. Neighborhood density. The number of dwelling units per gross acre allowed by underlying zone or zones.~~
- B. Nonconforming building or structure. Any building or structure that does not conform with the lot area, yard, height, or lot coverage restrictions in these Zoning Regulations, either at the effective date of these regulations or as the result of subsequent amendments to these regulations.
- C. Nonconforming lot. A legally established lot, the area, dimensions or location of which met the applicable zoning code requirements in effect at the time the lot was created, but which fails by reason of such adoption, revision or amendment of these Zoning Regulations, to conform to the present requirements of the zone in which it is located.
- D. Nonconforming use. Any use of land, building or structure which does not comply with all of these Zoning Regulations or of any amendment hereto governing use for the zoning district in which such use is situated.
- E. Noxious matter. Material capable of causing injury to living organisms by chemical reaction, or is capable of causing detrimental effects upon the physical or economic well-being of individuals.
- F. Nursing home ~~or convalescent home~~. Any home or residential facility licensed per 18.51 RCW that operates or maintains facilities providing convalescent or chronic care for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable to properly care for themselves. Nothing in this definition shall be construed to include any "assisted living facility".

17.08.080 - "O."

- A. Off-street parking space. An area ~~of at least 8½ feet in width and 17 feet in length, or as otherwise provided in Chapter 14.40 PAMC situated on territory~~ other than a public or private street, alley, highway or trafficway, and used only for the storage of vehicles. [Refer to Chapter 14.40 PAMC for off-street parking standards.](#)
- B. Open space. Natural areas of unique or major physical features such as shorelines, bluffs, beaches, lagoons, waterways, ravines, streams, rivers, lakes, wetlands, wildlife habitats, and other environmentally sensitive areas deemed of significant importance to the community by the City; landscaped areas such as parks, playfields, golf courses, outdoor stadiums, and public landscaped areas such as those along boulevards and around public buildings; improved outdoor areas such as piers, playgrounds, plazas, promenades or trails, tennis courts, viewpoints, and other outdoor spaces open to the public.
- C. Owner. Any person with fee title or a long-term leasehold to any parcel of land within the City, who desires to develop, or construct, build, modify, erect, or use such parcel of land.

17.08.085 – "P."

- A. People with functional disabilities. People with functional disabilities means: (1) a person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of: (a) needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living, or (b) needing supports to ameliorate or compensate for the effects of the functional disabilities so as to lead as independent a life as possible, or (c) having a physical or mental impairment which substantially limits one or more of such person's major life activities, or (d) having a record of such impairment; or (2) being regarded as having such an impairment, but such term does not include current, illegal use of, or active addiction to a controlled substance.
- B. [Permanent supportive housing: Defined by RCW 36.70A.030.](#)
- C. Permeable pavement pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material. Intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.
- D. Person. Any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not for profit.

NOTE: This new simplified term covers these uses individually broken out in the current code: *Personal services facilities, such as barber shops and beauty shops, exercise and reducing studios and travel agencies; Massage parlors, saunas and steam baths, as primary use*

- E. [Personal care services. Uses involved in providing nonmedical body and health services to the general public, including, but not limited to, salons, barbers, tanning, massage therapy, tailors, and tattoo parlors. These uses may include accessory retail sales.](#)
- F. Planned Industrial Development (PID). A PID is a site specific development which has been approved by the City Council under the provisions of Chapter 17.31 of the Port Angeles Municipal Code.
- G. Planning area. A large geographical area of the City, which is defined by physical characteristics and boundaries.
- H. PRD. Planned Residential Development.
- I. Principal use. The primary use of land or buildings on a lot as distinguished from a subordinate or accessory use. A use is considered principal when it occupies 50 percent or more of a building's total square footage.

NOTE: This new simplified term replaces *"Business colleges, trade schools, and personal instruction, such as music, art, and dance schools"*

- J. [Private educational services. Uses providing for-profit and non-profit educational services. Examples include but are not limited to testing centers, business schools, trade and vocational schools, language and exam tutoring, music instruction, dance studios, and arts and craft studios. The term does not include government facilities.](#)

NOTE: This updated term covers these uses individually broken out in the current code: *Business and professional offices; Radio stations, TV stations and newspaper buildings; Financial services offices, such as banks, financial institutions, insurance and real estate services offices*

- K. Professional, [business, and media](#) offices. Offices used as a place of business conducted by persons engaged in ~~recognized~~ professions [including but not limited to accounting, finance, law, real estate, design, engineering, photography, software development, research, counseling, journalism, and business administration. The term includes banks/credit unions and audio and video recording and broadcasting.](#)

17.08.090 – "R."

- A. Reclassification. A change in zoning boundaries upon the zoning map which is an official part of these Zoning Regulations.
- B. Reconstruction. The act of constructing again.
- C. Recreation facility or area. A facility or area for recreation purposes, such as a swimming pool, park, tennis court, playground or other similar use.

NOTE: This new simplified term replaces "Recreational vehicles, vacation trailers, and campers courts and parks" currently used in the CA zone list of permitted uses. Note that this use relates to formal commercial facilities and does not regulate ad-hoc RV camping or living. See 17.20.020 for proposed updates to permitted uses.

- D. ["Recreational camps". A commercial facility established for temporary occupancy by people using tents, recreational vehicles, travel trailers, and similar lodgings. Improvements such as roads, toilets, showers, utility connections, and other amenities may be provided.](#)
- E. Recreational purpose. An express intent of a space design and development to service a particular healthful or aesthetic activity.
- F. Repair, minor. Improvements to correct deficiencies resulting from normal wear and tear or improvements not requiring a building permit.
- G. Residence. A building or structure, or portion thereof, which is designed for and used to provide a place of abode for human beings. The term "residence" includes the term "residential" as referring to the type, or intended use, of a building.
- H. Restoration. The act of putting back or bringing back into a former or original state.

NOTE: This new simplified term covers these uses individually broken out in the current code: *Auto supply stores; Drug stores, pharmacies; Hardware stores, paint stores and plumbing supply; Food item retail sales; General merchandise stores; Household furnishings stores; Medical supply stores; Shopping centers; Specialty shops such as gift, florist, hobby, antique, candy, ice cream, movie rental, bicycle, book, computer, toy, and retail pet stores; Wholesale stores*

- I. [Retail sales. Any use involving the sale, lease, or rental of new or used products, including but not limited to appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies,](#)

[music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, seafood, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos and related products.](#)

NOTE: This new simplified term covers these uses individually broken out in the current code: *Building material stores, cabinet shops, glass stores, hardware stores, lumber yards, paint stores and plumbing supply stores; Farm equipment stores, garden supply stores, nurseries*

[J. Retail sales, heavy. "Retail sales, heavy" means retail uses with exterior sales and/or storage areas greater than 15,000 gross square feet or occupying a greater area than the use's principal building. Examples include, but are not limited to, uses selling agricultural supplies, farm equipment, plant and landscape design materials, building materials, and heating fuels.](#)

- K. Retail stand. A small, moveable cart that is operated from a fixed location and is designed and sized to be readily moved under the control of one person but not under its own power.
- L. Right-of-way. Land acquired or dedicated for purposes of a street, highway, sidewalk, alley, avenue, other structure used for pedestrian or vehicular traffic, or easement or any combination of such uses for which the City has regulatory authority.
- M. Roof. A structure covering any portion of a building or structure, including the projections beyond the walls or supports.

17.08.095 - "S."

NOTE: Term simplified and replaced by "automotive service and repair" under A above.

~~A. Service station. An establishment that provides for the servicing of motor vehicles and operations incidental thereto, limited to the retail sale of petroleum products and automobile accessories; automobile washing (not including auto laundry); waxing and polishing of automobiles; tire changing and repair (not including recapping); battery service, charging, and replacement (not including repair and rebuilding); radiator cleaning and flushing (not including steam cleaning and repair); installation of accessories; and the following operations if conducted wholly within a building: lubrication of motor vehicles, brake servicing, wheel balancing, tire testing, and replacement of carburetors, coils, condensers, fan belts, wiring, water hoses, and similar parts.~~

[A. Self-service storage. An establishment containing separate storage spaces that are leased or rented as individual units.](#)

- B. Setback. The required minimum distance from any lot line and that establishes the building envelope within which any structure or building may be erected or placed.
 - 1. Setback, front - a space that extends the full width of the lot, between the front lot line and the distance designated in the City's Zoning Regulations.
 - 2. Setback, rear - a space that extends the full width of the lot, the rear lot line and the distance designated in the City's Zoning Regulations.

3. Setback, side - a space that extends from the front setback line to the rear setback line, between the side lot line and to the closest building on the same lot, or to a distance designated in the City's Zoning Regulations.
- C. Shopping center. A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan. Shopping centers are further defined by size and their customer base: ~~area their shoppers come from~~:
1. A community shopping center features a junior department store and contains approximately 150,000 square feet of gross leasable area and has a site area of ten to 25 acres. Its clientele draw is approximately a ten-minute drive from the center.
 2. A neighborhood shopping center generally offers goods necessary to meet daily needs, occupies up to ten acres, has up to 100,000 square feet of gross leasable area, and draws its clientele from a five-minute driving radius from the center.
- D. Short term rental. Lodging or guest rooms used, rented or occupied for guest sleeping purposes for a period of time 30 days or less, and that contain kitchen facilities for food preparation, including, but not limited to, refrigerators, stoves and ovens. This definition includes dwelling units used, rented or hired out for vacation homes or short-term rentals that allow guests to stay for 30 days or less. Dwelling units used, rented or hired out for longer than 30 days are considered long-term rentals and not extended stay lodging.
- E. Sign. Any letters, figures, design symbol, trademark, or device intended to attract attention to any activity, service, place, subject, person, firm, corporation, public performance, article, machine, or merchandise, and including display surfaces and supporting structures thereof.
- F. Sign, advertising. A sign which directs attention to a business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.
- G. Sign, area. The area of a sign shall be the sum of each display surface including both sides of a double-faced sign, as determined by circumscribing the exterior limits on the mass of each display erected on one sign structure with a circle, triangle, or quadrangle connecting all extreme points. Where a sign is composed of two or more individual letters mounted directly on a wall, the total display surface, including its background, shall be considered one sign for purposes of calculating sign area. The structure supporting a sign is not included in determining the area of the sign, unless the structure is designed in a way to form an integral part of the display.

H. Significant tree. A tree at least six inches in diameter at a point five feet above the ground.

NOTE: The below term duplicates/conflicts with "single-household dwelling".

~~H. Single family residence. One detached dwelling on an individual lot for occupancy by one family.~~

- I. Site coverage. The amount of impervious surface on a parcel, including structures, paved driveways, sidewalks, patios, and other impervious surfaces.
- J. Smart growth. A mix of land uses that include the following:
 1. Take advantage of compact building design;
 2. Create a range of housing opportunities and choices;
 3. Create walkable neighborhoods;
 4. Foster distinctive, attractive communities with a strong sense of place;
 5. Preserve open space, natural beauty and critical environmental areas;
 6. Strengthen and direct development towards existing communities;
 7. Provide a variety of transportation choices;
 8. Make development decisions predictable, fair and cost effective;
 9. Encourage community and stakeholder collaboration in development decisions.
- K. Story. The space between the floor and the ceiling above said floor. [Outside the CBD zone,](#) aA basement shall be considered a story when more than half of the basement height is above the finished lot grade. A half-story shall be considered when the space between a floor and ceilings above said floor has at least one interior side wall that is five feet or less in height.
- L. Street. A vehicular way that affords a primary means of access to abutting property.
- M. Street right-of-way line. The boundary line between a street and abutting property. This may or may not match a property's front lot line.
- N. Structure. Anything constructed in the ground, or anything erected which requires location on the ground or water, or is attached to something having location on or in the ground and is over 30 inches in height above the ground level, but not including fences or walls used as fences six feet or less in height.
- O. Structural alteration. Any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing walls, columns, beams, or girders.
- P. Subordinate. Less important than and secondary to a primary object, usually in these Zoning Regulations referring to an accessory use.

NOTE: This term can likely be deleted because it has limited use in current code and is covered by the new "retail sales" term.

~~Q. Supermarket. A grocery store on a site larger than one acre and with multiple retail departments such as drugs, photo, video, deli, flowers, seafood, bakery, etc.~~

17.08.100 - "T."

- A. Telecommunications facilities or wireless telecommunications facilities. Any antennas, cables, wires, lines, wave guides, and any other equipment or facilities associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a tower or antenna support structure.
- B. Through lot. See "Lot, through".

- C. Tower or wireless telecommunications tower. A self-supporting lattice, guyed, or monopole structure constructed from grade which supports telecommunications facilities. The term "tower" shall not include amateur radio operators' equipment, as licensed by the FCC.
- D. Townhouse. A dwelling unit, ~~located on its own lot,~~ that shares one or more common or abutting walls with one or more dwelling units, ~~each located on its own lot~~ and having [exterior access](#). A townhouse does not share common floors/ceilings with other dwelling units.
- E. Townsite block. A block of 450 or 500 feet by 300 feet dimension or a minimum of 3.1 acres as created by the original platting of the townsite of Port Angeles.
- F. Trail. A pedestrian facility which is designated for travel and recreation purposes and which may include sidewalks, portions of roadways, natural surfaced walkways, and structures such as bridges.
- G. Trailer, house (automobile trailer, mobile home, recreational vehicle, vacation trailer). A vehicle without motor power designed to be drawn by a motor vehicle and to be used for human habitation, a motor vehicle designed to be used for human habitation, and a manufactured home which does not meet City Building Code or state and federal manufacturing standards.
- H. Trailer park, trailer court, mobile home park, recreational vehicle park. Any premises on which are parked one or more vehicles designed, intended, arranged, or used for living purposes, or any premises used or held out for the purpose of supplying to the public a space for one or more such vehicles, whether such vehicles stand on wheels or rigid supports.
- I. [Transit center. Any centralized structure, station, or transit facility that is primarily used, as part of a transit system, for the purpose of loading, unloading, or transferring passengers from one mode of transportation to another. This use does not include singular street-side bus stops.](#)
- J. [Transitional housing: Defined by RCW 84.36.043.](#)
- K. Trellis. A lattice work structure designed to support plant growth. Trellises that demarcate an entryway to a yard, are detached from any other structure, other than a permitted fence, on the site, have a minimum sidewalk span of four feet, depth of two feet and a height of eight feet, is exempt from the requirement for a building permit and is not considered a structure.

17.08.110 - "V."

- A. Variance. Permission for an adjustment or relaxation to the literal requirements of the City's Zoning Regulations for a particular property or structure and/or building on a particular property.
- B. Vegetated roofs (also known as ecoroofs and green roofs) consist of thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs.
- C. [Vehicle rental. The sales or rental of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles and mopeds.](#)

17.08.115 - "W."

- A. Wireless communication facilities (WCFs). An unstaffed facility for the transmission and/or reception of wireless telecommunications services, including support structures, antennas, accessory equipment, and appurtenances, used to transmit, receive, distribute, provide, or offer personal wireless communication services. WCFs include but are not limited to antennas, plies, towers, cables, wires conduits, ducts, pedestals, vaults, buildings, and electronic and switching equipment.
- B. Work/live [spacestudio](#). An arrangement of space that combines a living area and working area where the living area is subordinate and accessory in size and use to the work space.

Chapter 17.10 – R7, Residential, Low Density

17.10.010 – Purpose.

This is a low density residential zone intended to create and preserve urban residential neighborhoods consisting of a mix of single-family household homes, duplexes and accessory dwelling unit homes on historic townsite-size lots. Uses which are compatible with and functionally related to a single-family household residential environment may also be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides the basic urban land use pattern for the City's lower density residential neighborhoods, following a standard rectangular street grid system of 60-foot rights-of-way for local access streets and 300-foot by 450 or 500-foot blocks with 35—50-foot by 140-foot lots and usually located in areas that are largely developed and closer to the center of the City or commercial corridors.

17.10.020 – Permitted uses.

- A. Adult family home.
- B. ~~Detached single-family residences.~~ [Single-household dwellings.](#)

NOTE: The geographic limitation for small lots is suggested by engineering staff due to preliminary findings from an ongoing sewer capacity analysis.

- C. [Small lot single-household dwelling \(lots less than 5,000 square feet\). This use is only permitted on alley-loaded lots east of Tumwater Truck Route and west of White Creek.](#)
- D. Exempted home occupations.
- E. ~~Family day cares~~ [Child care provider.](#)
- F. Group living.
- G. Duplexes.

NOTE: Cottages are currently allowed in R7 but were not shown in this list of uses before.

- H. [Cottage housing.](#)

17.10.030 – Accessory uses.

- A. Accessory dwelling units.
- B. Garages and carports.
- C. Greenhouses, gazebos, storage sheds, and similar accessory structures.
- D. Swimming pools and cabanas.
- E. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.

17.10.040 – Conditional uses.

~~Conditional uses shall~~ [must comply with the development standards in subsection 17.94.065.](#)

- A. Art galleries and museums.
- B. Assisted living facility.
- C. Bed and breakfasts.
- D. ~~Child daycare centers~~[Child care facility](#).
- E. Communications transmission buildings and structures; e.g., radio tower.
- F. Community centers.
- G. Home occupations.
- H. Libraries.
- I. Nursing and convalescent homes.
- J. Public housing authority offices and maintenance structures located on public housing authority housing sites.
- K. Public parks and recreation facilities.
- L. Public utility structures.
- M. Radio and television stations, provided that antenna is on-site.
- N. Residential care facilities.
- O. Other uses compatible with the intent of this chapter.

17.10.050 – Area, dimensional, and density requirements.

A. The following area and dimensional requirements apply to all R7 zones:

NOTE: The geographic limitation for small lots is suggested by engineering staff due to preliminary findings from an ongoing sewer capacity analysis.

NOTE: It is recommended to delete maximum site coverage from all zones. This is because: 1) it serves a duplicative purpose of maximum site coverage but tends to incentivize excessive parking; 2) maximum site coverage more directly regulates the stormwater issue that is important to Port Angeles; 3) new landscaping standards are being proposed; and 4) lot coverage reduces the design options and flexibility for housing and other development, a point echoed by project stakeholders.

Table 17.10.050-1 R7 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	5,000 square feet <u>3,500 square feet on alley-loaded lots east of Tumwater Truck Route and west of White Creek</u>	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage	35 feet <u>25 feet on alley-loaded lots east of Tumwater Truck Route and west of White Creek</u>	
Density, minimum net	n/a	
Density, maximum net	n/a	
Maximum building height	30 feet	<u>35 feet where all roof forms above 30 feet have a minimum 3:12 roof pitch</u>
Maximum lot coverage	45%	
Maximum site coverage	65%	<u>In locations where stormwater runoff from structures, paved driveways, sidewalks, patios, and other surfaces is designed to infiltrate managed on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions more information.)</u>
Minimum front setback	15 feet	PAMC 17.94.075
Garage entrance setback	20 feet	PAMC 17.94.080
Minimum rear setback	20 feet	PAMC 17.94.120
Minimum side setback	5 feet	
Minimum side setback (street)	13 feet	
Minimum side setback (alley)	5 feet	
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures	10 feet	

Table 17.10.050-1 R7 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
in the rear one-third of the lot		
Minimum side setback for accessory structures in the rear one-third of the lot	3 feet	
Maximum building height ¹	Not to exceed the primary structure building height	<u>A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.</u>
Maximum building footprint	Not to exceed the primary structure building footprint	

NOTE: Footnote #1 and subsection (B) are moved into the table above. Subsection (C) is moved to PAMC 17.10.040.

~~¹A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.~~

~~**B.** In locations where stormwater runoff from structures, paved driveways, sidewalks, patios and other surfaces is designed to infiltrate on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)~~

~~**C.** Conditional uses shall comply with the development standards in subsection 17.94.065.~~

17.10.060 – Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

17.10.070 – Signs.

One sign per lot is permitted. This sign shall be one square foot in area, unlighted, and displaying only the name of the occupant (or as otherwise specified in 17.94.065); provided that official traffic signs, street signs, and identification and warning signs for public utility buildings and structures are exempt from these restrictions.

17.10.080 – Design standards.

[See the following code sections for applicable design standards:](#)

1. [Detached small lot single-household dwellings: PAMC 17.21.010.](#)
2. [Accessory dwelling units: PAMC 17.21.020.](#)
3. [Cottage housing: PAMC 17.21.030.](#)
4. [Duplexes: PAMC 17.21.040.](#)

Chapter 17.11 – R9, Residential, Low Density

17.11.010 – Purpose.

This is a low density residential zone intended to create and preserve urban residential neighborhoods consisting of predominantly single-family homes on larger than historic townsite-size lots. Uses that are compatible with and functionally related to a single-family residential environment may be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides for variety in the urban land use pattern for the City's lower density residential neighborhoods with minimum 50-foot front lot lines and 60-foot rights-of-way for collector arterial streets in large rectangular blocks and usually located on the perimeter of the developed town center and originally platted neighborhoods.

17.11.020 – Permitted uses.

- A. Adult family home.
- B. ~~Detached single-family residences.~~[Single-household dwellings.](#)
- C. Exempted home occupations.
- D. ~~Family daycare centers.~~[Child care provider.](#)
- E. Group living.
- F. Duplexes.
- G. [Cottage housing.](#)

17.11.030 – Accessory uses.

- A. Accessory dwelling units.
- B. Garages and carports.
- C. Non-commercial greenhouses, gazebos, storage sheds, and similar accessory structures.
- D. Swimming pools and cabanas.
- E. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.

17.11.040 – Conditional uses.

Conditional uses shall ~~must~~ comply with the development standards in 17.94.065 PAMC.

- A. Art galleries and museums.
- B. Assisted living facility.
- C. Bed and breakfasts.
- D. Communications transmission buildings and structures; e.g., radio tower.
- E. Community centers.
- F. ~~Child daycare centers~~ [Child care facility](#).
- G. Nursing and convalescent homes.
- H. Public parks and recreation facilities.
- I. Public utility structures.
- J. Radio and television stations, provided that antenna is on-site.
- K. Other uses compatible with the intent of this chapter.

17.11.050 – Area, dimensional, and density requirements.

A. The following area and dimensional requirements apply to all R9 zones:

Table 17.11.050-1 R9 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	7,000 square feet	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage	50 feet	
Density, minimum net	n/a	
Density, maximum net	n/a	
Maximum building height	30 feet	
Maximum lot coverage	40%	
Maximum site coverage	60%	<u>In locations where stormwater runoff from structures, paved driveways, sidewalks, patios, and other surfaces is designed to infiltrate/managed on-site, according to per the requirements in Chapter 5 of the City of the Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions more information).</u>
Minimum front setback	20 feet	PAMC 17.94.075
Garage entrance setback	20 feet	PAMC 17.94.080
Minimum rear setback	25 feet	PAMC 17.94.120
Minimum side setback	7 feet	
Minimum side setback (street)	13 feet	
Minimum side setback (alley)	7 feet	

Table 17.11.050-1 R9 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures in the rear one-third of the lot	10 feet	
Minimum side setback for accessory structures in the rear one-third of the lot	3 feet	
Maximum building height [‡]	Not to exceed the primary structure building height	<u>A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.</u>
Maximum building footprint	Not to exceed the primary structure building footprint	

NOTE: Footnote #1 and subsection (B) are moved into the table above. Subsection (C) is moved to PAMC 17.11.040.

~~‡ A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.~~

~~B. In locations where stormwater runoff from structures, paved driveways, sidewalks, patios and other surfaces is designed to infiltrate on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)~~

~~C. Conditional uses. Conditional uses shall comply with the development standards in 17.94.065 PAMC.~~

17.11.060 – Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

17.11.070 – Signs.

One sign per lot is permitted. This sign shall be one square foot in area, unlighted, and displaying only the name of the occupant (or as otherwise specified in 17.94.065 PAMC); provided that official traffic signs, street signs, and identification and warning signs for public utility buildings and structures are exempt from these restrictions.

17.11.080 – Design standards.

[See the following code sections for applicable design standards:](#)

1. [Accessory dwelling units: PAMC 17.21.020.](#)
2. [Cottage housing: PAMC 17.21.030.](#)
3. [Duplexes: PAMC 17.21.040.](#)

Chapter 17.12 – R11, Residential, Low Density

17.12.010 – Purpose.

This is a low density residential zone intended to create and preserve single-family residential neighborhoods consisting of predominantly larger than standard sized townsite-sized lots, while maintaining densities at or more than four primary dwelling units per acre. Uses that are compatible with and functionally related to a single-family residential environment may be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides for variety in the urban land use pattern for the City's lower density residential neighborhoods, following a curvilinear street system of non-through public and private streets with irregularly shaped lots, minimum 75-foot front lot lines, and 60-foot rights-of-way for collector arterial streets in large rectangular blocks and usually located in outlying areas.

17.12.020 – Permitted uses.

- A. Adult family home.
- B. ~~Detached single-family residences.~~ [Single-household dwellings.](#)
- C. Exempted home occupations.
- D. ~~Family daycare centers.~~ [Child care provider.](#)
- E. Group living.
- F. [Cottage housing.](#)

17.12.030 – Accessory uses.

- A. Accessory dwelling units.
- B. Garages and carports.
- C. Greenhouses, gazebos, storage sheds, and similar accessory structures.
- D. Swimming pools and cabanas.
- E. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.

17.12.040 – Conditional uses.

Conditional uses. Conditional uses shall must comply with the minimum standards in PAMC 17.94.065.

- A. Art galleries and museums.
- B. Assisted living facility.
- C. Bed and breakfasts.
- D. Communications transmission buildings and structures; e.g., radio tower.
- E. Community centers.
- F. ~~Child daycare centers~~Child care facilities and pre-schools.
- G. Duplexes.
- H. Hospices.
- I. Nursing and convalescent homes.
- J. Public parks and recreation facilities.
- K. Public utility structures.
- L. Radio and television stations, provided that antenna is on-site.
- M. Residential care facilities.
- N. Other uses compatible with the intent of this chapter.

17.12.050 – Area, dimensional, and density requirements.

A. The following area and dimensional requirements apply to all R11 zones:

Table 17.12.050-1		
R11 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	9,000 sf	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage	65 feet	
Density, minimum net	n/a	
Density, maximum net	n/a	
Maximum building height	30 feet	
Maximum lot coverage	30%	
Maximum site coverage	50%	<u>In locations where stormwater runoff from structures, paved driveways, sidewalks, patios, and other surfaces is designed to infiltrate managed on-site, according to per the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions more information).</u>
Minimum front setback	20 feet	PAMC 17.94.075
Garage entrance setback	20 feet	PAMC 17.94.080

Table 17.12.050-1		
R11 zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum rear setback	25 feet	PAMC 17.94.120
Minimum side setback	7 feet	
Minimum side setback (street)	13 feet	
Minimum side setback (alley)	7 feet	
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures in the rear one-third of the lot	10 feet	
Minimum side setback for accessory structures in the rear one-third of the lot	3 feet	
Maximum building height ⁺	Not to exceed the primary structure building height	<u>A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.</u>
Maximum building footprint	Not to exceed the primary structure building footprint	

NOTE: Footnote #1 and subsection (B) are moved into the table above. Subsection (C) is moved to PAMC 17.12.040.

~~⁺ A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located. Provided, however, that additional minimum setbacks to ensure a safe building site may be required when the property contains a bluff, ravine, stream, or similar feature as specified in Title 15 PAMC.~~

~~**B.** In locations where stormwater runoff from structures, paved driveways, sidewalks, patios and other surfaces is designed to infiltrate on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)~~

~~**C.** Conditional uses. Conditional uses shall comply with the minimum standards in PAMC 17.94.065.~~

17.12.060 – Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

17.12.070 – Signs.

One sign per lot is permitted. This sign shall be one square foot in area, unlighted, and displaying only the name of the occupant (or as otherwise specified in 17.94.065); provided that

official traffic signs, street signs, and identification and warning signs for public utility buildings and structures are exempt from these restrictions.

17.12.080 – Design standards.

See the following code sections for applicable design standards:

1. Accessory dwelling units: PAMC 17.21.020.
2. Cottage housing: PAMC 17.21.030.
3. Duplexes: PAMC 17.21.040.

Chapter 17.14 – RMD – Residential, Medium Density

17.14.010 – Purpose.

This is a medium density residential zone that allows a mix of ~~single-family, two-family/duplexes, multi-family~~ multi-unit dwellings types at a density greater than single-family household neighborhoods but less than the higher densities of the RHD Zone. The permitted uses in the RMD Zone are also intended to be more restrictive than the RHD Zone. Commercial uses are not considered to be compatible. Few nonresidential uses are allowed in this zone and then only conditionally, because of land use impacts associated with nonresidential uses. This zone provides for variety in the urban land use pattern for the City's lower density multi-family residential neighborhoods (~~at twice the density of the City's basic single-family residential neighborhoods~~) with direct access on an arterial street, usually located in outlying areas with large tracts of vacant buildable land, and serving as a transitional use between low density residential uses and commercial/industrial uses.

17.14.020 – Permitted uses.

- A. Accessory ~~residential dwelling~~ units. ~~4~~ □
- B. Adult family homes.
- ~~C. Apartments (individual units, not apartment buildings).~~
- C. Bed and breakfasts.
- D. ~~Child day cares~~ Child care facility.
- ~~E. Family day care provider~~ Child care provider.
- F. Short term rental.
- G. Group living.

NOTE: Given the purpose of medium-density development and the limited land area of the RMD zone, it is recommended to prevent any further development of new single-household dwellings in the zone. Existing single-household dwellings may continue to exist and be renovated/expanded.

- H. ~~Single-family dwellings.~~ Single-household dwellings existing as of (INSERT ADOPTION DATE OF THIS ORDINANCE).

NOTE: Stakeholders noted the limitations of 4-unit buildings. Consistent with dimensional updates in section .050 below, more flexibility with buildings up to 6-units (for multifamily and townhomes) is recommended to provide more housing capacity. All townhome and multifamily buildings will still need to meet applicable design standards proposed in this code update.

- I. Multi-family dwellings (buildings with six~~four~~ units or less).
- J. Townhouses (six~~four~~ attached units or less).
- K. ~~Two-family dwellings, or d~~ Duplexes.

NOTE: Cottages are currently allowed in RMD but were not shown in this list of uses before.

[L. Cottage housing.](#)

Footnotes:

~~---~~

~~Subject to the provisions of Section 17.94.070 PAMC, "Development Standards for Accessory Residential Units."~~

17.14.030 – Accessory uses.

- A. Garages and carports.
- B. Greenhouses, gazebos, storage sheds, and similar accessory structures.
- C. Exempted home occupations.
- D. Swimming pools and cabanas.
- E. Private television satellite reception dishes.
- F. Community recreation rooms and laundry rooms.
- G. Playground equipment.
- H. Manager's office.
- I. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.

17.14.040 – Conditional uses.

Conditional uses shall must comply with the minimum standards in PAMC 17.94.065.

- A. Art galleries, museums and aquariums.
- B. Assisted living facility.
- C. Community centers
- D. Hospices.
- E. Home occupations.
- F. Libraries.
- G. Nursing and convalescent homes.
- H. Public parks and recreation facilities.
- I. Residential care facilities.
- J. Utility buildings and structures.
- K. Other uses compatible with the intent of this chapter.

17.14.050 – Area, dimensional, and density requirements.

SURVEY RESULTS

[3] RMD & RHD zones: Relax lot & density provisions when coupled with modest design standards to ensure neighborhood compatibility.

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

June 9 workshop average score: 3.9
 Online SurveyMonkey average score: 4.1

MAKERS recommendation: Proceed with concept.

A. The following area and dimensional requirements apply to all RMD zones:

Table 17.14.050-1		
RMD zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	3,500 sf	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage ¹	40 feet	
<p>NOTE: The increase in minimum density is recommended to better follow the medium-density residential guidance in the Comprehensive Plan, create more distinction from the R7/R9/R11 zones, and encourage a greater variety and amount of housing options. The maximum density is recommended to be removed because density is already effectively restricted by the: 35' height limit; maximum of six attached units in one building; new residential site and building design standards; parking requirements, and real estate market conditions.</p>		
Density, minimum net	4 units/acre 8 units/acre	
Density, maximum net	14 units/acre	
Maximum building height	35 feet	40 feet where all roof forms above 35 feet have a minimum 3:12 roof pitch
Maximum lot coverage	50%	
Maximum site coverage	75%	In locations where stormwater runoff from structures, driveways, sidewalks, patios, and other surfaces is designed to infiltrate managed on-site, according to per the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions more information).
Minimum front setback ²⁻	15 feet	PAMC 17.94.075 PAMC 17.94.080
Garage entrance setback	20 feet	PAMC 17.94.120
Minimum rear setback	15 feet	
Minimum side setback ³	5 feet	
Minimum side setback (street)	5 feet	
Minimum side setback (alley)	5 feet	
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures in the rear one-third of the lot	5 feet	

Table 17.14.050-1 RMD zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum side setback for accessory structures in the rear one-third of the lot	5 feet	
Maximum building height ⁴⁻	Not to exceed the primary structure building height	A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.
Maximum building footprint	Not to exceed the primary structure building footprint	

NOTE: Footnotes #1 and #3 are covered by the new townhouse standards in 17.21.050. Footnote #2 is already covered by the existing yard intrusion standard in 17.94.120. Footnote #4 is moved into the table above.

~~¹Townhouses can be the width of the interior units.—~~

~~²Porches and covered entries may project up to six feet into the front setback.—~~

~~³Townhouses are exempt from side setback standards internal to a development. However, townhouse shall meet applicable side setback standards for adjacent lots outside of the development.—~~

~~⁴A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.~~

NOTE: Exception (3) is moved to the table above. We recommend eliminating exceptions (1) and (2); per staff, few if any developments have taken advantage of this bonus because the density limits are currently too low to make the exception needed.

~~B.—Exceptions to maximum lot and site coverage:~~

~~1.—An additional ten percent coverage that enables development to achieve the allowed maximum density of the RMD zone per 17.14.040.A; or—~~

~~2.—An additional ten percent coverage for development that is reserved as affordable housing. All applicants seeking bonus impervious surface for inclusion of affordable housing shall provide a mechanism to ensure that affordable housing remains affordable for the life of the project. Such mechanism shall be approved by the City Attorney in conjunction with the Department of Community and Economic Development, and shall be recorded on the land title; in addition:—~~

~~3. In locations where stormwater runoff from structures, driveways, sidewalks, patios and other surfaces is designed to infiltrate on site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)~~

~~C. Conditional uses. Conditional uses shall comply with the minimum standards in PAMC 17.94.065.~~

17.14.060 – Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

17.14.070 – Signs.

- A. Permitted uses. Signs not larger than ten square feet, lighted, but not flashing or intermittent. One per building.
- B. Conditional uses. Size and type as specified in 17.94.065 PAMC.

17.14.080 – Design and landscaping for apartments. Design standards.

See the following code sections for applicable design standards:

1. Accessory dwelling units: PAMC 17.21.020.
2. Cottage housing: PAMC 17.21.030.
3. Duplexes: PAMC 17.21.040.
4. Townhomes: PAMC 17.21.050.
5. Multifamily and commercial design standards: Chapter 17.22 PAMC.

NOTE: Where helpful, some of these existing standards are incorporated into the new design standards in Chapter 17.22.

- ~~A. All designated outdoor storage areas, except for City mechanized refuse collection system containers, shall be screened from view from public rights-of-way and abutting property by a vision-obscuring fence six feet in height.~~
- ~~B. All lighting on the site shall be directed away from adjoining residential properties and public rights-of-way.~~
- ~~C. Unused space that is over 24 square feet in area and results from the design of parking space arrangements or accessory structures shall be landscaped.~~
- ~~D. All required parking areas shall include tree landscaping of at least two trees, for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements. The trees shall be of a type approved by the City, and be at least two-inch-caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with functionally compatible planters and equivalent vegetative cover may be submitted for approval by the Director of Community and Economic Development as mitigation for this requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4 PAMC for appropriate pruning and vegetation management techniques.~~
- ~~E. All parking lots shall be screened by a three-foot to six-foot vision-obscuring fence or vegetation on all sides adjacent to residentially zoned property; except that parking lots—~~

~~with less than 900 square feet of contiguous area shall be exempt from this subsection E—
landscaping requirement.~~

~~F.—Parking areas shall have interspersed landscaped islands and shall have no more than eight
consecutive parking spaces. Islands with vegetation within LID facilities may be used to
meet landscaping requirements and may exceed maximum eight consecutive spaces.—
Underground parking and parking included in a parking structure are excluded from this
requirement.~~

~~G.—At least 30 percent of the site shall be landscaped with a mixture of ground cover, shrubs,
and trees.~~

Chapter 17.15 – RHD – Residential, High Density

17.15.010 – Purpose.

This is a high density residential zone for multi-family dwelling structures. Some nonresidential uses are allowed in this zone and then only conditionally, because of potential land use impacts associated with nonresidential uses. This zone provides the basic urban land use pattern for the City's higher density multi-family residential neighborhoods and are usually located in areas that are largely developed and closer to the center of the City, and in close proximity to primary transportation routes.

17.15.020 – Permitted uses.

- A. Accessory ~~residential~~ [dwelling](#) units.
- B. Adult family homes.
- ~~C. Apartments (individual units) and apartment buildings.~~
- C. Bed and breakfasts.
- D. ~~Child day cares~~ [Child care provider](#).
- E. [Child care facility](#).
- F. Short term rental.
- G. Group living.
- H. Multi-family dwellings.

NOTE: Given the purpose of high-density development and the limited land area of the RHD zone, it is recommended to prevent any further development of new single-household dwellings in the zone. Existing single-household dwellings may continue to exist and be renovated/expanded.

- I. ~~Single family Dwellings.~~ [Single-household dwellings existing as of \(INSERT ADOPTION DATE OF THIS ORDINANCE\).](#)
- J. Townhouses.
- K. ~~Two-family dwellings, or d~~ Duplexes.

NOTE: Cottages are currently allowed in RHD but were not shown in this list of uses before.

- L. [Cottage housing](#).

17.15.030 – Accessory uses.

- A. Exempted home occupations.
- B. Garages and carports.
- C. Greenhouses, gazebos, storage sheds, and similar accessory structures.
- D. Swimming pools and cabanas.
- E. Private television satellite reception dishes.
- F. Community recreation rooms and laundry rooms.

- G. Playground equipment.
- H. Manager's office.
- I. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.

17.15.040 – Conditional uses.

[Conditional uses must comply with the minimum standards in PAMC 17.94.065.](#)

- A. Art galleries, museums and aquariums.
- B. Assisted living facilities.
- C. Community center.
- D. Funeral homes and mortuaries.
- E. Hospices.
- F. Home occupations.
- G. Libraries.
- H. Nursing and convalescent homes.
- I. Public parks and recreation facilities.
- J. Residential care facilities.
- K. Utility buildings and structures.
- L. Other uses compatible with the intent of this chapter.

17.15.050 – Area, dimensional, and density requirements.

SURVEY RESULTS

[3] RMD & RHD zones: Relax lot & density provisions when coupled with modest design standards to ensure neighborhood compatibility.

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

June 9 workshop average score: 3.9

Online SurveyMonkey average score: 4.1

MAKERS recommendation: Proceed with concept.

A. The following area, dimensional and density requirements apply to all RHD zones:

Table 17.15.050-1		
RHD zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	n/a	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage ¹	30 feet	
<p>NOTE: The increase in minimum density is recommended to better follow the high-density residential guidance in the Comprehensive Plan and encourage a greater variety and amount of housing options near Downtown. The minimum will only apply to larger lots that can feasibly meet the requirement. The maximum density is recommended to be removed because density is already effectively restricted by the: proposed 45' height limit; new residential site and building design standards; parking requirements, and real estate market conditions.</p>		
Density, minimum net	10 units/acre 16 units/acre	Applies only to lots with 10,500 square feet or more in area.
Density, maximum net	40 units/acre	
Maximum building height	35-45 feet	50 feet where all roof forms above 45 feet have a minimum 3:12 roof pitch
Maximum lot coverage	50%	
Maximum site coverage	75%	In locations where stormwater runoff from structures, driveways, sidewalks, patios, and other surfaces is designed to infiltrate/managed on-site, according to per the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions more information.)
Minimum front setback ²	15 feet	PAMC 17.94.075
Garage entrance setback	20 feet	PAMC 17.94.080
Minimum rear setback	15 feet	PAMC 17.94.120
Minimum side setback ³	5 feet	
Minimum side setback (street)	5 feet	

Table 17.15.050-1 RHD zone area and dimensional requirements.		
Measurement Type	Limit	Reference and Additional Provisions
Minimum side setback (alley)	5 feet	
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures in the rear one-third of the lot	5 feet	
Minimum side setback for accessory structures in the rear one-third of the lot	5 feet	
Maximum building height ⁴	Not to exceed the primary structure building height	A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.
Maximum building footprint	Not to exceed the primary structure building footprint	

NOTE: Footnotes #1 and #3 are covered by the new townhouse standards in 17.21.050. Footnote #2 is already covered by the existing yard intrusion standard in 17.94.120. Footnote #4 is moved into the table above.

~~¹ Townhouses can be the width of the interior units.—~~

~~² Porches and covered entries may project up to six feet into the front setback.—~~

~~³ Townhouses are exempt from side setback standards internal to a development. However, townhouse shall meet applicable side setback standards for adjacent lots outside of the development.—~~

~~⁴ A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.—~~

NOTE: Exception (3) is moved to the table above. We recommend eliminating the need for exceptions (1) and (2); per staff, few if any developments have taken advantage of this bonus because the density limits are currently too low to make the exception needed.

~~B. Exceptions to maximum lot and site coverage:—~~

~~1. An additional ten percent coverage that enables development to achieve the allowed maximum density of the RHD zone per 17.15.050.A.; or—~~

~~2. An additional ten percent coverage for development that is reserved as affordable housing. All applicants seeking bonus impervious surface for inclusion of affordable housing shall provide a mechanism to ensure that affordable housing remains affordable for the life of the project. Such mechanism shall be approved by the City Attorney in conjunction with the Department of Community and Economic Development, and shall be recorded on the land title; in addition:—~~

~~3. In locations where stormwater runoff from structures, driveways, sidewalks, patios and other surfaces is designed to infiltrate on site, according to the requirements in Chapter 5—~~

~~of the City of Port Angeles Urban Services Standards and Guidelines manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)~~

17.15.060 – Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

17.15.070 – Signs permitted.

- A. Permitted uses: Signs not larger than ten square feet, lighted, but not flashing or intermittent. One per building.
- B. Conditional uses: Size and type as determined by Hearing Examiner.

17.15.080 – ~~Design and landscaping.~~ Design standards.

See the following code sections for applicable design standards:

- 1. Accessory dwelling units: PAMC 17.21.020.
- 2. Cottage housing: PAMC 17.21.030.
- 3. Duplexes: PAMC 17.21.040.
- 4. Townhomes: PAMC 17.21.050.
- 5. Multifamily and commercial design standards: Chapter 17.22 PAMC.

NOTE: Where helpful, some of these existing standards are incorporated into the new design standards in Chapter 17.22.

- ~~A. All outdoor storage areas, except for City mechanized refuse collection system containers, shall be screened from view from public rights-of-way and abutting property by a vision-obscuring fence six feet in height.~~
- ~~B. All lighting on the site shall be so directed as to reflect away from adjoining residential properties and public rights-of-way.~~
- ~~C. Unused space that is over 24 square feet and results from the design of parking space arrangements or accessory structures shall be landscaped.~~
- ~~D. All required parking areas shall include tree landscaping of at least two trees, for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements. The trees shall be of a type approved by the City, and be at least two-inch caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with functionally compatible planters and equivalent vegetative cover may be submitted for approval by the Director of Community and Economic Development as mitigation for this requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4 PAMC for appropriate pruning and vegetation management techniques.~~
- ~~E. Parking areas shall have interspersed landscaped islands and shall have no more than eight consecutive parking spaces. Islands with vegetation within LID facilities may be used to~~

~~meet landscaping requirements and may exceed maximum eight consecutive spaces. Underground parking and parking included in a parking structure are excluded from this requirement.~~

~~F. All parking lots shall be screened by a three-foot to six-foot vision-obscuring fence or vegetation on all sides adjacent to residentially zoned property.~~

~~G. At least 30 percent of the site shall be landscaped with a mixture of ground cover, shrubs and trees.~~

~~Chapter 17.16 – Cottage Housing Development Overlay Zone~~

MAKERS suggests deleting this chapter and completely updating the development and design standards for cottage housing under a new section 17.21.030.

Primary reasons: (1) there's no reason that an "overlay zone" is needed for such cottage development – just clear standards; (2) the max cottage size of 750sf is much too small – most cottage housing ordinances allow up to 1,200sf; and (3) the maximum 25% density bonus is far too low to encourage such development – even with larger 1,200sf units, the typical approach is to allow two cottages for each regular dwelling unit. Since cottages are smaller, they tend to cost more/square feet and thus the 2 for 1 bonus is necessary to make them economically viable.

~~17.16.010 Purpose.~~

~~This overlay zone is to provide alternative zoning regulations that permit and encourage the use of small housing design, conservation and protection of natural critical area amenities, and innovation in residential structure organization to those regulations found in the underlying zone.~~

~~It is intended that a Cottage Housing Development (CHD) will result in a residential development using non-traditional small housing concepts, such as clustering. A CHD application may be made for all high and medium density zones as well as RS-7 Zones. The resulting development shall be done in a manner consonant with the public health, safety and welfare illustrated in an approved site design that provides all of the components of a fully developed residential neighborhood, such as open space, circulation choices, pre-determined building types and locations, natural feature protection and utility services. Clustering will promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, need to be extended. Cluster development will provide opportunities for social interaction and walking in open space areas.~~

~~A CHD application may combine land use decisions such as critical areas protection and boundary line adjustments into a single project review process to encourage timely public hearings and decisions. A CHD may be used to provide for open space conservation while allowing housing densities of the underlying zone. The consolidation of permit reviews does not exempt applicant(s) from meeting the regulations and submitting the fees and applications normally required for the underlying permit processes. Few nonresidential uses are allowed in this overlay zone and then only conditionally, because of land use impacts associated with nonresidential uses.~~

~~This overlay zone provides for the opportunity to create self-contained residential neighborhoods with a pre-determined variety of housing choices and while following a standard system of existing public streets.~~

~~(Ord. 3549 § 1, 1/5/2016)~~

17.16.011 Definitions.

- A. ~~Common usable space: Area within a CHD that is accessible and usable to all residents of the development and that is:~~
- ~~1. Land that is unoccupied by buildings or parking areas.~~
 - ~~2. Land that is dedicated to communal buildings, structures or facilities, such as laundry facilities or recreation areas.~~
 - ~~3. Land that is dedicated to an open space purpose of the CHD such as preservation of natural features.~~
 - ~~4. Land protected by the Environmentally Sensitive Areas Protection Ordinance (PAMC Title 15), other than buffer areas, may not be included as common usable open space for recreational purposes.~~
 - ~~5. To be considered common usable space, the area must be usable for specific or multi-purpose activities, be located on generally level land, be regularly shaped and contain a minimum of 1,000 square feet.~~
- B. ~~Neighborhood density: The number of dwelling units per acre allowed by the underlying zone or zones.~~
- C. ~~Cottage Housing Development (CHD): A site-specific development that has been approved by the City under the provisions of Chapter 17.16 of the Port Angeles Municipal Code.~~
- D. ~~Recreational purpose: An express intent of a space design and development to service a particular healthful or aesthetic activity.~~
- E. ~~Small housing: The use of small structures (typically smaller than 750 square feet in area) that may include cottage housing, prefabricated modular units or other designs. All residential dwelling units must be placed on a suitable foundation and permanently connected to utilities per the USS&G.~~
- F. ~~Townsite block: A block of 450/500-foot by 300-foot dimension or 2.9 acres as created by the original platting of the Townsite of Port Angeles.~~

(Ord. 3549 § 1, 1/5/2016)

17.16.020 Applicability.

~~CHDs may be established, subject to final approval of a proposal for a specific parcel or parcels of land in residential districts zoned RS-7, RMD, RHD and PBP. A CHD shall contain a minimum of 21,000 square feet with densities permitted per the underlying zone or zones per 17.16.060.~~

(Ord. 3549 § 1, 1/5/2016)

17.16.030 Permitted uses.

~~Residential building types in a CHD are intended to vary from those permitted in the underlying zone or zones in that small residential structures of less than 750 square feet are required.~~

~~Community structures, including automobile storage, available to all residents may be allowed.~~

(Ord. 3549 § 1, 1/5/2016)

17.16.031 Conditional uses.

- ~~A. Personal services.—~~
 - ~~B. Child day care centers and pre-schools.—~~
 - ~~C. Shared community uses, i.e., garages, storage buildings, public parks, community gardens and recreation buildings and facilities (sport courts, playground equipment swimming pools, community buildings w/game rooms or areas for entertaining) community laundries.—~~
 - ~~D. Home occupations.—~~
 - ~~E. Group homes, nursing homes, assisted living homes, convalescent homes, residential care facilities, etc.—~~
- (Ord. 3549 § 1, 1/5/2016)

17.16.040 Permitted modifications of land use regulations.

~~The approval of a CHD may include modifications in the requirements and standards of the underlying land use regulations of the zone in which the project is located subject to the limitations of this chapter. Any modification to the requirements and standards of the underlying zone must be specifically described in the application materials and be thoroughly reviewed to be included in the final CHD approval. No approval shall include a modification of an environmentally sensitive area buffer, reduction of standards of PAMC 15.20.070, 15.24.070(3), or of the requirements of the Shoreline Master Program except as provided in Chapter 173-14 WAC.—~~

(Ord. 3549 § 1, 1/5/2016)

17.16.050 Standards.

The following standards shall apply to all CHDs:—

- ~~A. All street and utility improvements shall be constructed to urban standards specified by the City of Port Angeles. Interior streets intended to be dedicated to the City must meet minimum standards set forth in the City of Port Angeles Urban Standards and Guidelines Manual.—~~
- ~~B. All CHDs shall devote not less than 25 percent of the gross area of the site to common open space, none of which will be credited in the setback areas required along the exterior property lines of the CHD. Street rights-of-way, driveways, parking lots and utility structures shall not be counted as part of the common usable open space. Common open space shall be maintained as an integral part of the site and may not be segregated as a separate parcel or parcels unless such parcels are to be owned by a homeowners association. Community recreation facilities and recreation structures shall be included in calculating the area devoted to common usable open space.—~~
- ~~C. All CHDs shall provide for continuous and perpetual maintenance of common open space, common recreation facilities, private roads, utilities, parking areas and other similar development within the boundaries of the CHD in form and manner acceptable to the City.—~~
- ~~D. A minimum separation of ten feet shall be provided between all principal buildings and structures.—~~

- ~~E. A minimum yard or common open space of at least 20 feet in depth shall be provided, as measured from all public streets. A minimum of ten feet shall be provided from all alleys and a minimum of seven feet shall be provided for side yards not abutting a street or alley.~~
- ~~F. More than one principal building or structure may be placed on a lot.~~
- ~~G. Boundary line adjustment shall be required for all projects that involve or contemplate the reorganization of property lines. Individual residential units in a CHD may be sold to separate owners using the binding site plan method of land segregation. Individual ownership of small residential structures shall include a percentage ownership in community or common use areas or structures. No further subdivision of land within the CHD will be permitted unless a formal amendment to the CHD is approved. Individual housing sites may be created that are smaller than that allowed by the underlying zone.~~
- ~~H. Conditional use permits shall be required for all projects that involve or contemplate conditional uses that may be allowed in the underlying zone(s). In addition to the conditional uses allowed in the underlying zone(s), neighborhood commercial and commercial recreational uses may be considered for conditional use permit(s) during the CHD approval process. No further conditional use permits except home occupations, will be permitted within the CHD unless a formal amendment to the CHD is approved.~~
- ~~I. For any underlying land use regulatory process that is consolidated through the CHD overlay process, the criteria and development standards of that underlying land use process shall be met. Any subsequent land use decision made pursuant to an underlying land use regulatory process shall also require a formal amendment to the CHD.~~
- ~~J. To encourage design flexibility, conservation of natural amenities, and housing innovations that result in a residential environment not allowed by traditional subdivisions, site planning and architectural review shall address specific criteria required of all development in a CHD. Where applicable, the design of CHDs shall accomplish the following to the greatest extent possible:~~
- ~~1. Preserve unique physical features of the site including, but not limited to, creeks, wetlands, ravines, bluffs, lakes or ponds, shorelines, and forest areas consistent with sections 15.20 and 15.24 PAMC;~~
 - ~~2. Enhance stormwater management by reducing building footprints;~~
 - ~~3. Encourage more walkable communities by providing complete streets and interconnecting pedestrian corridors; and~~
 - ~~4. The design of all open space areas and building structures shall be compatible with and complementary to the environment in which they are placed.~~
- ~~K. Parking requirements may be reduced below the two spaces per dwelling unit only when specific covenants or restrictions limit vehicle ownership to one vehicle per residential unit.~~
- ~~L. All CHDs shall comply with the goals and policies of the Port Angeles Comprehensive Plan.~~
- ~~(Ord. 3549 § 1, 1/5/2016)~~

~~17.16.060 Density.~~

- ~~A. Every CHD shall be allowed the gross density of the underlying zone or zones in which the site is located on the portions of the site exclusive of environmentally sensitive areas. The gross density of the development may be entirely located on a single tax parcel to facilitate clustering of structures.~~
- ~~B. Density credits for environmentally sensitive areas protected by Title 15 PAMC shall be allowed in addition to the base density calculated for the buildable area of the site per subsection 15.20.070.F and subsection 15.24.070.F.~~
- ~~C. Density bonus of up to 25 percent of the maximum number of dwelling units in the cluster development if the percent of density bonus is no greater than the percent of the gross area of the cluster development that is:~~
- ~~1. Set aside as and conveyed as common open space to the City of Port Angeles and accepted by it for park, open space, or other specified use or uses, in a form approved by the City. The percentage of density bonus may be no greater than the percent of the gross area of the cluster that is set aside and conveyed as common open space and accessible to the public.~~
 - ~~2. Set aside to a nonprofit organization whose principal purpose is the conservation of open space, to a corporation or trust owned by the owners of lots or dwelling units within the CHD, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership shall pass with the conveyances of the lots or dwelling units. The conveyance shall be approved by the Hearing Examiner and shall be in a form approved by the City of Port Angeles Attorney.~~
 - ~~3. In any case, where the common open space in a residential cluster development is conveyed pursuant to above, a deed restriction enforceable by the City shall be recorded that provides that the common open space shall be kept in the authorized conditions(s) and not be developed for principal uses, accessory uses, parking or roadways.~~
 - ~~4. Density bonus may be approved up to 25 percent of the maximum number of dwelling units in the cluster development for use of small homes (<750 square feet), reduced parking requirement for small homes, tight clustering (keeping small homes close together), shared use facilities, i.e., laundry, recreation, vehicle storage, etc. The percentage of density bonus is no greater than the percent of the gross area of the cluster development that is dedicated to use by residents of the cluster development.~~

~~(Ord. 3549 § 1, 1/5/2016)~~

17.16.070 Procedure for approval.

~~The procedure for approval of a CHD shall be composed of three steps:~~

- ~~A. Conceptual plan submittal and neighborhood meeting. This step occurs before an application is accepted as complete by the City;~~
- ~~B. Public hearing on the development plan and, if applicable, the preliminary plat and other permit actions by the Hearings Examiner;~~
- ~~C. Approval by the Hearings Examiner on the final development plan and plat.~~

(Ord. 3549 § 1, 1/5/2016)

17.16.080 Pre-application review.

~~Prior to applying for a CHD, a developer shall submit a conceptual plan to the Department of Community and Economic Development (DCED). The conceptual plan will be reviewed for its general compliance with the intent, standards and provisions of this chapter and other City ordinances by the appropriate departments of the City, and written comments in regard to the plan will be furnished to the developer. The conceptual plan shall contain in sketch form all of the information required in subsections 17.16.090.E and G.~~

~~After the conceptual plan review and prior to accepting a CHD application, the City shall require a neighborhood meeting. The neighborhood meeting shall be organized and sponsored by the project proponent. Neighbors within 300 feet of the proposed location shall be included in notification of the meeting. The purpose of the meeting will be to solicit information regarding design alternatives to minimize any adverse impacts from the CHD and to alleviate community concerns.~~

(Ord. 3549 § 1, 1/5/2016)

17.16.090 Application procedure.

~~Prior to applying for a CHD, a developer shall submit a concept plan to the Department of Community and Economic Development (DCED). The concept plan will be reviewed for its general compliance with the intent, standards and provisions of this chapter and other City ordinances by the appropriate departments of the City, and written comments in regard to the plan will be furnished to the developer.~~

~~The application for a CHD shall contain the following:~~

- ~~A. The name, location and legal description of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and of the applicant and, if applicable, the names, addresses and telephone numbers of any land surveyor, architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant.~~
- ~~B. A narrative explaining the proposed organization of the land and building, including the proposed number of dwelling units and their size and arrangement on the site, proposed common use structures, information on any special site features, conditions of which cannot be adequately shown on drawings; and an explanation of proposed covenants, continuous maintenance provisions, and/or homeowners association for the project.~~
- ~~C. A survey of the property showing features, including contours at five-foot intervals, existing buildings or structures, streets, existing utilities and easements, rights-of-way, environmentally sensitive areas, and other existing land uses.~~
- ~~D. A vegetation survey of the property by either: (a) an aerial photograph of the property in a scale acceptable to the City, that identifies significant groupings of trees and unusual or fine specimens of their species; or (b) a survey of all trees over eight inches in trunk diameter measured at 4½ feet above the ground; as determined by the Director of DCED, in those~~

~~areas where improvements are proposed. General wooded areas where no improvements are proposed will require a vegetation survey containing the following elements:—~~

- ~~1. A mapping of the extent of the wooded areas with survey of perimeter trees only.—~~
- ~~2. A narrative regarding the types (species) and condition of the trees and under-story in the wooded area.—~~
- ~~3. Identification of trees that are unusual or fine specimens of their species.—~~
- ~~4. In general wooded areas where minor improvements are proposed, a survey of trees over eight inches in trunk diameter measured at 4½ feet above the ground will be required to a reasonable distance around the improvements.—~~
- ~~5. Where individual or groups of trees are proposed to remain, a critical root protection zone shall be established. The CRPZ shall extend 1.5 feet for each one inch of trunk diameter of the individual tree or from the trees forming the outer perimeter of a group of trees.—~~

~~E. Preliminary site plans showing existing and proposed contours at five-foot intervals, location and dimensions of proposed buildings, open space, recreation areas, parking areas, circulation, landscape areas, subdivision platting and general arrangement.—~~

~~F. Detailed site statistics including, but not limited to:—~~

- ~~1. Total site area in both acres and square feet;—~~
- ~~2. Site coverage expressed in square feet and percentage of:—~~
 - ~~a. Total footprint area of buildings for:—~~
 - ~~i. Residential structures;—~~
 - ~~ii. Nonresidential structures.—~~
 - ~~b. Roadway and sidewalk paved surfaces;—~~
 - ~~c. Parking lot areas;—~~
 - ~~d. Any areas paved with permeable paving systems.—~~
- ~~3. Total area in lots;—~~
- ~~4. Common open space areas;—~~
- ~~5. Number and location of off-street parking spaces;—~~
- ~~6. Number of residential units proposed;—~~
- ~~7. Total number of lots being created;—~~
- ~~8. Density of site expressed as residential units per acre.—~~

~~G. A preliminary plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC.—~~

~~H. If a developer elects to obtain additional density credits, the site plan application shall contain specific information relating to the additional density credit criteria of sections 15.20.070 and 15.24.070.—~~

~~I. Preliminary elevation and perspective drawings of project structures and individual building footprints.—~~

~~J. A preliminary utilities plan, including fire hydrant locations.—~~

- ~~K.—A preliminary storm drainage plan with calculation of impervious areas.—~~
- ~~L.—A circulation plan showing all means of vehicular and pedestrian ingress and egress to and from the site; size and location of driveways, streets, sidewalks, trails; and off-street parking spaces. Any new traffic control devices required for the safety of the project must be shown.~~
- ~~M.—Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.—~~

~~(Ord. 3549 § 1, 1/5/2016)~~

~~17.16.100 Routing and staff recommendations.~~

~~Upon receipt of an application satisfying the requirements of section 17.16.090, the Department of Community and Economic Development (DCED) shall route the same to all appropriate City departments. Each department shall return recommendations and comments regarding the application to DCED. The Planning Division shall prepare a report to the Hearings Examiner summarizing the factors involved, the recommendations of other departments and the DCED including findings and conclusions. A copy of the report shall be mailed to the applicant and copies shall be made available, at cost, for use by any interested party.—~~

~~(Ord. 3549 § 1, 1/5/2016)~~

~~17.16.110 Hearing Examiner public hearing—Scheduling and notice.~~

~~Upon receipt of an application satisfying the requirements of section 17.16.090, the DCED shall schedule a public hearing before the Hearing Examiner. Public notice shall be given as provided in section 17.96.140.—~~

~~(Ord. 3549 § 1, 1/5/2016)~~

~~17.16.120 Hearing Examiner decision—Preliminary development plans.~~

~~Prior to making a final decision on an application for a CHD, the Hearings Examiner shall hold a public hearing. The Hearing Examiner's decision of approval, denial, or approval with modifications or conditions, shall be made in written form based upon compliance with section 17.16.050 and the following criteria:—~~

- ~~A.—The proposed development will comply with the policies of the comprehensive plan and further attainment of the objectives and goals of the comprehensive plan.—~~
- ~~B.—The proposed development will, through the improved utilization of open space, natural topography, transitional housing densities and integrated circulation systems, create a residential environment of higher quality than that normally achieved by traditional development of a subdivision.—~~
- ~~C.—The proposed development will be compatible with adjacent, existing and future developments.—~~
- ~~D.—All necessary municipal utilities, services and facilities, existing and proposed, are adequate to serve the proposed development.—~~
- ~~E.—Buildings and structures are adequately grouped so at least 25 percent of the total areas of the site is set aside as common open space. To the greatest degree practicable, common—~~

~~open space shall be designated as a single block and not divided into unconnected small parcels located in various parts of the development.—~~

~~F.—The site plan establishes, where applicable, an upland buffer of vegetation as required for environmentally sensitive areas per PAMC 15.20 and 15.24.—~~

~~G.—Pedestrians can easily access common open space.—~~

~~H.—Internal streets serving the proposed development are adequate to serve anticipated traffic levels and the street system of the proposed development is functionally connected by an improved collector street to at least one improved arterial street.—~~

~~I.—If the development is planned to occur in phases, each phase shall meet the requirements of a complete development.—~~

~~(Ord. 3549 § 1, 1/5/2016)~~

17.16.140 Final approval of Cottage Housing Development (CHD).

~~Final approval of a CHD that involves subdivision of the underlying property shall be submitted within five years of preliminary CHD approval. An application for final review of a CHD that does not involve a subdivision of the underlying property shall be submitted within two years of the preliminary development plan approval; provided that for phased CHD's, each phase shall have an additional one-year period for final approval; and provided further that an applicant may apply to the Hearing Examiner, and the Hearing Examiner may approve, one or more one-year extensions as the Hearing Examiner may deem appropriate. The site must be under one ownership prior to final approval by the DCED, and the application for final approval must be made by the owners of the entire site. The application shall include the following:—~~

~~A.—A title report showing record ownership of the parcel or parcels upon which the CHD is to be developed.—~~

~~B.—Adequate assurance for the retention and continued maintenance of common open space, recreation facilities and structures. If development is to be done in phases, each phase must meet the requirements of this section.—~~

~~C.—Adequate assurance for the retention and continued maintenance of environmentally sensitive areas and their buffers. If development is to be done in phases, each phase must meet the requirement of this section.—~~

~~D.—Final development plans that shall be in compliance with the approved preliminary development plans.—~~

~~E.—The final plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC.—~~

~~F.—Development schedule.—~~

~~G.—Bond or other form of security acceptable to the City in a sufficient amount to complete the project or submitted phase, as determined by the City.—~~

~~H.—Covenants, conditions and restrictions and/or homeowners' association agreement.—~~

~~(Ord. 3549 § 1, 1/5/2016)~~

17.16.170 Building permits.

~~The Building Division shall issue building permits for buildings and structures that conform with the approved development plans for the CHD. The Community and Economic Development Department will require conformity with all other applicable City and state ordinances and regulations. The Community and Economic Development Department shall issue a certificate of occupancy for completed nonresidential buildings or structures that conform to requirements of the approved development plans and all other applicable City and state ordinances and regulations for such occupancies. The construction and development of all common open spaces, including recreational facilities, and other public improvements of each project phase must be completed before any certificates of occupancy will be issued except when bonds or other acceptable forms of security are deposited assuring the completion of such facilities within six months of approval of final CHD.~~

~~(Ord. 3549 § 1, 1/5/2016)~~

~~17.16.180 Modifications of hearing examiner approval.~~

~~The Hearing Examiner's approval shall be binding upon the development. Design variations from the plan must be submitted to the Hearing Examiner for approval and amendment of the ordinance, except for minor changes, as follows:~~

~~A. The DCED is authorized to allow minor adjustments in the development schedule, location, placement, height or dimension of buildings and structures, not to exceed an alteration of ten percent in height or ten feet in any other direction, when such minor changes and alterations are required by engineering and other circumstances not foreseen or reasonably foreseeable at the time of approval of the final development plans; except that such adjustments shall not:~~

- ~~• Increase the total amount of floor space authorized in the approved final CHD, or the number of dwelling units or density; or~~
- ~~• Decrease the amount of parking or loading facilities; or~~
- ~~• Permit buildings to locate closer to the closest boundary line; or~~
- ~~• Decrease the amount of open space; or~~
- ~~• Change any points of ingress or egress to the site; or~~
- ~~• Extend the development schedule for not more than 12 months.~~

~~(Ord. 3549 § 1, 1/5/2016)~~

~~CHAPTER 17.20 - CO - COMMERCIAL, OFFICE~~

NOTE: Commercial zone standards are consolidated in the new Chapter 17.20.

~~17.20.010 - Purpose.~~

~~This is a commercial zone intended for those business, office, administrative or professional uses that do not involve the retail sale of goods, but rather provide a service to clients, the provision of which does not create high traffic volumes, involve extended hours of operation, or contain impacts that would be detrimental to adjacent residential areas. Commercial uses that are largely devoid of any impacts detrimental to single-family residential uses are allowed. This zone provides the basic urban land use pattern for small lot, transitional uses between residential neighborhoods and commercial zones with direct access on an arterial street and design standards compatible with residential development.~~

~~17.20.040 - Permitted uses.~~

~~A. General commercial uses:~~

- ~~1. Financial services offices, such as banks, financial institutions, insurance and real estate service offices.~~
- ~~2. Personal service facilities, such as barber and beauty shops.~~
- ~~3. Business and professional offices.~~
- ~~4. Chemical dependency treatment and detoxification centers.~~
- ~~5. Child day-cares.~~
- ~~6. Medical/dental clinics and offices and laboratories.~~
- ~~7. Small animal veterinary offices.~~
- ~~8. Hospitals.~~

~~B. Residential:~~

- ~~1. All residential uses permitted in the RMD zone.~~

~~17.20.080 - Accessory uses.~~

- ~~1. All accessory uses permitted in the RMD zone.~~
- ~~2. Other accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter are permitted.~~

~~17.20.160 - Conditional uses.~~

- ~~A. Art galleries, museums and aquariums.~~
- ~~B. Assisted living facilities and residential care facilities.~~
- ~~C. Business colleges, trade schools, and personal instruction such as music, art, and dance schools.~~
- ~~D. Short term rental.~~
- ~~E. Medical supply stores.~~

- F. ~~Community centers.~~
- G. ~~Hospices.~~
- H. ~~Libraries.~~
- I. ~~Hotels, motels and hostels.~~
- J. ~~Nursing and convalescent homes.~~
- K. ~~Off-street parking structures and lots not associated with a permitted use on the same site.~~
- L. ~~Public parks and recreation facilities.~~
- M. ~~Utility buildings and structures.~~
- N. ~~Funeral homes and mortuaries.~~
- O. ~~Other uses compatible with the intent of this chapter.~~

~~17.20.200 – Area and dimensional requirements.~~

A. ~~The following area and dimensional requirements apply to all C-O zones:~~

Table 17.20.200-1: Area and Dimensional Requirements	
Measurement Type	Limit
Minimum lot area	3,000 sf
Minimum lot width/frontage¹	40 feet
Maximum building height	30 feet
Maximum lot coverage	50%
Maximum site coverage	75%
Minimum front setback²	15 feet
Garage entrance setback	20 feet
Minimum rear setback	15 feet
Minimum side setback³	5 feet
Minimum side setback (street)	5 feet
Minimum side setback (alley)	5 feet
Detached Accessory Structure Requirements	
Minimum rear setback for accessory structures in the rear one-third of the lot	5 feet

Minimum side setback for accessory structures in the rear one-third of the lot—	5 feet—
Maximum building height⁴—	Not to exceed the primary structure building height—
Maximum building footprint—	Not to exceed the primary structure building footprint—

~~1—Townhouses can be the width of the interior units.—~~

~~2—Porches and covered entries may project up to six feet into the front setback.—~~

~~3—Townhouses are exempt from side setback standards internal to a development. However, townhouse shall meet applicable side setback standards for adjacent lots outside of the development.—~~

~~4—A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.—~~

~~B.—In locations where stormwater runoff from structures, driveways, sidewalks, patios and other surfaces is designed to infiltrate on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)—~~

~~17.20.210—Off-street parking.—~~

~~(See Chapter 14.40 PAMC.)—~~

~~17.20.230—Design and landscaping.—~~

~~A.—All outdoor storage areas, except for City mechanized refuse collection system containers, shall be screened from public rights-of-way and abutting property by a vision-obscuring fence—six feet in height.—~~

~~B.—All lighting on the site shall be so directed as to reflect away from adjoining property and public rights-of-way.—~~

~~C.—A five-foot sidewalk accompanied by a minimum five-foot landscape strip shall be required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.—~~

~~D.—The side yard abutting a residentially zoned lot shall be landscaped in a manner that is complementary or similar to residential landscaping. In other words, such landscaping shall be complementary or similar to shrubs of three-foot to six-foot mature height interspersed with evergreen and/or deciduous and/or ornamental trees. Five feet of the rear yard setback area abutting a residentially zoned lot shall be landscaped in a similar manner.—~~

~~E.—The unused space resulting from the design of parking space arrangements or accessory structures which is over 24 square feet shall be landscaped.—~~

~~F.— All landscaping shall comply with the vision clearance requirements of section 17.94.090—PAMC.—~~

~~G.— All nonresidential structures shall be designed to be compatible with the residential—environment.—~~

~~H.— All required parking areas shall include tree landscaping of at least two trees, for each—group of six or fewer parking spaces with a minimum of two trees, exclusive of any required—perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping—requirements. The trees shall be of a type approved by the City, and be at least two-inch caliper—
at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain
a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with—
functionally compatible planters and equivalent vegetative cover may be submitted for—
approval by the Director of Community and Economic Development as mitigation for this—
requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4—
PAMC for appropriate pruning and vegetation management techniques.—~~

~~I.— Parking areas shall have interspersed landscaped islands. Islands with vegetation within LID—
facilities may be used to meet landscaping requirements. Underground parking and parking—
included in a parking structure are excluded from this requirement.—~~

~~J.— All parking lots shall be screened by three-foot to six-foot vision-obscuring fence or—
vegetation on the sides adjacent to residentially-zoned property.—~~

CHAPTER 17.21 - CN - COMMERCIAL, NEIGHBORHOOD

NOTE: Commercial zone standards are consolidated in the new Chapter 17.20.

17.21.010 - Purpose.

This is a commercial zone intended to create and preserve areas for businesses that are of the type providing goods and services for the day-to-day needs of the surrounding residential neighborhoods. Businesses in this zone shall occur on sites no larger than one acre and shall be located and designed to encourage both pedestrian and vehicle access and to be compatible with adjacent residential neighborhoods. Commercial uses that are largely devoid of any impacts detrimental to multi-family residential uses are allowed. This zone provides for variety in the urban land use pattern for small commercial districts serving individual residential neighborhoods with direct access on an arterial street and design standards compatible with residential development. Mixed-use buildings are encouraged in this zone.

17.21.040 - Permitted uses.

- A. Apartments. When located on the second or subsequent floor of a building, or basement floor, or located on the ground floor within a detached accessory structure that is on a lot with principal nonresidential uses in operation.
- B. Apartment buildings.
- C. Art galleries, and museums and aquariums.
- D. Artisan manufacturing. When located on the ground floor, a high volume, pedestrian-oriented use adjoining the building's entrance on a street is required.
- E. Assisted living and residential care facilities.
- F. Business colleges; music, art, and dance schools.
- G. Banks, financial institutions, insurance and real estate services offices.
- H. Business and professional offices.
- I. Child daycares.
- J. Community centers.
- K. Drug stores, pharmacies.
- L. Short-term rental.
- M. Food and beverage establishments, such as restaurants and cafeterias.
- N. Food item retail sales, such as bakery shops, delicatessens and grocery stores.
- O. Libraries.
- P. Medical/dental offices and clinics and laboratories.
- Q. Medical supply stores.
- R. Multi-family housing.
- S. Nursing and convalescent homes.
- T. Personal service facilities, such as barber and beauty shops.

U.—Public parks and recreation facilities.—

V.—Repair services, such as appliance repair, shoe repair and TV and stereo repair services.—

W.—Self-service laundries.—

X.—Specialty shops such as gift, florist, hobby, antique, candy, ice cream, movie rental, bicycle, book, computer, toy, and retail pet stores.—

Y.—Small animal veterinary offices.—

17.21.050 – Accessory uses.—

Accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter are permitted.—

17.21.160 – Conditional uses.—

A.—Fire stations.—

B.—Frozen food or cold storage lockers.—

C.—Funeral homes and mortuaries.—

D.—Gasoline service islands, accessory to convenience or grocery store.—

E.—Hotels, motels and hostels.—

F.—Off-street parking structures and lots.—

G.—Self-service car washes.—

H.—Clubs and lodges.—

I.—Utility buildings and structures.—

J.—Other uses compatible with the intent of this chapter.—

17.21.200 – Area and dimensional requirements.—

A.—The following area and dimensional requirements apply to all CN zones:—

Table 17.21.200-1: Area and Dimensional Requirements—	
Measurement Type—	Limit—
Minimum lot area—	5,000 sf—
Minimum lot width/frontage—	50 feet—
Maximum building height—	35 feet—
Maximum lot coverage—	50%—
Maximum site coverage—	80%—
Minimum front setback—	

Garage entrance setback—	
Minimum rear setback—	15 feet from any alley or adjacent residential zone—
Minimum side setback—	
Minimum side setback (street)—	n/a—
Minimum side setback (alley)—	15 feet—
Detached Accessory Structure Requirements—	
Minimum rear setback for accessory structures in the rear one-third of the lot—	15 feet from any alley or adjacent residential zone—
Minimum side setback for accessory structures in the rear one-third of the lot—	
Maximum building height¹—	Not to exceed the primary structure building height—
Maximum building footprint—	Not to exceed the primary structure building footprint—

~~1—A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.—~~

~~B.—In locations where stormwater runoff from structures, driveways, sidewalks, patios and other surfaces is designed to infiltrate on-site, according to the requirements in Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual, portions of the project can be exempt from lot and site coverage calculations. (See PAMC 17.94.135 for exemptions.)—~~

~~17.21.210—Off-street parking.—~~

~~See Chapter 14.40 PAMC.—~~

~~17.21.230—Design and landscaping.—~~

~~A.—All outdoor storage areas, except City mechanized refuse collection system containers, shall be screened from view from public rights-of-way and abutting property by a sight-obscuring fence six feet in height.—~~

~~B.—All lighting on the site shall be so directed as to reflect away from adjoining non-commercial property and public rights-of-way.—~~

~~C.—A five-foot sidewalk accompanied by a minimum five-foot landscape strip shall be required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.—~~

~~D.—The side yard abutting a residentially zoned lot shall be landscaped in a manner that is complementary or similar to residential landscaping. In other words, such landscaping shall be complementary or similar to shrubs of three-foot to six-foot mature height interspersed with evergreen, deciduous and/or ornamental trees. Five feet of the rear yard setback area abutting a residentially zoned lot shall be landscaped in a similar manner.—~~

~~E.—Unused space that is over 24 square feet and that results from the design of parking space arrangements or accessory structures shall be landscaped.—~~

~~F.—All required parking areas shall include tree landscaping of at least two trees for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements. The trees shall be of a type approved by the City, and be at least two-inch caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with functionally compatible planters and equivalent vegetative cover may be submitted for approval by the Director of Community and Economic Development as mitigation for this requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4 PAMC for appropriate pruning and vegetation management techniques.—~~

~~G.—Parking areas shall have interspersed landscaped islands and shall have no more than eight consecutive parking spaces. Islands with vegetation within LID facilities may be used to meet landscaping requirements and may exceed maximum eight consecutive spaces.—
Underground parking and parking included in a parking structure are excluded from this requirement.—~~

~~H.—All parking lots shall be screened by three-foot to six-foot vision-obscuring fence or vegetation on all sides adjacent to residentially zoned property.—~~

CHAPTER 17.22 – CSD – COMMUNITY SHOPPING DISTRICT

NOTE: Commercial zone standards are consolidated in the new Chapter 17.20.

17.22.010 – Purpose.

This is a commercial zone oriented primarily to those businesses serving the daily needs of the surrounding residential zones but is slightly less restrictive than the CN Zone and as such provides a transition area from the most restrictive commercial zones to those of lesser restrictions. Businesses in this zone may occur on sites of varying sizes and shall be located at the intersections of arterial streets of sufficient size to satisfy traffic demand and at the boundaries of neighborhoods so that more than one neighborhood may be served. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. Service stations with petroleum products are permitted uses. This zone provides the basic urban land use pattern for large lot, commercial uses serving much of the City with direct access on an arterial street and design standards for greater automobile and truck traffic.

17.22.040 – Permitted uses.

- A. Apartments. When located on the second or subsequent floor of a building, or basement floor, or located on the ground floor within a detached accessory structure that is on a lot with principal nonresidential uses in operation.
- B. Apartment buildings.
- C. Art galleries, museums and aquariums.
- D. Artisan manufacturing. When located on the ground floor, a high volume, pedestrian-oriented use adjoining the building's entrance on a street is required.
- E. Short-term rental.
- F. Financial services offices, such as banks, financial institutions, insurance and real estate services offices.
- G. Personal service facilities, such as barber and beauty shops.
- H. Business colleges, trade schools, and personal instruction, such as music, art, and dance schools.
- I. Business and professional offices.
- J. Child daycares.
- K. Community centers.
- L. Drug stores, pharmacies.
- M. Equipment rentals.
- N. Food and beverage establishments, such as restaurants, cafeterias, drive-in restaurants, cocktail lounges and taverns; provided, that drive-in restaurants, restaurants with cocktail lounges, and taverns that have direct customer access to an alley abutting residentially zoned property shall be conditional uses.

- O.—~~Food item retail sales, such as bakery shops, delicatessens, grocery stores and supermarkets.—~~
- P.—~~General merchandise sales.—~~
- Q.—~~Hardware stores.—~~
- R.—~~Household furnishings stores, such as appliance stores, furniture stores, office equipment stores and stereo stores.—~~
- S.—~~Libraries.—~~
- T.—~~Medical/dental offices and clinics and laboratories.—~~
- U.—~~Medical supply stores.—~~
- V.—~~Multi-family housing.—~~
- W.—~~Printing, blueprinting, photo developing and reproduction.—~~
- X.—~~Public parks and recreation facilities.—~~
- Y.—~~Repair services, such as appliance repair, furnishings repair, shoe repair and TV and stereo repair services.—~~
- Z.—~~Self-service laundromats.—~~
- AA.—~~Service stations.—~~
- BB.—~~Sign shops.—~~
- CC.—~~Specialty shops such as gift, florist, hobby, antique, candy, ice cream, movie rental, bicycle, book, computer, toy, and retail pet stores.—~~
- DD.—~~Small animal veterinary offices.—~~

17.22.050 – Accessory uses.—

~~Accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter are permitted.—~~

17.22.160 – Conditional uses.—

- A.—~~Clubs and lodges.—~~
- B.—~~Drive-in restaurants, restaurants with cocktail lounges and taverns that have direct customer access to an alley abutting residentially zoned property.—~~
- C.—~~Fire stations.—~~
- D.—~~Frozen food or cold storage lockers.—~~
- E.—~~Funeral homes and mortuaries.—~~
- F.—~~Hotels, motels and hostels.—~~
- G.—~~Off-street parking structures and lots.—~~
- H.—~~Self-service car washes.—~~
- I.—~~Utility buildings and structures.—~~
- J.—~~Other uses compatible with the intent of this chapter.—~~

17.22.200 – Area and dimensional requirements.—

A.—The following area and dimensional requirements apply to all CSD zones:—

Table 17.22.200 1: Area and Dimensional Requirements—	
Measurement Type—	Limit—
Minimum lot area ¹ —	n/a—
Minimum lot width/frontage—	50 feet—
Maximum building height—	35 feet—
Maximum lot coverage—	50%—
Maximum site coverage—	80%—
Minimum front setback—	15 feet from any alley or adjacent residential zone ²
Garage entrance setback—	
Minimum rear setback—	
Minimum side setback—	
Minimum side setback (street)—	n/a—
Minimum side setback (alley)—	15 feet—
Detached Accessory Structure Requirements—	
Minimum rear setback for accessory structures in the rear one-third of the lot—	15 feet from any alley or adjacent residential zone—
Minimum side setback for accessory structures in the rear one-third of the lot—	
Maximum building height ³ —	Not to exceed the primary structure building height—
Maximum building footprint—	Not to exceed the primary structure building footprint—

1—All newly created lots shall have a minimum area adequate to provide for required setbacks and parking.—

2—No loading structure or dock with access onto the alley shall be built within 15 feet of an alley. Driveway access onto an alley shall maintain a vision clearance triangle. The vision—

~~clearance triangle shall extend ten feet along the alley and 15 feet along the edge of the driveway, measured from the point of intersection of each side of the driveway and the alley-right-of-way line.~~

~~3—A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.~~

~~17.22.210 – Off-street parking.~~

~~See Chapter 14.40 PAMC.~~

~~17.22.230 – Design and landscaping.~~

~~A.— All outdoor storage areas, except City mechanized refuse collection system containers, shall be screened from view from public rights-of-way and abutting property by a sight-obscuring fence six feet in height.~~

~~B.— All lighting on the site shall be so directed as to reflect away from adjoining non-commercial property and public rights-of-way.~~

~~C.— A five-foot sidewalk accompanied by a minimum five-foot landscape strip shall be required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.~~

~~D.— The side yard abutting a residentially zoned lot shall be landscaped in a manner that is complementary or similar to residential landscaping. In other words, such landscaping shall be complementary or similar to shrubs of three-foot to six-foot mature height interspersed with evergreen, deciduous and/or ornamental trees. Five feet of the rear yard setback area abutting a residentially zoned lot shall be landscaped in a similar manner.~~

~~E.— Unused space that is over 24 square feet and that results from the design of parking space arrangements or accessory structures shall be landscaped.~~

~~F.— All required parking areas shall include tree landscaping of at least two trees, for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements. The trees shall be of a type approved by the City, and be at least two-inch caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with functionally compatible planters and equivalent vegetative cover may be submitted for approval by the Director of Community and Economic Development as mitigation for this requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4 PAMC for appropriate pruning and vegetation management techniques.~~

~~G.— Parking areas shall have interspersed landscaped islands and shall have no more than eight consecutive parking spaces. Islands with vegetation within LID facilities may be used to meet landscaping requirements and may exceed maximum eight consecutive spaces. Underground parking and parking included in a parking structure are excluded from this requirement.~~

~~H.— All parking lots shall be screened by three-foot to six-foot vision-obscuring fence or vegetation on all sides adjacent to residentially zoned property.~~

CHAPTER 17.23 - CA - COMMERCIAL, ARTERIAL

NOTE: Commercial zone standards are consolidated in the new Chapter 17.20.

17.23.010 - Purpose.

This is a commercial zone intended to create and preserve areas for businesses serving the entire City and needing an arterial location because of the nature of the business or intensity of traffic generated by the business. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. Service stations with petroleum products and dry-cleaning shops with hazardous materials are permitted uses. This zone provides the basic urban land use pattern for automobile-oriented, commercial uses with direct access on a principal arterial street and design standards for greater automobile and truck traffic.

17.23.040 - Permitted uses.

A. General commercial uses:

1. Artisan manufacturing. 1 []
2. Auto supply stores, service stations, self-service gas islands, car wash facilities and tire shops.
3. Building material stores, cabinet shops, glass stores, hardware stores, lumber yards, paint stores and plumbing supply stores.
4. Conference centers.
5. Drug stores, pharmacies.
6. Short-term rental.
7. Farm equipment stores, garden supply stores, nurseries.
8. Food and beverage establishments, such as cafes, cafeterias, restaurants, take-out lunch stands, drive-in restaurants, cocktail lounges and taverns; provided that drive-in restaurants, restaurants with cocktail lounges, and taverns, that have direct customer access to an alley abutting residentially zoned property, shall be conditional uses.
9. Food item retail sales, such as bakery shops, candy and ice cream stores, delicatessens, fruit and vegetable stands, grocery stores, liquor stores, meat and fish markets and supermarkets.
10. General merchandise stores, such as clothing and shoe stores, department stores, second-hand stores, antique stores, pawn shops, sporting goods stores and variety stores.
11. Household furnishings stores, such as appliance stores, furniture stores, office equipment stores and stereo stores.
12. Motels, hotels and hostels.
13. Medical supply stores.
14. Dealerships of new and used automobiles, trucks, trailers, motorcycles, recreational vehicles, tractors, boats, including related sales, leasing and servicing.

~~15.— Specialty shops, such as gift, florist, hobby, antique, candy, ice cream, movie rental, bicycle, book, computer, toy, and retail pet stores.—~~

~~16.— Shopping centers, not exceeding 100,000 square feet in building floor area.—~~

~~B.— Services:—~~

~~1.— Art galleries, museums and aquariums.—~~

~~2.— Business colleges, trade schools and personal instruction such as music, art, and dance schools.—~~

~~3.— Business and professional offices.—~~

~~4.— Chemical dependency treatment and detoxification centers.—~~

~~5.— Child daycares.—~~

~~6.— Commercial recreation establishments and entertainment services, such as bowling alleys, theaters (movie and others), skating rinks, putt-putt golf courses, climbing walls and arcades.—~~

~~7.— Equipment rental stores.—~~

~~8.— Financial services offices, such as banks, financial institutions, insurance and real estate services offices.—~~

~~9.— Frozen food or cold storage lockers.—~~

~~10.— Funeral homes and mortuaries.—~~

~~11.— Laundromats, commercial and self-service, dry cleaning shops and tailor shops.—~~

~~12.— Libraries.—~~

~~13.— Medical/dental offices and clinics and laboratories.—~~

~~14.— Personal services facilities, such as barber shops and beauty shops, exercise and reducing studios and travel agencies.—~~

~~15.— Printing, blueprinting, photo developing and reproduction shops.—~~

~~16.— Public parks and recreation facilities.—~~

~~17.— Repair services shops, such as appliance repair, furnishings repair shops, shoe repair and TV and stereo repair services.—~~

~~18.— Sign shops.—~~

~~19.— Small animal veterinary offices.—~~

~~20.— Utility buildings and structures.—~~

~~C.— Institutional:—~~

~~1.— Clubs and lodges.—~~

~~D.— Residential:—~~

~~1.— Apartments. When located on the second or subsequent floor of a building, or basement floor, or located on the ground floor within a detached accessory structure that is on a lot with principal nonresidential uses in operation.—~~

~~2.— Apartment buildings.—~~

~~3.— Multi-family housing.—~~

~~E.— Transportation and communication:—~~

1. ~~Conference centers, auditoriums.~~
 2. ~~Ferry, seaplane, airplane, and helicopter facilities.~~
 3. ~~Mass transit terminals.~~
 4. ~~Parcel delivery service terminals.~~
 5. ~~Radio stations, TV stations and newspaper buildings.~~
 6. ~~Vehicular services buildings, such as ambulance service, automotive and truck rentals, and vehicle maintenance and repair shops, not including auto body and paint shops and auto engine repair shops.~~
- F. ~~Wholesale:~~
1. ~~Mini-warehouses, transfer, moving and storage facilities.~~
 2. ~~Warehouse buildings and yards.~~
 3. ~~Wholesale stores.~~

~~Footnotes:~~

~~--- () ---~~

~~For uses located on the ground floor, a high volume, pedestrian-oriented use adjoining the building's entrance on a street is required.~~

~~—~~

~~17.23.080 - Accessory uses.~~

~~Accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter are permitted.~~

~~17.23.160 - Conditional uses.~~

- A. ~~Auto body and paint shops and auto engine repair shops.~~
- B. ~~Drive-in restaurants, restaurants with cocktail lounges and taverns, all of which have direct customer access to an alley abutting residentially zoned property.~~
- C. ~~Fire stations.~~
- D. ~~Licensed impound yards.~~
- E. ~~Massage parlors, saunas and steam baths, as primary use.~~
- F. ~~Off-premises outdoor advertising signs.~~
- G. ~~Off-street business parking structures and lots.~~
- H. ~~Recreational vehicles, vacation trailers, and campers courts and parks.~~
- I. ~~Salvage and recycling buildings.~~
- J. ~~Shopping centers, exceeding 100,000 square feet in building floor area.~~
- K. ~~Social service agency buildings providing 24-hour residential care.~~
- L. ~~Kennels, provided:~~
 1. ~~Buildings and structures are soundproof.~~
 2. ~~All run areas are surrounded by an eight-foot solid wall or fence.~~

3. ~~Animal runs are to be constructed in such a manner that no animal can see another.~~

M. ~~Other uses compatible with the intent of this chapter.~~

~~17.23.200 – Area and dimensional requirements.~~

A. ~~The following area and dimensional requirements apply to all CA zones:~~

Table 17.23.200-1: Area and Dimensional Requirements	
Measurement Type	Limit
Minimum lot area¹	n/a
Minimum lot width/frontage	50 feet
Maximum building height	35 feet
Maximum lot coverage	60%
Maximum site coverage	80%
Minimum front setback	n/a
Garage entrance setback	n/a
Minimum rear setback	15 feet from any alley or adjacent residential zone
Minimum side setback	15 feet from any alley or adjacent residential zone
Minimum side setback (street)	n/a
Minimum side setback (alley)	15 feet
Detached Accessory Structure Requirements	
Minimum rear setback for accessory structures in the rear one-third of the lot	15 feet from any alley or adjacent residential zone
Minimum side setback for accessory structures in the rear one-third of the lot	
Maximum building height²	Not to exceed the primary structure building height

~~Maximum building footprint—~~

~~Not to exceed the primary structure building footprint—~~

~~1—All newly created lots shall have a minimum area adequate to provide for required setbacks and parking.—~~

~~2—A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.—~~

~~17.23.210 – Off-street parking.—~~

~~See Chapter 14.40 PAMC.—~~

~~17.23.230 – Design and landscaping.—~~

~~A.— All outdoor storage areas except sanitation receptacles associated with mechanized collection shall be screened from view from public rights-of-way and abutting property by a sight-obscuring fence six feet in height.—~~

~~B.— All lighting on the site shall be directed or shaded so as not to shine directly on adjoining non-commercial property.—~~

~~C.— A five-foot sidewalk accompanied by a minimum five-foot landscape strip shall be required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.—~~

~~D.— A visual screen consisting of solid fencing, landscaping, or other materials, shall be provided in the yard abutting residentially zoned land. Such a screen shall be to a height of six feet. If landscaping is used, it shall include evergreen shrubs planted to form a hedge that will reach a height of six feet within three years of the planting date. Such screen shall be maintained to a maximum height of six feet. Approved vehicle driveways to an alley and sanitation receptacles associated with mechanized collection shall not be obstructed. Clear-vision triangles shall be maintained.—~~

~~E.— All required parking areas shall include tree landscaping of at least two trees, for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements. The trees shall be of a type approved by the City, and be at least two-inch caliper at time of planting, and placed in a minimum planting area of 100 square feet. Trees shall attain a minimum height of at least 20 feet at maturity. Alternatively, landscaping plans with functionally compatible planters and equivalent vegetative cover may be submitted for approval by the Director of Community and Economic Development as mitigation for this requirement when site constraints deem necessary. Refer to 15.20.070.B.6 and 15.20.080.A.4 PAMC for appropriate pruning and vegetation management techniques.—~~

~~F.— Parking areas shall have interspersed landscaped islands and shall have no more than eight consecutive parking spaces. Islands with vegetation within LID facilities may be used to meet landscaping requirements and may exceed maximum eight consecutive spaces.—~~

~~Underground parking and parking included in a parking structure are excluded from this requirement.~~

CHAPTER 17.24 – CBD – CENTRAL BUSINESS DISTRICT

NOTE: Commercial zone standards are consolidated in the new Chapter 17.20.

17.24.010 – Purpose.

This is a commercial zone intended to strengthen and preserve the area commonly known as the downtown for major retail buildings, service, financial, and other commercial operations that serve the entire community, the regional market, and tourists. It is further the purpose of this zone to establish standards to improve pedestrian access and amenities and to increase public enjoyment of the shoreline. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. Gasoline service islands and marine fueling stations are conditionally permitted uses. This zone provides the basic urban land use pattern for commercial, mixed use and, pedestrian-oriented uses located in the center of the City with direct access to mass transit services, design standards for compatible commercial development, and support for public parking and business improvements.

17.24.040 – Shoreline Master Program.

Within 200 feet of ordinary high water, permitted or conditional uses must comply with the Shoreline Master Program, as adopted and amended by the City.

17.24.041 – Permitted uses.

A. General commercial uses:

1. Artisan manufacturing. 1 []
2. Auto supply stores.
3. Short-term rental.
4. Hardware stores, paint stores and plumbing supply stores.
5. Food and beverage establishments, such as cocktail lounges, cafés, cafeterias, restaurants, sidewalk cafés (subject to the permit requirements of the Street Use Ordinance No. 2229 as amended by 2350), take-out lunch stands and taverns.
6. Food item retail sales, such as bakery, candy and ice cream stores, delicatessens, fruit and vegetable stands, grocery stores, liquor stores, and meat and fish markets.
7. General merchandise stores, such as clothing and shoe stores, department stores, drug stores, second-hand stores, antique stores, pawn shops, shopping centers (100,000 square feet or less in building floor area), sporting goods stores and variety stores.
8. Household furnishings stores, such as appliance stores, furniture stores, office equipment stores and stereo stores.
9. Motels, hotels and hostels.
10. Specialty shops such as gift, florist, hobby, antique, candy, ice cream, movie rental, bicycle, book, computer, toy, and retail pet stores.

B. Services:

- 1.— Art galleries, museums and aquariums.—
 - 2.— Business colleges, trade schools, and personal instruction such as music, art, and dance schools.—
 - 3.— Business and professional offices.—
 - 4.— Business services offices, such as accounting, tax, employment, management consulting, and printing services.—
 - 5.— Child daycares.—
 - 6.— Commercial recreation establishments and entertainment services, such as bowling alleys, theaters (movie and others), skating rinks, putt-putt golf courses, climbing walls and arcades.—
 - 7.— Conference centers.—
 - 8.— Financial services offices, such as banks, financial institutions, insurance and real estate services offices.—
 - 9.— Self-service laundries and tailor shops.—
 - 10.— Libraries.—
 - 11.— Medical/dental offices and clinics and laboratories.—
 - 12.— Medical supply stores.—
 - 13.— Personal services facilities, such as barber and beauty shops, exercise and reducing studios and travel agencies.—
 - 14.— Public parks and recreation facilities.—
 - 15.— Repair services shops, such as appliance repair, furnishing repair, shoe repair, and TV and stereo repair services.—
- C.— Institutional:—
- 1.— Clubs and lodges.—
 - 2.— Research vessels.—
- D.— Residential:—
- 1.— Apartments. When located on the second or subsequent floor of a building, or basement floor, or located on the ground floor within a detached accessory structure that is on a lot with principal nonresidential uses in operation.—
 - 2.— Apartment buildings.—
 - 3.— Multi-family housing.—
- E.— Transportation and communication:—
- 1.— Conference centers, auditoriums.—
 - 2.— Ferry, seaplane and helicopter facilities.—
 - 3.— Mass transit terminals and multimodal centers.—
 - 4.— Off-street business parking structures and lots.—
 - 5.— Radio stations, TV stations and newspaper buildings.—
 - 6.— Vehicular rental services facilities, including light trucks, automobiles, motorcycles, mopeds and bicycles.—

7. Vessel moorage, including marinas and docks for pleasure boats, Coast Guard vessels, and submarines.

Footnotes:

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For uses located on the ground floor, a high volume, pedestrian-oriented use adjoining the building's entrance on a street is required.

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17.24.080 - Accessory uses.

Accessory uses determined by the Director of Community and Economic Development to be compatible with the intent of this chapter are permitted.

17.24.160 - Conditional uses.

A. Boat sales, marine items and related servicing facilities.

B. Fire stations.

C. Glass stores.

D. Self-service gas islands and gasoline service islands, accessory to convenience or grocery stores.

E. Social service agency buildings providing 24-hour residential care.

F. Other uses compatible with the intent of this chapter.

17.24.200 - Area and dimensional requirements.

A. The following area and dimensional requirements apply to all CBD Zones:

Measurement Type	Limit
Minimum lot area ¹	n/a
Minimum lot width/frontage	n/a
Maximum building height ²	45 feet
Minimum building height	3 stories/floors ³
Maximum lot coverage	n/a
Maximum site coverage	n/a
Minimum front setback ⁴	n/a
Garage entrance setback	n/a

Minimum rear setback—	Loading structure must be 15 feet from any alley—
Minimum side setback⁵—	10 feet from any alley or adjacent residential zone—
Minimum side setback (street)—	
Minimum side setback (alley)—	
Detached Accessory Structure Requirements—	
Minimum rear setback for accessory structures in the rear one-third of the lot—	15 feet from any alley or adjacent residential zone—
Minimum side setback for accessory structures in the rear one-third of the lot—	
Maximum building height⁶—	Not to exceed the primary structure building height—
Maximum building footprint—	Not to exceed the primary structure building footprint—

~~1—All newly created lots shall have a minimum area adequate to provide for required setbacks and parking.—~~

~~2—Additional height may be approved through a conditional use permit process that considers the impacts upon existing views and solar protection, shadow impacts, and factors such as the height of the bluff south of First Street.—~~

~~3—All new structures in the CBD shall have a minimum of two functional floors or stories above adjoining street level.—~~

~~4—At least 50 percent of the front property line shall be abutted by a building; provided, however, that for the purposes of this section, a publicly accessible plaza, square, outdoor dining area, or similar area shall be considered a building.—~~

~~5—No side yard shall be required when abutting a commercial, green belt, or industrial zoned lot; except that for ground floor residential structures a seven-foot side yard shall be required.—~~

~~6—A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.—~~

~~17.24.210 – Off-street parking.—~~

~~See Chapter 14.40 PAMC.—~~

~~17.24.220 – Signs.—~~

~~Signs shall comply with Chapter 14.36 PAMC.~~

~~**17.24.230 – Design and landscaping standards.**~~

~~A. All outdoor storage areas, except those associated with municipal solid waste collection, shall be screened from public view from public rights-of-way and established marine and pedestrian routes.~~

~~B. At least the first five feet of the ten-foot setback area abutting a residential zone shall be landscaped. Landscaping shall include shrubs and trees of at least six-foot mature height capable of forming a visual screen.~~

~~C. Drive-in facilities, including accessory uses such as drive-in windows of banks and restaurants, except for ferry terminals and parking lots and structures, are prohibited.~~

Chapter 17.20 – Commercial Zones [NEW]

NOTE: This new chapter implements the form-based code action by streamlining and consolidating zone-based use and dimensional standards for the Port Angeles commercial zones. Key features of this chapter include: 1) purpose statements for each zone; 2) compact table of permitted uses; 3) combined table of dimensional standards; 4) cross-references to applicable design standards and other important code provisions.

17.20.010 – Chapter purpose.

The purpose of this chapter is to:

- A. Establish the uses generally permitted in each zone which are compatible with the purpose of the zone and other uses allowed within the zone.
- B. Promote forms of development that reinforce and/or enhance the desired character of Port Angeles business districts.
- C. Promote compatibility between developments.
- D. Minimize environmental impacts of development.

17.20.015 – Commercial zones purpose statements. [from Chapters 17.20-17.24]

- A. Central Business District (CBD).** This is a commercial zone intended to strengthen and preserve the area commonly known as the downtown for major retail buildings, service, financial, and other commercial operations that serve the entire community, the regional market, and tourists. ~~It is further the purpose of this zone to establish~~ This zone has standards to improve pedestrian access and amenities and to increase public enjoyment of the shoreline. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. ~~Gasoline service islands and marine fueling stations are conditionally permitted uses.~~ This zone provides the basic urban land use pattern for commercial, mixed use and, pedestrian oriented uses located in the center of the City with direct access to mass transit services, design standards for compatible commercial development, and support for public parking and business improvements.
- B. Commercial, Arterial (CA).** This is a commercial zone intended to create and preserve areas for businesses serving the entire City and needing an arterial location because of the nature of the business or intensity of traffic generated by the business. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. ~~Service stations with petroleum products and dry cleaning shops with hazardous materials are permitted uses.~~ This zone provides the basic urban land use pattern for automobile oriented, commercial uses with direct access on a principal arterial street and design standards for greater automobile and truck traffic.
- C. Community Shopping District (CSD).** This is a commercial zone oriented primarily to those businesses serving the daily needs of the surrounding residential zones but is slightly less restrictive than the CN Zone and as such provides a transition area from the most restrictive

commercial zones to those of lesser restrictions. Businesses in this zone ~~may~~ occur on sites of varying sizes and ~~shall~~ should be located at the intersections of arterial streets of sufficient size to satisfy traffic demand and at the boundaries of neighborhoods so that more than one neighborhood may be served. Commercial uses that are largely devoid of any impacts detrimental to the environment are allowed. ~~Service stations with petroleum products are permitted uses.~~ This zone provides the basic urban land use pattern for large lot, commercial uses serving much of the City with direct access on an arterial street and design standards for greater automobile and truck traffic.

D. Commercial, Neighborhood (CN). This is a commercial zone intended to create and preserve areas for businesses that are of the type providing goods and services for the day-to-day needs of the surrounding residential neighborhoods. Businesses in this zone ~~shall occur on sites no larger than one acre and shall~~ should be located and designed to encourage both pedestrian and vehicle access and to be compatible with adjacent residential neighborhoods. Commercial uses that are largely devoid of any impacts detrimental to multi-family residential uses are allowed. This zone provides for variety in the urban land use pattern for small commercial districts serving individual residential neighborhoods with direct access on an arterial street and design standards compatible with residential development. Mixed use buildings are encouraged in this zone.

E. Commercial, Office (CO). This is a commercial zone intended for those business, office, administrative, or professional uses that do not involve the retail sale of goods, but rather provide a service to clients, the provision of which does not create high traffic volumes, involve extended hours of operation, or contain impacts that would be detrimental to adjacent residential areas. Commercial uses that are largely devoid of any impacts detrimental to single-family ~~household~~ residential uses are allowed. This zone provides the basic urban land use pattern for small lot, transitional uses between residential neighborhoods and commercial zones with direct access on an arterial street and design standards compatible with residential development.

17.20.020 – Permitted uses.

A. Use Categories.

1. In order to regulate uses, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics.
2. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
3. Where a use category contains a list of included uses, the list is to be considered example uses, and not all-inclusive. The Director has the responsibility for categorizing all uses.

B. Principal Uses. Allowed principal uses in commercial zones are listed in Table 17.20.020. Principal uses are grouped into categories of uses.

- C. Accessory Uses. Accessory uses are permitted in conjunction with a permitted principal use as determined by the Director of Community and Economic Development to be compatible with the intent of this chapter.
- D. Temporary Uses. Temporary uses are allowed as established in PAMC 17.96.075.
- E. Shoreline Master Program. Within 200 feet of ordinary high water, permitted or conditional uses must comply with the Shoreline Master Program, as adopted and amended by the City.
- F. Key to the use table.
1. Permitted Use (P). Where the letter "P" appears in the use tables, the subject use is permitted. Permitted uses are those that do not require discretionary land use approval permits, but may require building permits, shoreline permits, or other permits required by Title 14 PAMC.
 2. Conditional Use (C). Where the letter "C" appears in the use tables, the subject use is allowed subject to the conditional use review procedures specified in PAMC 17.94.065.
 3. Use Not Permitted (). Where no symbol appears in the use tables, the subject use is prohibited in that zone.
 4. Special Use Limitations (X). For uses containing a subscript (x), refer to the code reference in the right column next to the subscript (x). All applicable requirements govern a use whether or not they are cross-referenced.
 5. Unclassified Uses. Where a proposed use is not classified in the use tables and sections below, the Director must apply the use provisions of a use most similar in scale and associated level of impacts. Where the Director finds that there is no such similar use, the Director must make a determination in writing on whether the use should be permitted, conditionally permitted, or prohibited, based on the following considerations: ~~purpose of the applicable zone, the mixture of permitted, conditional, and prohibited uses, and the scale and projected impacts of the proposed use.~~
~~Special criteria in helping to determine whether a use is appropriate for the zone:~~
 - a. ~~Consider~~ The purpose of the applicable zone.
 - b. The mixture of permitted, conditional, and prohibited uses.
 - c. ~~T~~he scale and type of the use and buildings compared to other permitted uses in the zone.
 - ~~bd.~~ Consider ~~T~~he amount, type, and pattern of vehicular traffic anticipated for the use.
 - ~~ce.~~ Consider ~~t~~he expected outdoor uses and activities associated with the use.
 - ~~df.~~ Consider ~~t~~he expected noises, odors, emissions, and unique visual impacts associated with the use.
 - e. Any other projected impacts of the proposed use.

NOTE: The below table format itself is new, but the tracked changes show what is being changed from the current land use permissions in Port Angeles. Some new use categories are implemented to consolidate similar uses; for example, Port Angeles currently identifies nearly a dozen types of retail uses, which are now represented by the simple term “retail sales”.

Table 17.20.020 Principal uses permitted in commercial zones						
Principal Use	CBD	CA	CSD	CN	CO	Condition/Reference
Dwelling Units						
Single- household family dwelling					P	
<u>Existing single-household dwelling (as of the adoption date of this ordinance)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Accessory dwelling unit		<u>P</u>	<u>P</u>	<u>P</u>	P	PAMC 17.21.020
Cottage housing			<u>P(x)</u>		P	<u>(x) West of G Street only</u> PAMC 17.21.030
Duplex					P	PAMC 17.21.040
Townhouse		<u>P</u>	<u>P</u>	<u>P</u>	P (x)	(x) Maximum 4 6 attached units PAMC 17.21.050
Multifamily	P	P	P	P	P	Chapter 17.22 PAMC
Supportive Housing						
NOTE: New supportive housing terms are being inserted here to comply with a 2021 update to state law.						
Social service agency buildings providing 24-hour residential care Permanent supportive housing	C	C	<u>P</u>	<u>P</u>	<u>C</u>	<u>Must be designed as one of the dwelling unit types permitted in the zone.</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>Must be designed as one of the dwelling unit types permitted in the zone.</u>
<u>Emergency housing</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Emergency shelter</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Group Living						
<u>Adult family home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>Must be designed as one of the dwelling unit types permitted in the zone.</u>
Assisted living facility and residential care facilities			<u>P</u>	P	P	
Nursing and convalescent homes home			<u>P</u>	P	P	
Hospice					C	

**Table 17.20.020
Principal uses permitted in commercial zones**

Principal Use	CBD	CA	CSD	CN	CO	Condition/Reference
Child Care						
Child care provider	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	
Child care facility	P	P	P	P	P	
Civic						
Clubs and lodges	P	P	C	C		
Conference centers	P	P				
Libraries, community centers, museums, aquariums	P	P	P	P	C	
Fire stations	C	C	C	C		
Public parks and recreation facilities	P	P	P	P	EP	
Utility buildings and structures		P	C	C	C	
Industrial						
Artisan manufacturing	P_(x)	P	P	P_(x)		When located on the ground floor, a high volume, pedestrian-oriented use adjoining the building's entrance on a street is required <u>(x) Maximum 3,500 gross square feet, except for breweries and distilleries</u>
Licensed Impound yards		E				PAMC 17.94.040
Frozen food or Cold storage lockers		P	C	C		
Salvage and recycling buildings		C				PAMC 17.94.040
Mini-warehouses, transfer, moving and storage facilities Self-service storage		P				
Warehouse buildings and yards Warehousing		P				
Medical						
Chemical dependency treatment and detoxification centers		P			P	
Hospital					P	
Medical/dental offices and clinics and laboratories Medical offices and laboratories	P	P	P	P	P	
Office						

Table 17.20.020 Principal uses permitted in commercial zones						
Principal Use	CBD	CA	CSD	CN	CO	Condition/Reference
Professional, business, and media offices	P	P	P	P	P	
Business colleges, trade schools, and personal instruction, such as music, art, and dance schools Private educational services	P	P	P	P	C	
Overnight Lodging						
Bed and breakfasts	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	May be integrated into a single household dwelling existing as of the (ADOPTED DATE OF THIS ORDINANCE),
Hotels, motels, and hostels	P	P	C	C	C	
Short-term rental	P	P	P	P	C	
Recreation						
Commercial recreation establishments and entertainment services Indoor recreation	P	P				
Indoor theater	P	P				
Recreational vehicles, vacation trailers, and campers courts and parks Recreational camps		C				
Retail and Restaurants						
Art gallery	P	P	P	P	C	
Food and beverage establishments, such as cafes, cafeterias, restaurants, take out lunch stands, drive in restaurants, cocktail lounges and taverns	P	P (x)	P (x)	P		For sidewalk cafes, see Street Use Ordinance No. 2229 as amended by 2350 (x) Conditional when an alley that provides customer access abuts residentially zoned property.
Boat sales	C	<u>C</u>				
Retail sales (by net floor area)						Applies to individual business establishments. Glass stores are conditional
<10,000 square feet NFA	P	P	P	P		
10,000-49,999 square feet NFA	P	P	P	P		
50,000-100,000 square feet NFA	P	P	P <u>C</u>	P		CUP not required for minor building additions.
>100,000 square feet NFA		P	P	P		

**Table 17.20.020
Principal uses permitted in commercial zones**

Principal Use	CBD	CA	CSD	CN	CO	Condition/Reference
Retail sales, heavy		P (x)				(x) Conditional when over 100,000 square feet gross-net floor area PAMC 17.94.040
Vehicle sales		P				
Service						
Small animal veterinary offices Animal care	<u>P</u>	P	P	P	P	PAMC 17.20.030(A)
Consumer goods services	P	P	P	P		
Funeral homes and mortuaries		P	C	C	C	
Personal care services	P	P (x)	P	P	P	(x) Massage parlors, saunas and steam baths are conditional
Transportation Services						
Automotive service station and repair		P (x)				(x) Auto body and paint shops and auto engine repair shops are conditional.
Car wash		P	C	C		
Ferry, seaplane, airplane and helicopter facilities	P	P				
Self-service gas islands Fuel station	€	P	P	C (x)		(x) Must be accessory to a convenience or grocery store
Mass transit terminals center Transit center	P	P	<u>P</u>			
Off-street parking structures and lots Parking lots and garages (as a principle use)	P (x)	C	C	C	C	(x) Structured parking garages only
Vehicle rental	P	<u>P</u>				
Vessel moorage, marinas, and research vessels	P (x)					(x) Boat service facilities are a conditional use

NOTE: Limited supplemental standards are listed in the current code, but we nonetheless recommend creating a special section for them here. This section may be expanded in the future as needed.

17.20.030 – Supplemental use standards.

A. Animal care.

NOTE: The following standards replace and expand conditional provisions for kennels in 17.23.160.L

1. No burning of refuse or dead animals is allowed.
2. Only house pets (as defined by Chapter 17.08 PAMC) are allowed on the premises. Also see the animal keeping provisions of Title 7 PAMC.
3. The portion of the building or structure in which animals are kept or treated must be mechanically ventilated and soundproofed.
4. Prior to issuance of a building permit, documentation must be provided by a qualified acoustical consultant, for approval by the Director, verifying that the expected noise to be emanating from the use complies with the standards set forth in WAC 173-60-040 for a Class B source property and a Class A receiving property.
5. Outdoor area standards.
 - a. All outdoor exercise areas and runs must be fenced for the safe confinement of animals.
 - b. A minimum of 15-foot wide Type 1 landscaping must be established along any outside areas used to exercise or walk animals that abuts a ground floor residential use.
 - c. No animal may be outdoors between the hours of 11:00 p.m. and 6:00 a.m. except for relieving bodily functions.

17.20.040 – Dimensional standards.

SURVEY RESULTS

Scoring (when applicable): 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[5] Downtown (Central Business District zone): Eliminate minimum height & increase the maximum height to 7-stories.

June 9 workshop average score: 3.5

Online SurveyMonkey average score: 3.3

[6] Downtown (Central Business District zone): If height limits are increased to 7-stories, how should such taller buildings be allowed?

5. Allow by right (no special review process needed)

June 9 workshop: 19% / Online SurveyMonkey: 8%

4. Allow by right – provided housing is the primary use (no special review process needed)

June 9 workshop: 19% / Online SurveyMonkey: 12%

3. Allow only with the integration of some affordable housing (% of units & level of affordability TBD)

June 9 workshop: 38% / Online SurveyMonkey: 35%

2. Only with the integration of a public amenity feature (choose from a list)

June 9 workshop: 11% / Online SurveyMonkey: 19%

1. Don't increase height, retain the current height limit

June 9 workshop: 14% / Online SurveyMonkey: 27%

MAKERS recommendation: Increase CBD zone height limit to 75 feet. Given that by-right increase scored equally with affordable housing at the June 9 workshop, *and* because Downtown has few remaining development opportunities, do not implement a bonus/incentive requirement.

[7] Downtown (Central Business District zone): Allow opportunity for a hotel up to 15-stories through a conditional use permit.

June 9 workshop average score: 2.8

Online SurveyMonkey average score: 2.5

MAKERS recommendation: Do not implement this concept.

[9] Lincoln Street Area: Increase allowed height in the CSD zone on sites west of Lincoln Street

4. Up to six stories

June 9 workshop: 29% / Online SurveyMonkey: 22%

3. Up to five stories

June 9 workshop: 20% / Online SurveyMonkey: 22%

2. Up to four stories

June 9 workshop: 41% / Online SurveyMonkey: 43%

1. No, retain the current height limit

June 9 workshop: 11% / Online SurveyMonkey: 13%

[10] Lincoln Street Area: If height limits are increased, how should such taller buildings be allowed?

5. Allow by right (no special review process needed)

June 9 workshop: 15% / Online SurveyMonkey: 13%

4. Allow by right – provided housing is the primary use (no special review process needed)

June 9 workshop: 20% / Online SurveyMonkey: 9%

3. Allow only with the integration of some affordable housing (% of units & level of affordability TBD)

June 9 workshop: 42% / Online SurveyMonkey: 65%

2. Only with the integration of a public amenity feature (choose from a list)

June 9 workshop: 12% / Online SurveyMonkey: 4%

1. Don't increase height, retain the current height limit

June 9 workshop: 11% / Online SurveyMonkey: 9%

MAKERS recommendation: Given the score distribution and many development opportunities in the CSD zone, west of Lincoln Street increase the base height limit to 45 feet and allow up to 65 feet with affordable housing bonus.

[13] First/Front Couplet (whole corridor east of Downtown): Increase allowed height

4. Up to six stories

June 9 workshop: 30% / Online SurveyMonkey: 26%

3. Up to five stories

June 9 workshop: 24% / Online SurveyMonkey: 17%

2. Up to four stories

June 9 workshop: 33% / Online SurveyMonkey: 43%

1. No, retain the current height limit

June 9 workshop: 12% / Online SurveyMonkey: 13%

[14] First/Front Couplet (whole corridor east of Downtown): If height limits are increased, how should such taller buildings be allowed?

5. Allow by right (no special review process needed)

June 9 workshop: 20% / Online SurveyMonkey: 9%

4. Allow by right – provided housing is the primary use (no special review process needed)

June 9 workshop: 29% / Online SurveyMonkey: 13%

3. Allow only with the integration of some affordable housing (% of units & level of affordability TBD)

June 9 workshop: 32% / Online SurveyMonkey: 52%

2. Only with the integration of a public amenity feature (choose from a list)

June 9 workshop: 8% / Online SurveyMonkey: 9%

1. Don't increase height, retain the current height limit

June 9 workshop: 12% / Online SurveyMonkey: 17%

MAKERS recommendation: Given the score distribution, redevelopment opportunities, and character of the area, in the CA zone increase the base height limit to 55 feet and allow up to 65 feet with affordable housing bonus.

NOTE: The below table format itself is new, but the tracked changes show what is being changed from the current dimensional standards in Port Angeles.

Table 17.20.040 Commercial zone dimensional standards.						
Standard	CBD	CA	CSD	CN	CO	Condition/Reference
Lot Dimensions						
Minimum lot area (square feet)	0 (x)	0 (x)	0 (x)	5,000	3,000	(x) All newly created lots must have a minimum area adequate to provide for required setbacks and parking. See PAMC 17.21.050 for townhouse standards.
Minimum lot width (feet)		50	50	50	40 (x)	(x) Townhouses can be the width of the interior units. See PAMC 17.21.050 for townhouse standards.
NOTE: We are suggesting the lot coverage standard be deleted, for the same reasons as the residential zones. The lot coverage purpose will be better regulated by new block frontage and landscaping standards.						
Maximum lot coverage (percent)		60	50	50	40	
Maximum site coverage (percent)		80 (x)	80 (x)	80 (x)	75 (x)	(x) Where stormwater runoff from structures, driveways, sidewalks, patios, and other surfaces is managed on-site per the requirements of the Port Angeles Urban Services Standards and Guidelines Manual Chapter 5, the project is exempt from the site coverage limit (see PAMC 17.94.135 for more information).
Building Height (feet)						
Maximum building height, <u>base</u>	45 <u>75</u>	35 <u>55</u>	35 <u>45</u> (x)	35 <u>40</u>	30 <u>45</u>	(x) 35 feet east of Lincoln Street
<u>Maximum building height, bonus</u>		<u>65</u>	<u>65</u> (x)			(x) Bonus height not available east of Lincoln Street PAMC 17.20.070
Minimum building height	3 stories					Does not apply to civic or over-water uses, accessory retail structures less than 2,000 square feet, or existing buildings
Setbacks (feet)						
Front setback, minimum	0	0	0	0	15	See Chapter 17.22 PAMC, Block Frontage Standards, for other front setback requirements. PAMC 17.94.120
Front setback, <u>garage or carport</u> entrance, minimum	0	0	0	0	20	Applies only to private residential garages and carports

**Table 17.20.040
Commercial zone dimensional standards.**

Standard	CBD	CA	CSD	CN	CO	Condition/Reference
Side street setback, minimum	0	0	0	0	5	

NOTE: The footnote standards for interior side and alley side setbacks have unclear purpose or benefit. We are showing them in this new table temporarily but propose deleting them to streamline the code.

Interior side setback, minimum	0-15 (X) (A)	0-15 (Y)	0-15 (Y)	0-15 (Y)	5-15 (Z)	See PAMC 17.22.210 for side and rear yard setback options and standards (X) 10' when abutting an alley or residential zone (Y) 15' when abutting an alley or residential zone (Z) Townhouses are exempt from side setback standards internal to a development. However, townhouse must meet applicable side setback standards for adjacent lots outside of the development. (A) 7' for ground floor residential structures
Minimum side setback (alley)	10	15	15	15	5	
Rear setback, minimum	0 (X)	0 (Y)	0 (X) (Y)	15	15	See PAMC 17.22.210 for side and rear yard setback options and standards (X) Loading structures must be 15' from any alley (Y) 15' when abutting an alley or residential zone

Detached Accessory Structure Requirements

Minimum rear setback	0 (X)	0 (X)	0 (X)	0 (X)	5	(X) 15' from any alley or adjacent residential zone
Minimum side setback for accessory structures in the rear one-third of the lot	0 (X)	0 (X)	0 (X)	0 (X)	5	(X) 15' from any alley or adjacent residential zone

NOTE: Staff recommend deleting the 25% height bonus for accessory structures in commercial zones. It serves an unclear purpose and is a loophole for the basic height limits.

Maximum building height	Not to exceed the primary structure building height					A 25% height bonus is available if the detached structure is within the building envelope required of a principal structure in the zone that the property is located.
Maximum building footprint	Not to exceed the primary structure building footprint					

17.20.050 – Measurements and exceptions.

NOTE: In a future phase of development regulations work we recommend updating and including more specifics standards for: building height calculations, exceptions, and modifications; and setback types, measurements, and projections.

See Chapter 17.94 PAMC for the following provisions:

- A. Minimum lot area reduction and exceptions.
- B. Exception to minimum side yard setback.
- C. Permitted intrusions into required yards.
- D. Lot coverage exemptions.
- E. Exceptions to height requirement.
- F. Other deviations, exceptions, variances, and adjustments.

17.20.060 – Other standards.

NOTE: Subsections (A) and (B) below are retained from several references in the old commercial chapters Chapters 17.20-17.24.

- A. Signs. Signs must comply with Chapter 14.36 PAMC.
- B. Off-street parking. See Chapter 14.40 PAMC.
- C. Design standards. Commercial and multifamily development must comply with Chapter 17.22 PAMC.
- D. Landscaping. See Chapter 17.23 PAMC.

17.20.070 – Building height bonus standards

NOTE: This section explains how the bonus heights in Table 17.20.040 can be achieved. Per the survey results, the public favored a focus on affordable housing incentives for bonus heights. Doing any one or combination of the bonus options unlocks the increased height. It is not expected that many projects will utilize the height bonuses in the short-term, but this is an important program to help Port Angeles grow with more affordable housing in the coming years.

Other incentives discussed at the public workshops and staff have included public open space, community meeting rooms, public restrooms, public art, child day care, ground floor retail, enhanced landscaping, etc. To keep things simple, these options have not been further developed.

- A. Purpose.** To offer flexibility to allowable height in strategic zones in exchange for affordable forms of housing or a greater diversity of unit sizes.
- B. Applicability.**
 - 1. The provisions of this section are optional.
 - 2. The bonus incentive provisions of this chapter apply to zones with height bonuses established in PAMC 17.20.040.
- C. Bonus options.** Developments meeting one of the following incentives standards qualify for the maximum height with bonus as set forth in Table 17.20.040.

NOTE: These first two options are intended to counteract the trend of mid-sized market-rate apartments which are often exclusively 1-2 bedrooms.

Option 1 leverages the city’s existing multifamily tax exemption (MFTE) program.

Option 2 is intended to build more small studio and 1-bedroom units, which naturally have lower rents because they are smaller. These are often ideal for workforce housing and singles.

Option 3 is intended to build more 3+ bedroom units, which accommodate roommate arrangements where costs can be shared and lowered per-person, and also to accommodate a variety of family types (children, grandparents, space for a nursery or home office, etc.). 3-4 bedroom homes often cannot be found outside of the detached single-family home market.

- 1. Participation in the 12-year affordable option of the Property Tax Exemptions for Multi-Family Housing program (Chapter 17.46 PAMC).
 - 2. At least 25 percent of the total dwelling units contain 600 square feet or less of gross floor area.
 - 3. At least ten-percent of the total dwelling units contain three or more bedrooms.
- D. Recording.** Prior to building permit issuance, a building height bonus agreement in a form approved by the Director and City Attorney must be recorded with the Clallam County Auditor’s office as a covenant running with the land and binding on the applicant, property owner, assigns, heirs, and successors.

Chapter 17.21 - Residential Infill Design Standards [NEW]

NOTE: This new chapter is home to the design standards for specific housing types: small lot single-household; accessory dwelling units; cottage housing; duplexes; and townhomes. These standards help implement the infill exemption action under the draft section 15.04.105 by ensuring these housing types are compatible with existing neighborhoods and enjoyable to live in for residents.

17.21.010 – Small lot single-household.

A. Purpose:

1. To provide opportunities for creative, diverse, and high-quality infill development that is compatible with existing neighborhoods.
2. To promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Port Angeles Comprehensive Plan.
3. To support more efficient use of urban residential land.
4. To provide usable open space for residents.
5. To de-emphasize garages and driveways as major visual elements along the street.
6. To promote architectural variety that adds visual interest to the street and neighborhood.

Figure 17.21.010(A)(1)

Small lot single-household examples.



SURVEY RESULTS

[1] R7 zone: Allow smaller single-family lots provided such lots take vehicle access off an alley (where available) and are designed to ensure neighborhood compatibility.

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

June 9 workshop average score: 3.7

Online SurveyMonkey average score: 4.1

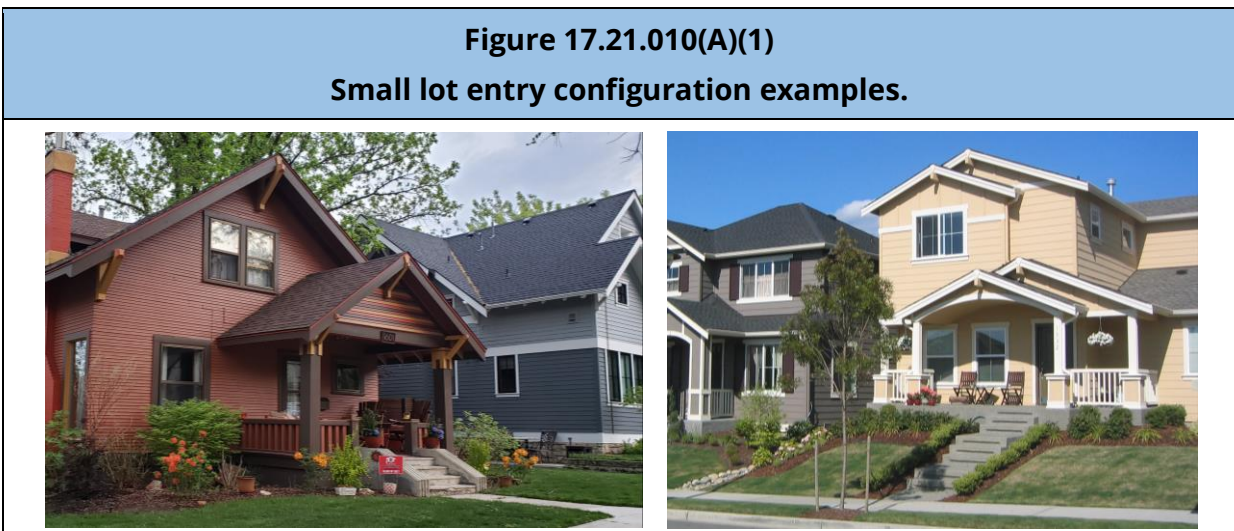
MAKERS recommendation: Proceed with concept.

B. Driveway access and garage standards.

1. Where small lot single-household dwellings are on lots served by alleys, all garages and on-site parking must be accessible from the alley. The façade facing the street must be designed as the front of the dwelling with a primary building entrance.
2. For individual garage or carport units facing an alley, driveways must be designed to prevent parked cars from protruding into alleys. Such driveways must be either less than five feet long or longer than 20 feet, measured along the centerline of the driveway.

C. Entry standards.

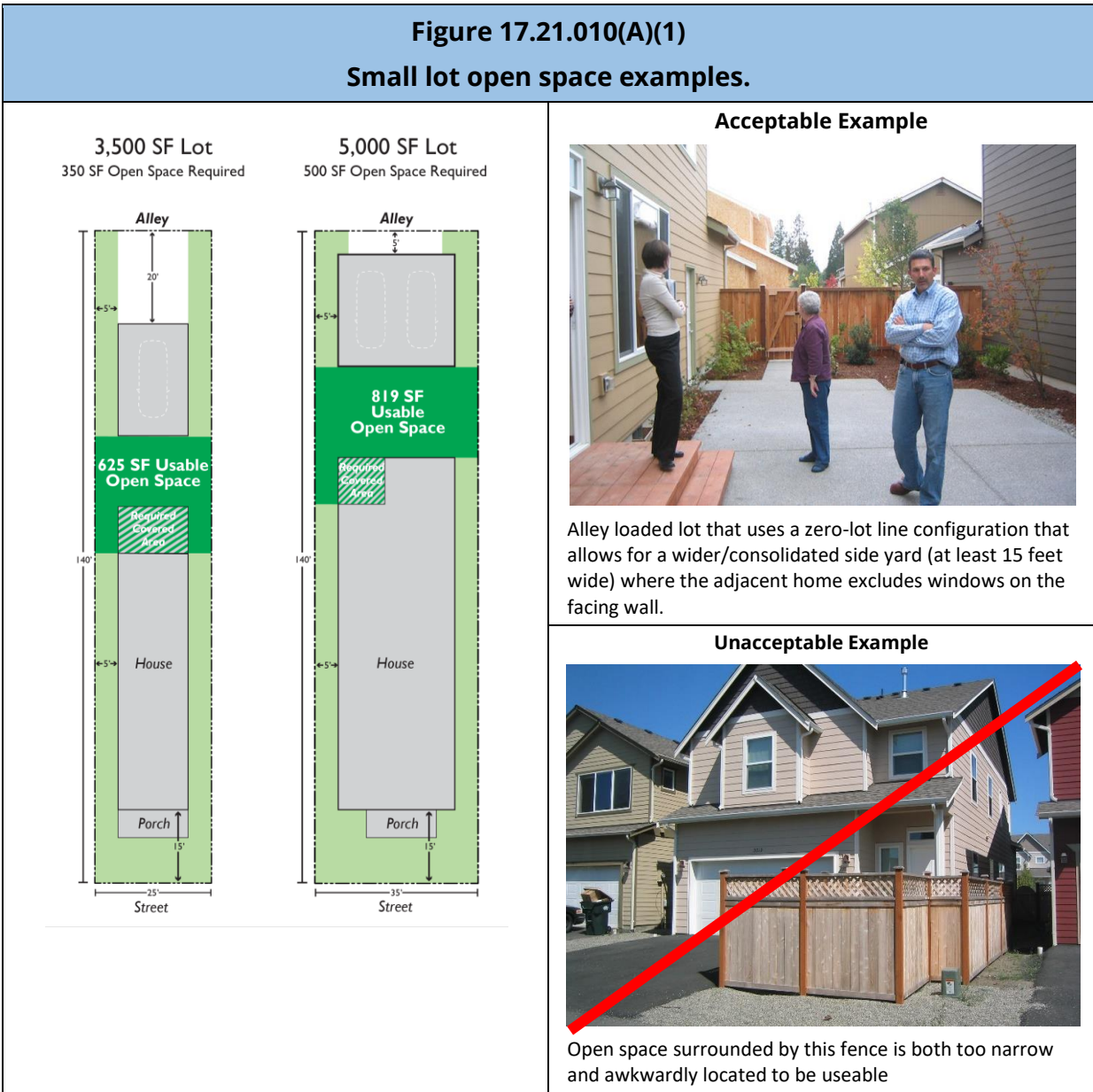
1. Clear and obvious pedestrian access between the sidewalk the building entry is required for new dwellings.
2. All new dwellings must provide a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three-feet by three-feet.



D. Minimum useable open space standards.

1. Every home must provide a minimum 100-square feet covered outdoor area at the side or rear of the dwelling.
2. Every lot must provide a useable open space equivalent to at least ten-percent of the lot area, with a minimum dimension of 15-feet on all sides of the useable open space. For example, a 3,500-square feet lot would require a contiguous open space of at least 350 square feet. Porches, patios, and the covered outdoor area required above may be used to fulfill this requirement provided they are part of an open space that meets the minimum dimension requirement.
3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley must be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent.
4. Driveways do not count in the calculations for usable open space.

- LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
- Additions must not create or increase any nonconformity with this standard.



E. Tree standards. Trees must be integrated into new small lot single-household developments at the time of occupancy at the rate one tree per lot.

1. Trees may be either coniferous or deciduous.
2. Required trees must not be located in public right-of-way (see Chapter 11.13 PAMC for street tree standards).
3. See Chapter PAMC 17.22, Landscaping Standards, for related landscaping plans, installation, and maintenance standards.

NOTE: For context, some communities have the following types of architectural standards which are not being considered for small-lots in Port Angeles:

Front door visible from the street
Contrasting trim
Recessed windows
Roof overhang
Pitched roof
Exterior materials
Front façade articulation
Façade transparency

17.21.020 – Accessory dwelling unit (ADU). [17.94.070]

NOTE: These standards are moved from 17.94.070 so that similar housing-type specific regulations are grouped together in this new chapter.

Updates to ADU regulations recommended to improve their feasibility as an infill housing option and to streamline the code. For example, the definition of “gross floor area” and the regulations for setbacks do not need to be repeated here.

A. Purpose. The purpose of an accessory dwelling unit is to:

1. Add affordable units to existing housing and make housing units available to moderate-income people who might otherwise have difficulty finding homes within the city.
2. Promote the development of additional housing options in residential neighborhoods that are appropriate for people at a variety of stages of their lives.
3. Provide homeowners with a means of obtaining, through tenants in either the accessory dwelling unit or the principal residence, rental income, companionship, or security.
4. Protect neighborhood stability, property values, and the character of the neighborhood.

B. Standards. An ADU, in any zone, must comply with the following development standards:

1. Configuration. An ADU may be located either within, attached to, or detached from ~~the a~~ primary structure housing ~~the a~~ primary single-family household residence dwelling.
2. Density. Only one ADU may be created in conjunction with each single-family household residence dwelling. The ADU must be located on the same zoning lot as the single-family household residence dwelling.
3. Minimum lot size. An ADU must not be established on any parcel smaller than ~~3,500~~ 5,000 square feet.
4. Maximum unit size. The ~~ADU gross floor area, calculated from finished wall to finished wall, of an existing structure, an addition, or new detached structure, converted to, or constructed for the purpose of creating an ADU~~ must not exceed 50 percent of the gross floor area of the primary single-family household residence dwelling, not including a detached garage and/or a detached accessory building, or 600 square feet, whichever is larger. The unit may not be more than one-bedroom.
5. Setbacks, height, and ~~lot site~~ coverage. ADUs must comply with the site coverage, height, and setback requirements of the zone. ~~Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU must not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone.~~
6. Scale and visual subordination. The ADU must be visually subordinate to the primary unit. If the ADU is located with in an existing residence, there can only be one main entrance located on the primary street-facing facade of the single-family residential structure, unless the residence contained additional entrances before the ADU was proposed. ~~An exception to this regulation is an entrance that does not have access from the ground, such as an entrance from a balcony or deck.~~ Detached ADU's and entrances

that do not have access from the ground, such as an entrance from a balcony or deck, are exempt from this standard.

1. ~~Building height and footprint: If the ADU is detached from the primary single-family residence, it must abide by the building height and footprint of the particular zone where the ADU is located.~~

NOTE: The below addition will eliminate ambiguity that exists with the current language.

7. Parking. The off-street parking requirements set forth in Chapter 14.40 must be provided ~~or~~ and maintained for the primary ~~residence~~ dwelling. No additional parking is required for an ADU.

NOTE: The below text deletion DOES NOT eliminate the separate connection requirement, but rather removes an internal code duplication because separate utility connections are still required by various provisions in Title 13. Numerous stakeholders have noted the separate utility connection requirement is a barrier to ADU development, and it will be reviewed with the Public Works Department and the Utilities Advisory Committee in a future code update process.

8. Construction standards. The design and construction of the ADU ~~shall~~ must conform to all applicable State and City standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. ~~The ADU shall be served by water and electrical services that are separate from the primary residential services.~~ A separate address must be created for the ADU.

Figure 17.20.010(A)

Detached accessory dwelling unit examples.



17.21.030 – Cottage housing. [Replaces Chapter 17.16]

NOTE: The following standards are proposed to replace the Cottage Housing Development Overlay Zone (chapter 17.16). First, it is unusual to treat cottage housing as an overlay requiring a special application, review, and approval process that is different than other housing types, which introduces competitiveness and potential for delays. The maximum cottage size of 750 square feet and density bonus of 1.25 (25%) are too limiting for economic feasibility and to meet market interest for detached housing types. And the current standards lack key details for ensuring the cottage buildings, common open space, community buildings, landscaping, parking areas, and other features are designed appropriately to maximize compatibility with existing neighborhoods.

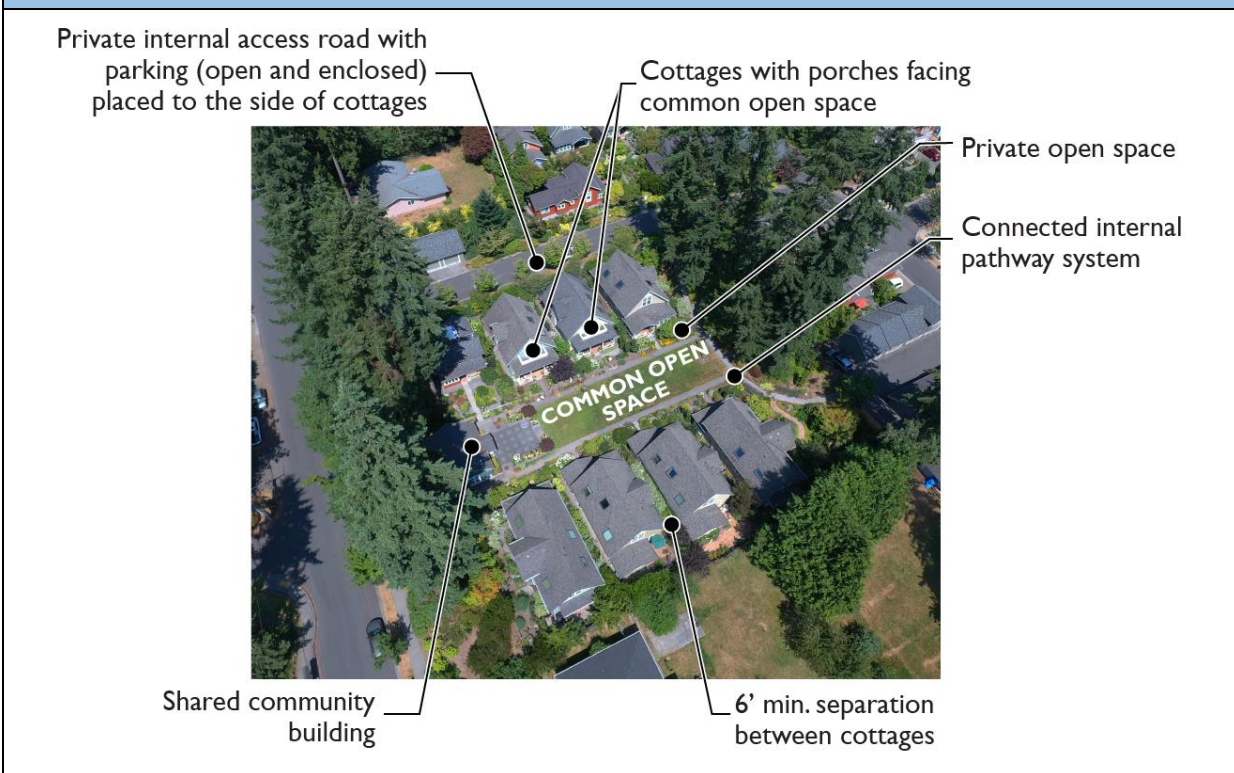
A. Purpose:

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Port Angeles Comprehensive Plan.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of the residential neighborhood.
6. Provide usable open space for residents.
7. Support protection of natural critical area amenities

Figure 17.21.030(A)(1)
Cottage housing example with key standards.



Figure 17.21.030(A)(2)
Cottage housing site plan example.



B. Lot size standard. Cottages are exempt from minimum lot area and lot width standards, provided they comply with density and design standards herein.

C. Density standard. Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

D. Minimum and maximum number of cottages.

1. Cottage housing developments must contain a minimum of three cottages.
2. Three to 12 cottage structures may make up a cluster. There is no limit on the number of clusters provided all other standards are met.
3. In the R7, RMD, and RHD zones, attached duplex cottages are allowed.
4. Accessory dwelling units are not permitted in cottage housing developments, except as provided in subsection (K) below.

E. Setbacks and separation standards.

1. The minimum setbacks set forth in Chapters 17.10 through 17.20 PAMC apply to the development frontage and external side and rear property lines of the entire cottage development.
2. Individual cottages buildings must be separated from each other by at least six-feet. Permitted projections into required side setbacks in the zoning chapters (Chapters 17.10 through 17.20 PAMC) apply.

3. Cottages must be setback at least five-feet from any internal pedestrian path. Permitted projections into required front setbacks also apply.
4. Cottages must be setback at least ten-feet from any internal access lanes that provide access to four or more cottages. For access lanes serving less than four cottages, at least five-feet of separation is required between access lanes and cottages. Permitted projections into required front setbacks also apply for setbacks to internal access lanes (see PAMC 17.94.120).

F. Building height standards.

1. Cottages have a maximum building height of 25-feet. All parts of the roof above 18-feet must be pitched with a minimum roof slope of 6:12.
2. The height of accessory structures in cottage housing developments is limited as prescribed in the underlying zone.

G. Cottage size standards. Cottages must contain no more than 1,200-square feet gross floor area, not including attached garages.

H. Entry and porch standards.

1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new dwellings.
2. All new dwellings must provide a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three-feet by three-feet.
3. Porches. Cottage façades facing the common open space or common internal walkway must feature a roofed porch at least 70-square feet in size with a minimum dimension of seven-feet on any side. The required porch does not count as private open space for the size or dimension requirements of subsection (L)(1). Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (b) above.

I. Façade transparency standards. Transparent windows and/or doors are required on at least eight-percent of façades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.

J. Common open space standards.

1. Minimum size. Common open space must be at least 400-square feet per cottage.
2. Minimum dimensions. Common open space must have no dimension less than 15-feet. Areas used to meet private open space requirements [see subsection (L) below] may not be double-counted as common open space.
3. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be useable and may not include critical areas or critical area buffers, including steep slopes. LID stormwater BMPs, like rain gardens, may be integrated in up to 25-percent of the minimum required usable open space area.
4. Orientation. Common open space must have cottages abutting on at least two sides. At least 50-percent of the cottages in each cottage housing cluster must abut common

open space. Cottages abutting the common open space must be oriented around and have the primary entrance face the common open space.

5. Access. Cottages must be within 100-foot walking distance of the common open space and feature a direct pedestrian connection to the common open space.

K. Shared community buildings standards.

1. A shared community building may be integrated into the common open space area required in subsection (J) above but must not be included in the minimum common open space area calculations.
2. Non-residential use. A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than child care are prohibited.
3. Residential use. A shared community building may contain one attached accessory dwelling unit (see PAMC 17.21.020).
4. Height. Shared community buildings have a maximum building height of 25-feet. All parts of the roof above 18-feet must be pitched with a minimum roof slope of 6:12.
5. Size. Shared community buildings have a maximum ground floor footprint of 1,200-square feet.
6. Other standards. Except for the height and size exceptions identified in subsections (4-5) above, shared community buildings are subject to the accessory structure standards in the zoning chapters (17.10 through 17.20).

L. Private open space standards.

1. Minimum size. The minimum private open space adjacent to each cottage must be at least 200-square feet with no dimension less than ten-feet.
2. Access. The private open space must have direct access from the cottage via a door or porch.
3. Location. The private open space is encouraged to be located between the cottage and the common open space.
4. Private open space must be useable and may not include critical areas or critical area buffers, including steep slopes.

M. Access and parking standards.

1. Driveway and access requirements are in PAMC 17.22.250.
2. Off-street parking standards are set forth in Chapter 14.40 PAMC.
3. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.
4. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five-feet of Type-A, B, or C Landscaping (see Chapter 17.22 PAMC,

Landscaping Standards) must be provided between the parking area and the abutting residential use.

5. Parking is encouraged to be consolidated under cover. Uncovered parking must be located in clusters of not more than five adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages are exempt from this provision.
6. Garages with a footprint of up to 300-square-feet may be attached to individual cottages provided all other standards herein are met. Such garages do not count toward the size limit of cottages. Such garages must not be located adjacent to the common open spaces.

N. Landscaping standards. Cottages in the RMD and RHD zones must meet the frontage requirements of PAMC 17.22.435.

O. Tree standards. Trees must be integrated into cottage developments at the time of occupancy at the rate one tree per cottage unit.

1. Trees may be either coniferous or deciduous.
2. Required trees must not be located in public right-of-way (see Chapter 11.13 PAMC for street tree standards).
3. See Chapter PAMC 17.22, Landscaping Standards, for related landscaping plans, installation, and maintenance standards.

17.21.040 – Duplex.

A. Purpose:

1. To provide opportunities for creative, diverse, and high-quality infill development that is compatible with existing neighborhoods.
2. To promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Port Angeles Comprehensive Plan.
3. To support more efficient use of urban residential land.
4. To provide usable open space for residents.
5. To de-emphasize garages and driveways as major visual elements along the street.
6. To promote architectural variety that adds visual interest to the street and neighborhood.

SURVEY RESULTS

[2] Duplexes: Require garages/driveways off alleys (where available) and other modest design standards to ensure neighborhood compatibility.

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

June 9 workshop average score: 4.0

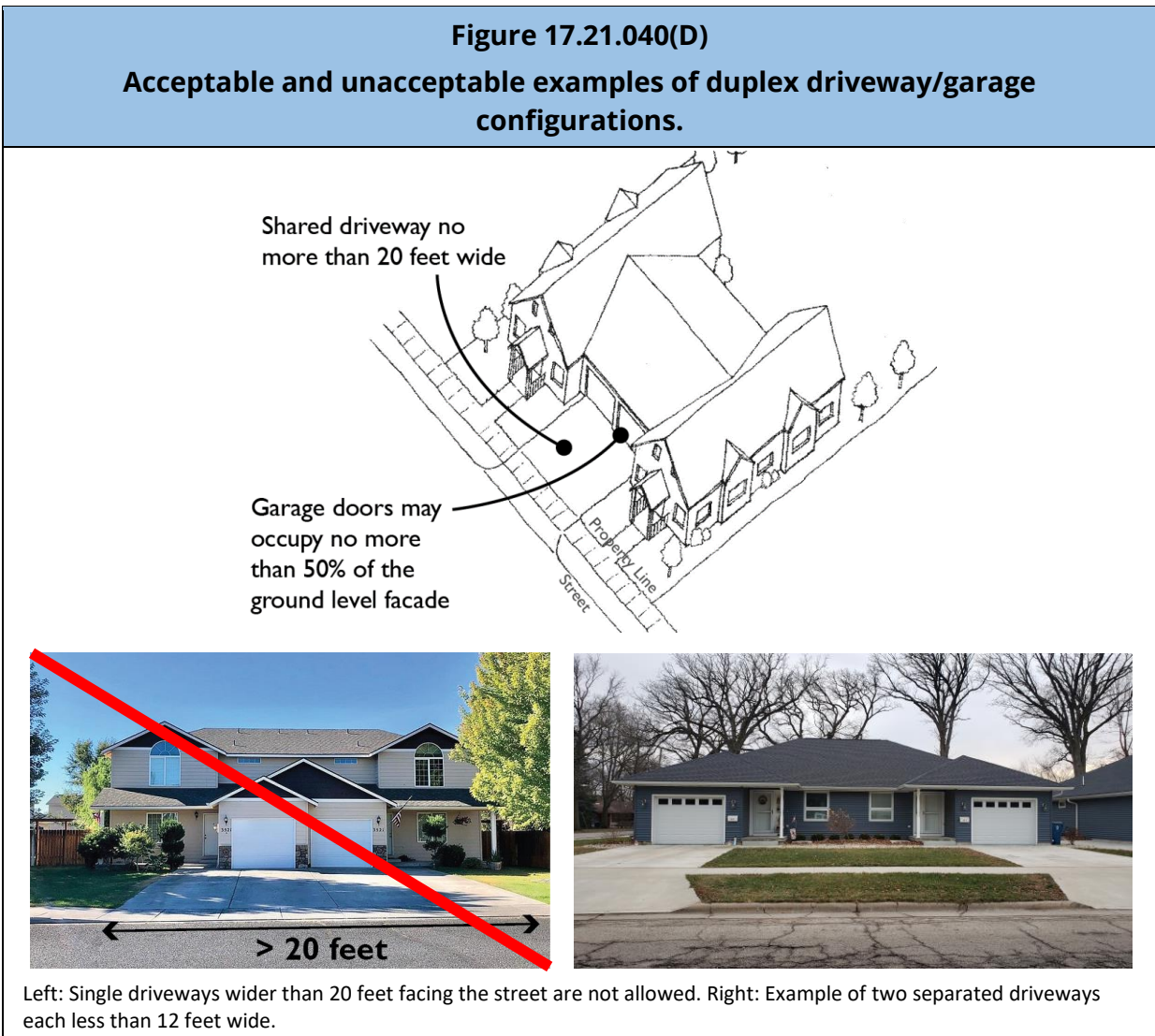
Online SurveyMonkey average score: 4.1

MAKERS recommendation: Proceed with concept

B. Driveway access and garage standards.

1. Where duplexes are on lots served by alleys, all garages and on-site parking must be accessible from the alley. The façade facing the street must be designed as the front of the dwelling with a primary building entrance.
2. When no alleys are present or alley access is not feasible due to extreme topography, the following standards apply:
 - a. Side- and rear-facing parking areas and garages are encouraged.
 - b. When located on a corner lot, both streets must be utilized for vehicle access. If one street is classified as a collector or arterial, only the side street must be utilized for vehicle access. Driveways must be located as far from the street corner as feasible.
3. Street-facing driveways for duplexes are limited to:
 - a. One 20-foot wide (maximum) driveway; or
 - b. Two 12-foot wide (maximum) driveways, provided the driveways are spaced at least 20 feet apart.
4. No more than 50 percent of any ground floor façade may be occupied by a garage, and detached garages and all carports must not protrude beyond the front building façade. This limit may be increased to a maximum of 65 percent provided at least three of the following design details are utilized:
 - a. A decorative trellis over at least the entire width of the garage door(s).

- b. A window or windows placed above the garage on a second story or attic wall.
- c. A balcony that extends out over the driveway.
- d. Utilizing all single-vehicle garage doors as an alternative to wider garage doors suitable for two-car garages.
- e. Windows in the garage door.
- f. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

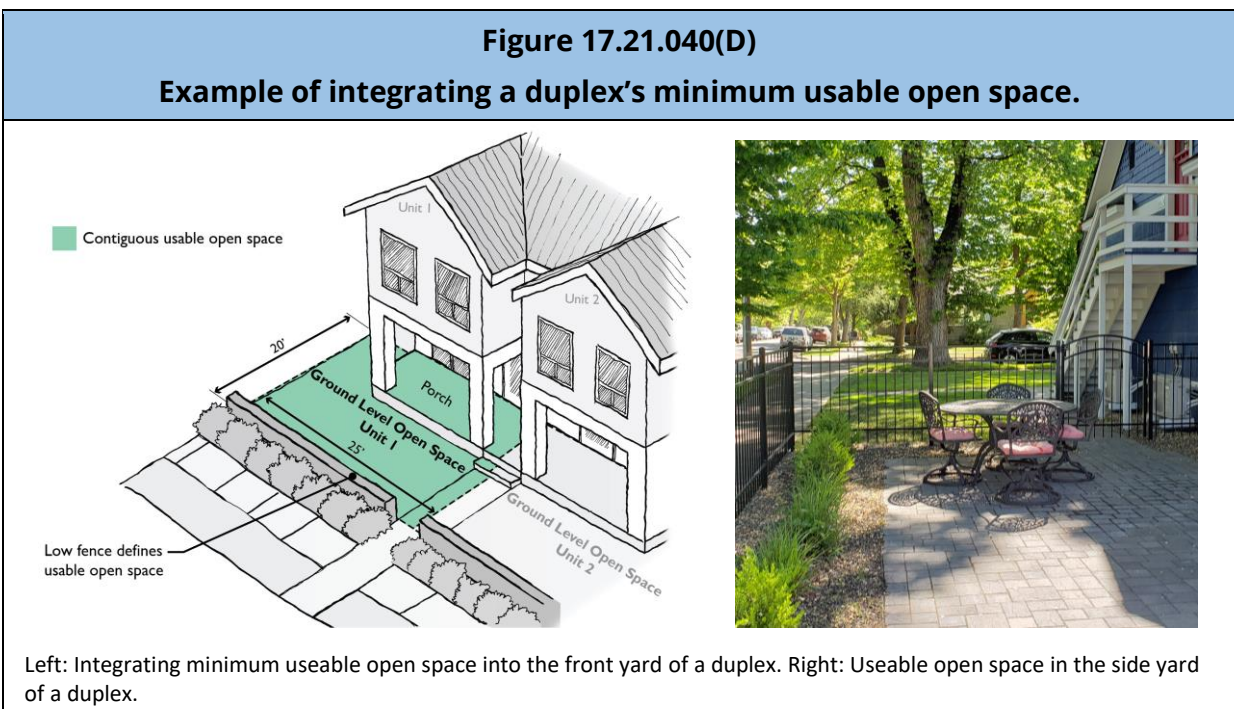


C. Entry standards.

1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new dwellings.
2. All new dwellings must provide a covered pedestrian entry, such a covered porch or recessed entry, with minimum weather protection of three feet by three feet,

D. Minimum useable open space standards.

1. All new duplex developments must provide usable open space with a collective size equal to ten percent of the lot area, with a minimum dimension of 15 feet on all sides. For example, an 8,000-square foot lot would require at least 800 square feet of usable open space. Usable open space may be a single large space or separate spaces.
2. Where the usable open space is located within a front yard setback, the open space must be defined with a fence, hedge, or wall between 18 and 36 inches tall (meeting the standards of PAMC 17.94.140 and the sight obstruction height limits of the Port Angeles Urban Services Standards and Guidelines Manual when near an intersection). See Figure 17.21.040(D) for an example.
3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley must be limited to four feet in height, except where the portion of the fence between four and six feet in height is at least 50 percent transparent.
4. Unenclosed decks, porches, patios, and entries may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
5. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
6. Driveways do not count in the calculations for usable open space.
7. Additions must not create or increase any nonconformity with this standard.



E. Tree standards. Trees must be integrated into duplex developments at the time of occupancy at the rate one tree per duplex unit (two trees per duplex building).

1. Trees may be either coniferous or deciduous.

2. Required trees must not be located in public right-of-way (see Chapter 11.13 PAMC for street tree standards).
3. See Chapter PAMC 17.22, Landscaping Standards, for related landscaping plans, installation, and maintenance standards.

NOTE: For context, some communities have the following types of architectural standards which are not being considered for duplexes in Port Angeles:

Contrasting trim
Recessed windows
Roof overhang
Pitched roof
Exterior materials
Front façade articulation
Façade transparency

17.21.050 – Townhouse.

A. Purpose:

1. To provide opportunities for creative, diverse, and high-quality infill development that is compatible with existing neighborhoods.
2. To promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Port Angeles Comprehensive Plan.
3. To support more efficient use of urban residential land.
4. To provide usable open space for residents.
5. To de-emphasize garages and driveways as major visual elements along the street.
6. To reduce the apparent bulk and scale of large townhouse buildings.
7. To promote architectural variety that adds visual interest to the street and neighborhood.

B. Dimensional standards for townhouses are modified from the zone-based standards elsewhere in this title, as listed in Table 17.21.050.

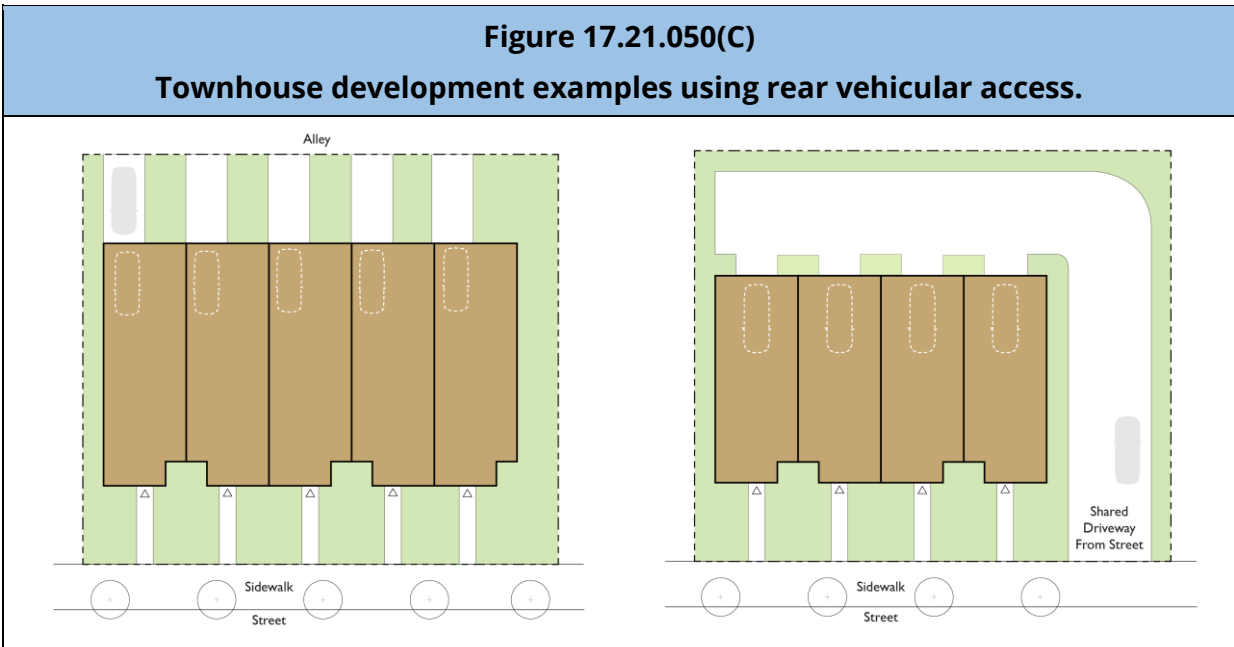
Table 17.21.050 Townhouse dimensional standards.	
Standard	Modification
Lot size	Applies to the entire townhouse development, not individual units and lots
Lot width	No minimum
Interior side setback	0 feet between individual townhouse units
All other setbacks	Applies to the entire townhouse development, not individual units and lots
Site coverage	Applies to the entire townhouse development, not individual units and lots

C. Driveway access and garage standards.

1. Where townhouses are on lots served by alleys, all garages and on-site parking must be accessible from the alley. The façade facing the street must be designed as the front of the dwelling with a primary building entrance.
2. Where no alley is present or alley access is not feasible due to extreme topography, townhouse buildings with two units must comply with the duplex driveway standards of PAMC 17.21.040(B).
3. Where no alley is present or alley access is not feasible due to extreme topography, townhouse buildings with three or more units must use one of the following methods:
 - a. Provide a shared access drive to garages in the rear meeting the following requirements:
 - i. Shared driveways have a maximum width of 20 feet and must meet turning radii and other standards of the city-adopted International Fire Code.
 - ii. Minimum building separation along uncovered internal drive aisles must be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the interior side setback projections referenced

in PAMC 17.94.120. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.

- b. Provide individual garages and driveways access from a local street meeting the following standards:
 - i. Individual garages and driveways are no wider than 12 feet and driveways have a minimum length of 20 feet.
 - ii. The townhouse units are at least 24 feet wide.



D. Entry standards.

1. Clear and obvious pedestrian access between the sidewalk and the building entry is required for new dwellings.
2. All new dwellings must provide a covered pedestrian, such as a covered porch or recessed entry, entry with minimum weather protection of three feet by three feet.
3. For townhouses where pedestrian access is provided from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:
 - a. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - b. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.

Alternative designs will be considered, provided they meet the purpose of the standards.

Figure 17.21.050(D)

Acceptable and unacceptable examples of townhouse entry configurations from alleys or private internal vehicular access.

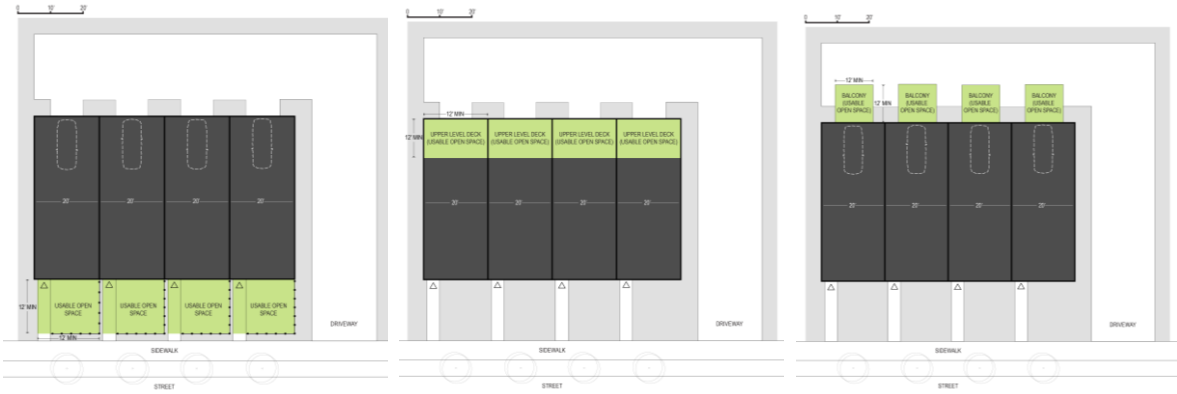


The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas de-emphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).

- E. Minimum useable open space standards.** Townhouse dwelling units must provide open space at least equal to ten-percent of the gross floor area. The required open space may be provided by one or more of the following:
1. Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of PAMC 17.94.140)
 2. Balconies, roof decks or porches.
 3. Shared open space that meets the design requirements of PAMC 17.22.230, provided such space is visible and directly accessible to townhouse dwelling units.
 4. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.

Individual private open spaces for one unit that exceed the open space standards may not be used to help meet the open space standards for other dwelling units. Shared open spaces that meet the standards of subsection (E)(3) of this section, however, may be used to supplement private open spaces meeting subsections (E)(1) and (E)(2) of this section to help dwelling units meet the usable open space standards herein.

Figure 17.21.050(E)
Townhouse open space location and examples.



Illustrating optional locations for integrating usable open space, including front yard (left), rooftop deck (center), and balcony (right).



Left: Townhouses with private ground level open space and balconies. Right: Townhouse roof deck.

F. Building articulation. Townhouse buildings must meet the façade articulation standards for multifamily buildings as set forth in PAMC 17.22.320(C).

Figure 17.21.050(F)
Townhouse articulation examples.



Left: The townhouse building uses a variety of rooflines and horizontal modulation to provide articulation and distinction between units. Right: The townhouse building has different unit widths and window patterns to provide articulation.

G. Tree standards. Trees must be integrated into townhouse developments at the time of occupancy at the rate one tree per townhouse unit.

1. Trees may be either coniferous or deciduous.
2. Required trees must not be located in public right-of-way (see Chapter 11.13 PAMC for street tree standards).
3. See Chapter PAMC 17.22, Landscaping Standards, for related landscaping plans, installation, and maintenance standards.

NOTE: For context, some communities have the following types of architectural standards which are not being considered for townhouses in Port Angeles:

Contrasting trim
Recessed windows
Roof overhang
Pitched roof
Exterior materials
Front façade repetition with variety
Façade transparency

Chapter 17.22 – Commercial and Multifamily Design Standards [NEW]

Purpose and Applicability

17.22.010 – Purpose.

The purpose of these commercial and multifamily design standards is to implement the goals and policies of the Port Angeles Comprehensive Plan and the objectives of each zone as provided in this title. The purpose of this chapter is to:

- A. Promote a diverse mix of retail, housing, office, and civic land uses and a genuine sense of place in Port Angeles.
- B. Encourage development that is pedestrian-oriented and human-scale in an aesthetically attractive, energy efficient, easily accessible, and economically healthy environment.
- C. Include diverse retail and service uses, higher density residential housing, a network of pedestrian-oriented streets, and a high degree of connectivity for all modes of travel.
- D. Enhance Port Angeles' visual character.

17.22.020 – Applicability.

A. New development.

- 1. The provisions of this chapter govern all multifamily, commercial, and other non-residential development within the RMD, RHD, CBD, CSD, CA, CN, and CO zones. These provisions do not apply to townhouses unless otherwise noted in this Chapter.
- 2. The landscaping provisions of this chapter apply to other uses and zones when referenced in other chapters of Title 17.
- 3. This chapter has some references to other citywide regulations which may take precedence over this chapter.

NOTE: The provisions below take a relaxed approach to remodels and additions, trying to strike the right balance of encouraging remodels and achieving long term design conformance.

B. Relationship to other codes. Where provisions of this chapter conflict with provisions in any other section of the Port Angeles Municipal Code (PAMC), this chapter prevails unless otherwise noted.

C. Building additions, remodels, and site improvements. Three different thresholds have been established to determine how the standards herein are applied to such projects.

1. Level I improvements include all exterior remodels, building additions, and/or site improvements that affect the exterior appearance of the building/site and/or cumulatively increase the gross floor area on a site less than 50-percent within three years of the date of building permit issuance. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards.

For example, if a property owner decides to replace a building façade's siding, then the siding must meet the applicable exterior building material standards, but elements such as building articulation would not be required.

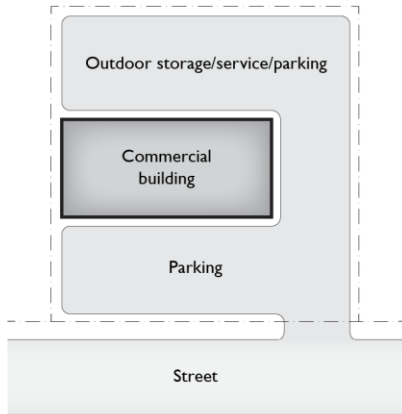
2. Level II improvements include all improvements that cumulatively increase the gross floor area on a site by 50-percent to 100-percent, within three years of the date of building permit issuance. All standards that do not involve repositioning the building or reconfiguring site development must apply to Level II improvements.

For example, if a property owner of an existing business in the CSD zone wants to build an addition equaling 75-percent of the current building's footprint, then the following elements must apply:

- a. The location and design of the addition/remodel must be consistent with Chapter 17.22 PAMC, Block Frontage Standards, which addresses building frontages, entries, parking lot location, and street setback landscaping. For such developments seeking additions to buildings where off-street parking location currently does not comply with applicable parking location standards, building additions are allowed provided they do not increase any current nonconformity and generally bring the project closer into conformance with the standards (see Chapter 14.40 PAMC).
 - b. Comply with the standards of Chapter 17.22 PAMC, Site Planning Standards.
 - c. Comply with all provisions of Chapter 17.22 PAMC, Building Design Standards, except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed. All new exterior wall areas must comply with building elements/details, materials, and blank wall treatment standards.
 - d. Comply with the off-street parking, landscaping, and signage provisions of this chapter that relate to proposed improvements.
3. Level III improvements include all improvements that cumulatively increase the gross floor area on a site by more than 100-percent within three years of the date of building permit issuance. Such developments must conform to all applicable standards, except in a case where there are multiple buildings on one site, and only one building is being enlarged. In that scenario, improvements to the additional buildings are not required, but conformance with all other standards apply.

Figure 17.22.030
Improvement and applicability examples.

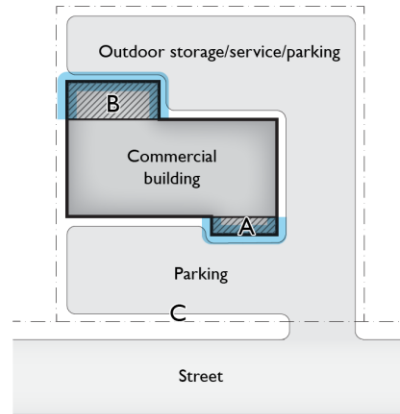
Existing Site



- Pre-existing non-conformities:
- Parking in front of the building
 - No pedestrian connection to the entry
 - Doesn't meet streetscape and landscaping standards
 - Facade doesn't meet standards

Level I Improvement Example

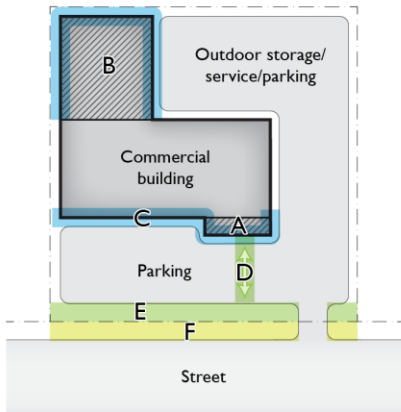
Expand existing building footprint <50%



- Required improvements:
- A. Entry addition meets facade and building design standards (PAMC 17.22.300-350)
 - B. Rear addition meets applicable building design standards (PAMC 17.22.300-350)
 - C. Landscaping improvements are encouraged but not required

Level II Improvement Example

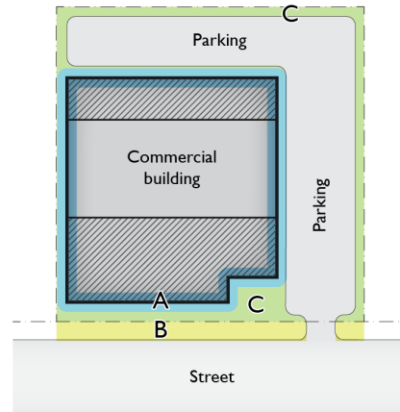
Expand existing building footprint 50-100%



- Required improvements:
- A. Entry addition meets facade and building design standards (PAMC 17.22.300-350)
 - B. Rear addition meets applicable building design standards (PAMC 17.22.300-350)
 - C. Facade upgraded to meet applicable facade and building design standards (section PAMC 17.22.300-350)
 - D. Pedestrian access improvements (PAMC 17.22.240)
 - E. Parking lot landscaping improvements (PAMC 17.22.440)
 - F. Landscaping improvements are encouraged but not required

Level III Improvement Example

Expand existing building footprint >100%



- Required improvements:
- A. Entire building meets facade and building design standards (section PAMC 17.22.300-350)
 - B. Landscaping improvements are encouraged but not required
 - C. Site meets site planning standards (section PAMC 17.22.200-270)

17.22.030 – How the provisions of this chapter are applied.

The provisions of this chapter are additional to the underlying zoning standards (permitted uses, setbacks, building heights, etc.). Most sections within this chapter herein include the following elements:

- A. Purpose statements, which are overarching objectives.
- B. Guidelines use words such as “should” or “is/are recommended,” or “encouraged”, signifying voluntary measures.
- C. Standards use words such as “must” and “is/are required,” signifying mandatory actions.
 - 1. Some standards are easily quantifiable, while others provide a level of discretion to the applicant in how they are complied with. In the latter case, the applicant must demonstrate to the Director, in writing, how the choices made for the development meets the purpose of the standard.
 - 2. Departures may be allowed for specific standards in this Chapter 17.22 PAMC. They allow alternative designs provided the Director determines the resulting design and overall development meets the “purpose” of the standards and other applicable criteria. See PAMC 17.22.040 for related procedures associated with departures.

17.22.040 – Departures.

- A. Purpose. A number of specific departure opportunities to the design standards contained in this chapter are provided. Departure opportunities are signaled by the capitalized word DEPARTURE or the ➡ symbol. The purpose is to provide applicants with the option of proposing alternative design treatments, when they can demonstrate to the satisfaction of the Director that it is equal to or better than the standard, provided such departures meet the “purpose” of the particular standard, and any additional relevant departure criteria.
- B. Requests for departures are voluntary. This provision allows the flexibility for applicants to propose alternative designs on a voluntary basis.
- C. Applicability. Departure opportunities are available only where noted for specific standards.
- D. Procedures. Permit applications that include departure requests are reviewed administratively and the approval decision is made by the Director.
- E. Approval criteria. Project applicants must successfully demonstrate to the Director how the proposed departure meets the purpose(s) of the standard, and other applicable departure criteria that applies to the specific standard.
- F. Documentation. The Director must document the reasons for approving all departures within the project application records for the purpose of providing consistency in decision-making by the city.

Block Frontage Standards

SURVEY RESULTS

Scoring (when applicable): 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[4] Downtown (Central Business District zone): Block frontage approach. What do you think of this concept?

June 9 workshop average score: 3.9

Online SurveyMonkey average score: 4.2

MAKERS recommendation: Implement the block frontage concept as presented.

[8] Lincoln Street Block Frontages: Require new developments to be oriented towards the street, with option of storefront or landscaped setback, with parking placed to the side or rear of buildings. What do you think of this concept?

June 9 workshop average score: 4.0

Online SurveyMonkey average score: 4.2

MAKERS recommendation: Implement the block frontage concept as presented.

[11] First/Front Couplet Block Frontages: Design options from Race to Peabody Street. Choose best approach.

5. Require storefronts and ground floor commercial

June 9 workshop: 22% / Online SurveyMonkey: 20%

4. Allow storefronts or landscaped setbacks, parking to side or rear, allow option for ground floor residential

June 9 workshop: 57% / Online SurveyMonkey: 64%

3. Neutral/unsure

June 9 workshop: 17% / Online SurveyMonkey: 16%

2. Not good (both concepts)

June 9 workshop: 3% / Online SurveyMonkey: 0%

1. Very bad idea (both concepts)

June 9 workshop: 0% / Online SurveyMonkey: 0%

MAKERS recommendation: Emphasize the Mixed designation in this area.

[12] First/Front Couplet Block Frontages: Require new developments between Race St & Golf Course Rd to be oriented towards the street, with option of storefront or landscaped setback, with parking placed to the side or rear of buildings. What do you think of this concept?

June 9 workshop average score: 3.9

Online SurveyMonkey average score: 4.1

MAKERS recommendation: Implement the block frontage concept as presented.

[15] 8th Street Block Frontages (CN & CSD zones): Require new developments to be oriented towards the street, with option of storefront or landscaped setback, with parking placed to the side or rear of buildings. What do you think of this concept?

June 9 workshop average score: 4.0

Online SurveyMonkey average score: 4.2

MAKERS recommendation: Implement the block frontage concept as presented.

[16] C Street Block Frontages: Require new developments to be oriented towards the street, with option of storefront or landscaped setback, with parking placed to the side or rear of

buildings. What do you think of this concept?

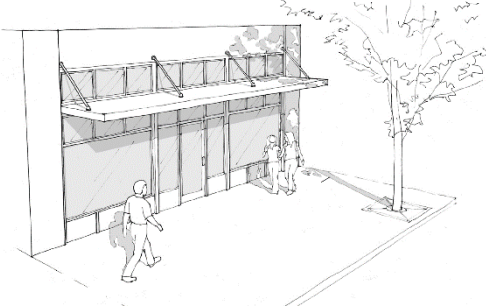

June 9 workshop average score: 3.7

Online SurveyMonkey average score: 4.2

MAKERS recommendation: Implement the block frontage concept as presented.

17.22.100 – Purpose.

- A. To design sites and orient buildings with an emphasis on compatible development and creating a comfortable walking environment.
- B. To provide standards that recognize the need for a system of pedestrian-oriented block frontages.

Table 17.22.105 Summary of block frontage standards.		
	Block Frontage Type	Details
Storefront		<ul style="list-style-type: none"> • No new ground-level parking adjacent to the street. • Special transparency, weather protection, and entry requirements. • Minimum commercial space height and depth. • No ground floor residential uses except for live/work units on select Storefront designated blocks where the storefront space meets height and depth standards.
Mixed	<p>↑ Storefront or Landscape Frontages allowed ↓</p>	<ul style="list-style-type: none"> • Ground-level parking placed to the side or rear of buildings. • Landscaping to soften façades of non-storefronts and buffer parking areas. • Minimum façade transparency requirements per use and setback.
Landscaped		<ul style="list-style-type: none"> • Ground-level parking placed to the side or rear of buildings. • Landscaping to soften façades and buffer parking areas. • Minimum façade transparency requirements per use and setback.
Basic	<p>↑ Storefront or Landscape Frontages allowed</p>	<ul style="list-style-type: none"> • No restrictions on parking lot location (except for landscaping standards). • Landscaping to soften façades of non-storefronts. • Minimum façade transparency requirements per use and setback.

17.22.110 – Block frontage designation maps.

A. Application of map and block frontage regulations.

1. New multifamily and non-residential development within the CBD, CSD, CA, CN, and CO zones in Port Angeles are subject to the block frontage standards in sections PAMC 17.100-170 based on the block frontage designation of the street, as illustrated in the figures in this section.
2. For multifamily and non-residential development in the RHD and RMD zones, the standards for landscaped block frontages apply.
- 3.. These block frontage standards do not apply to townhouses.

B. Map updates. The block frontage designation map will be updated by ordinance by the City Council as necessary to reflect new streets and other adjustments.

C. Undesignated streets. If a street is not designated as Storefront, Mixed, or Landscaped block frontage then it is automatically classified as a “Basic” block frontage. See section PAMC 17.22.150 for applicable standards.

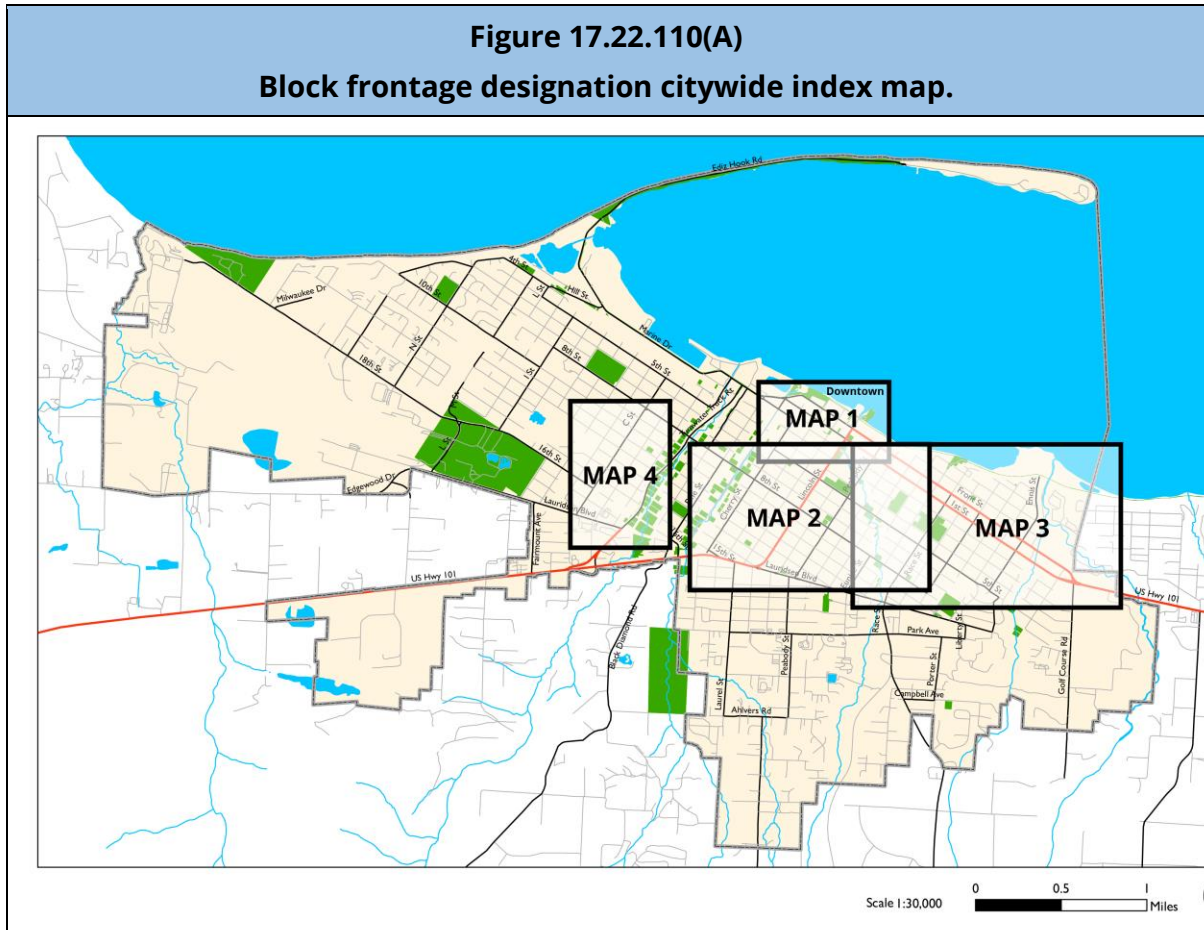


Figure 17.22.110(B)

Block frontage designation map 1 - Downtown.

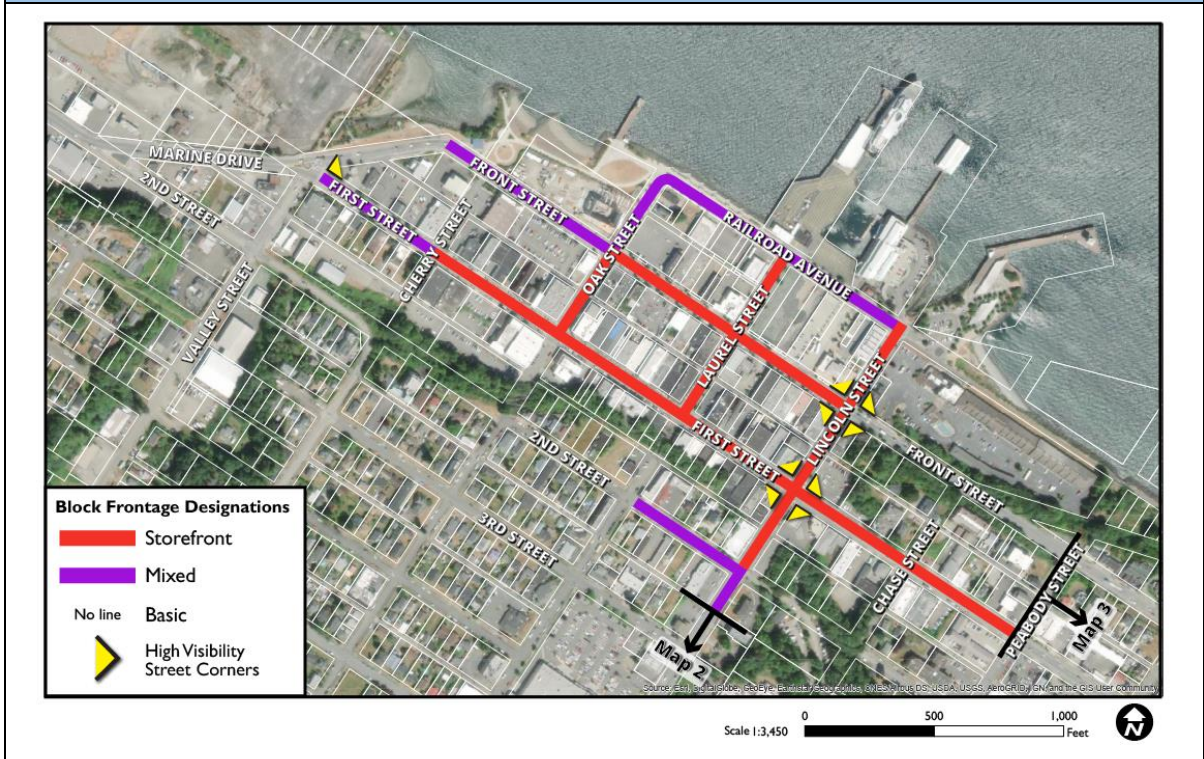


Figure 17.22.110(C)

Block frontage designation map 2 – Lincoln Street and 8th Street area.

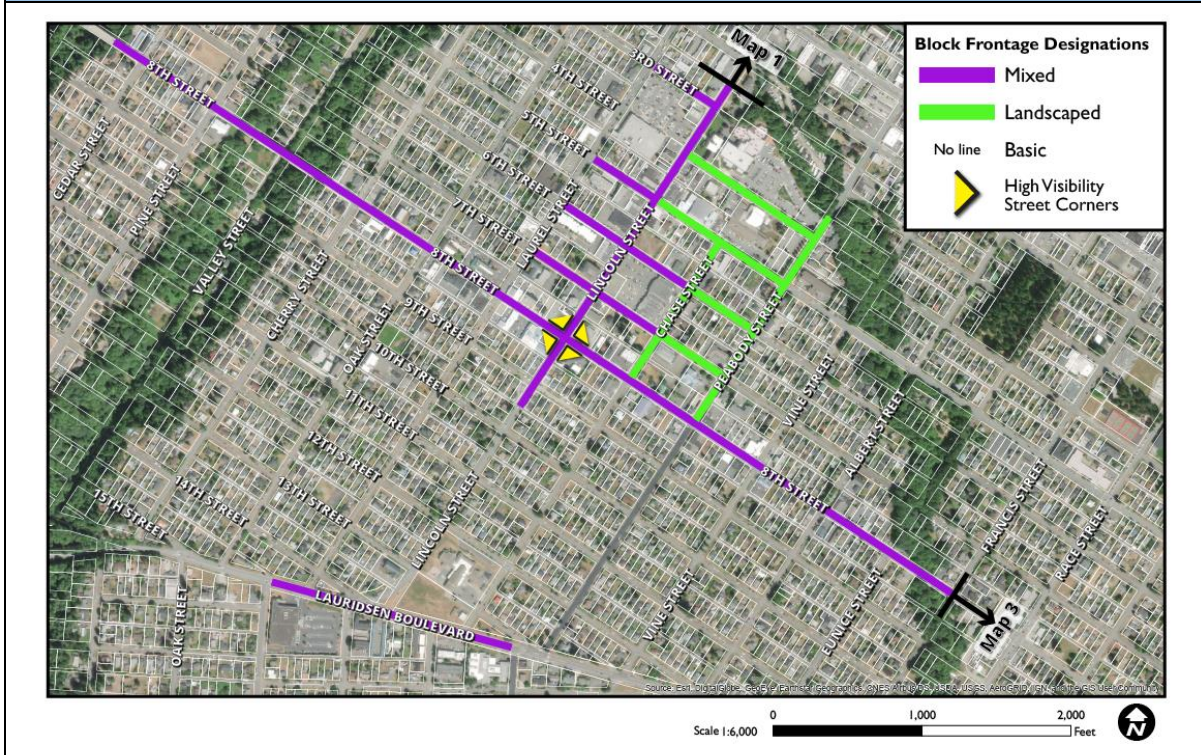
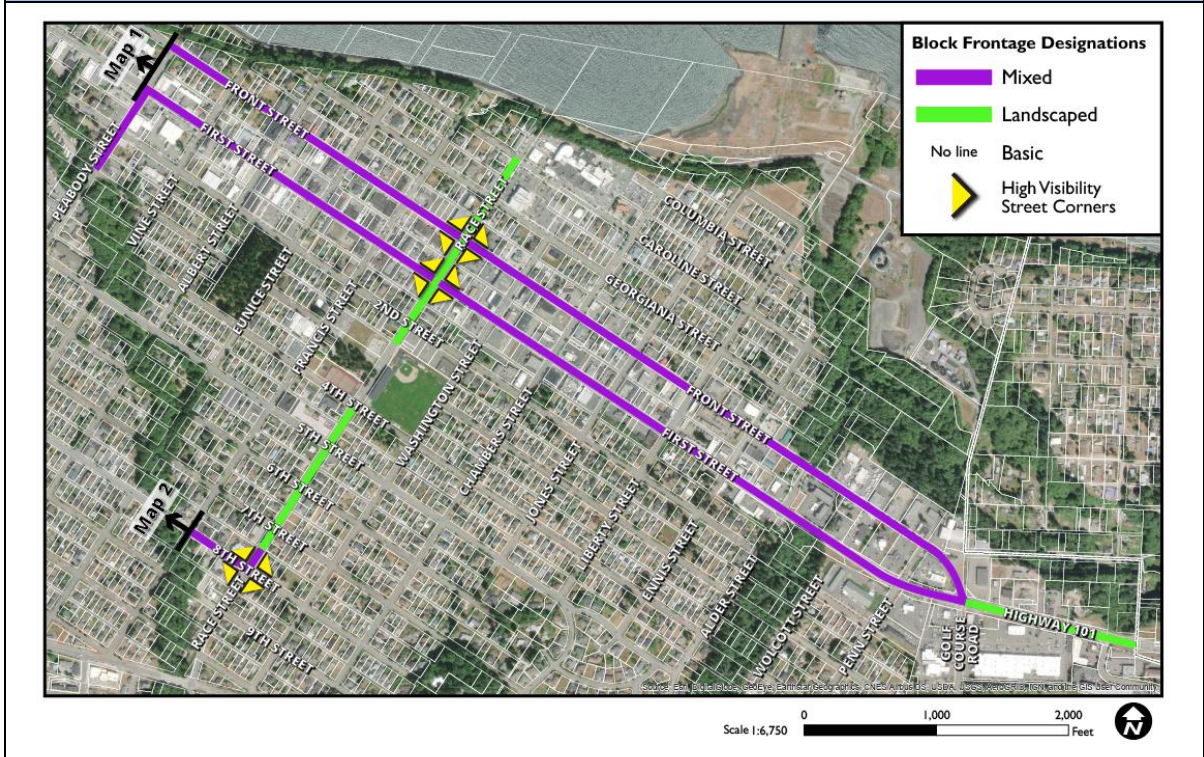


Figure 17.22.110(D)

Block frontage designation map 3 - First/Front couplet area.



17.22.115 – About the transparency standards.

All block frontage designations contain distinct minimum façade transparency standards. The purposes of these standards are to help maintain visibility for public safety, create welcoming pedestrian-oriented streets, and facilitate a viable and attractive business environment. Table 17.22.115 below includes details in how transparency standards are measured.

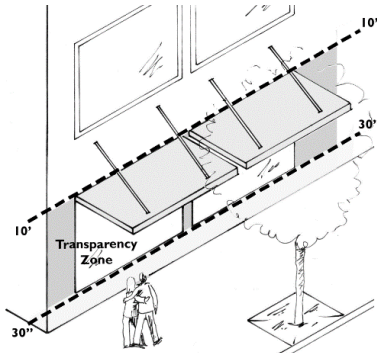
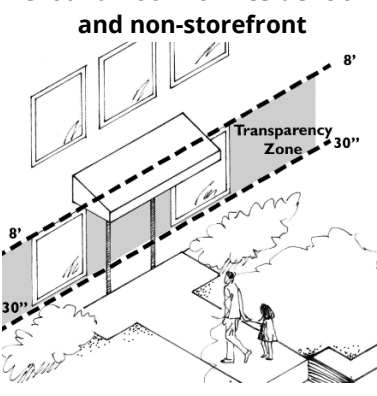
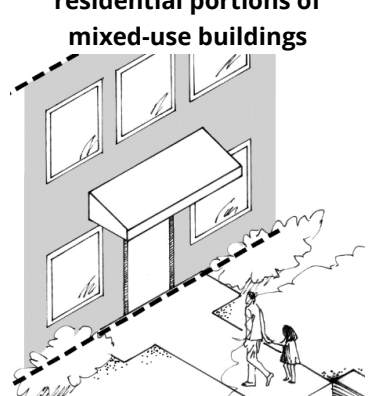




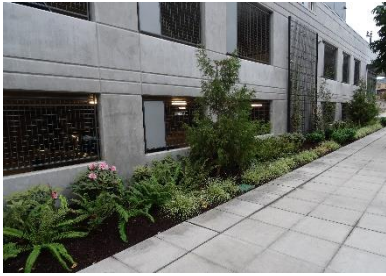
<p style="text-align: center;">Table 17.22.115 Explanation of transparency standards.</p>		
<p style="text-align: center;">Transparency Zones by Building and Frontage Type</p>		
<p style="text-align: center;">Storefront</p>  <p>The transparency zone is on the ground floor between 30 inches and 10 feet above sidewalk grade</p>	<p style="text-align: center;">Ground floor non-residential and non-storefront</p>  <p>The transparency zone is between 30 inches and 8 feet above grade</p>	<p style="text-align: center;">Residential buildings and residential portions of mixed-use buildings</p>  <p>All vertical surfaces of the façade are used in the calculations</p>
<p style="text-align: center;">Other Transparency Provisions</p>		
<p>Windows must be transparent</p> <p>Ground level window area for storefronts and other non-residential uses that is mirrored, reflectively, darkly tinted, covered, frosted, or perforated in any manner that obscures visibility into the building must not count as transparent window area. See also PAMC 17.22.330(C)(2).</p> <p>Exception: Window signs may be counted as transparent window area provided the areas generally around the sign are transparent.</p>	 <p>Unacceptable: Frosted glass obscuring view into storefront.</p>	 <p>Unacceptable: Window sign covering transparency zone.</p>
<p>Display windows</p> <p>Display windows may be used for up to 50 percent of non-residential transparency requirements provided they are at least 30 inches deep and allow changeable displays. Tack-on display cases as in the right example do not qualify as transparent window area.</p>	 <p>Acceptable: Integrated display windows.</p>	 <p>Unacceptable: Tack-on display cases.</p>

Table 17.22.115
Explanation of transparency standards.

Structured parking facilities
 Where structured parking facilities occupy a portion of the façade, any openings simulating windows may be used to help comply with transparency requirements.



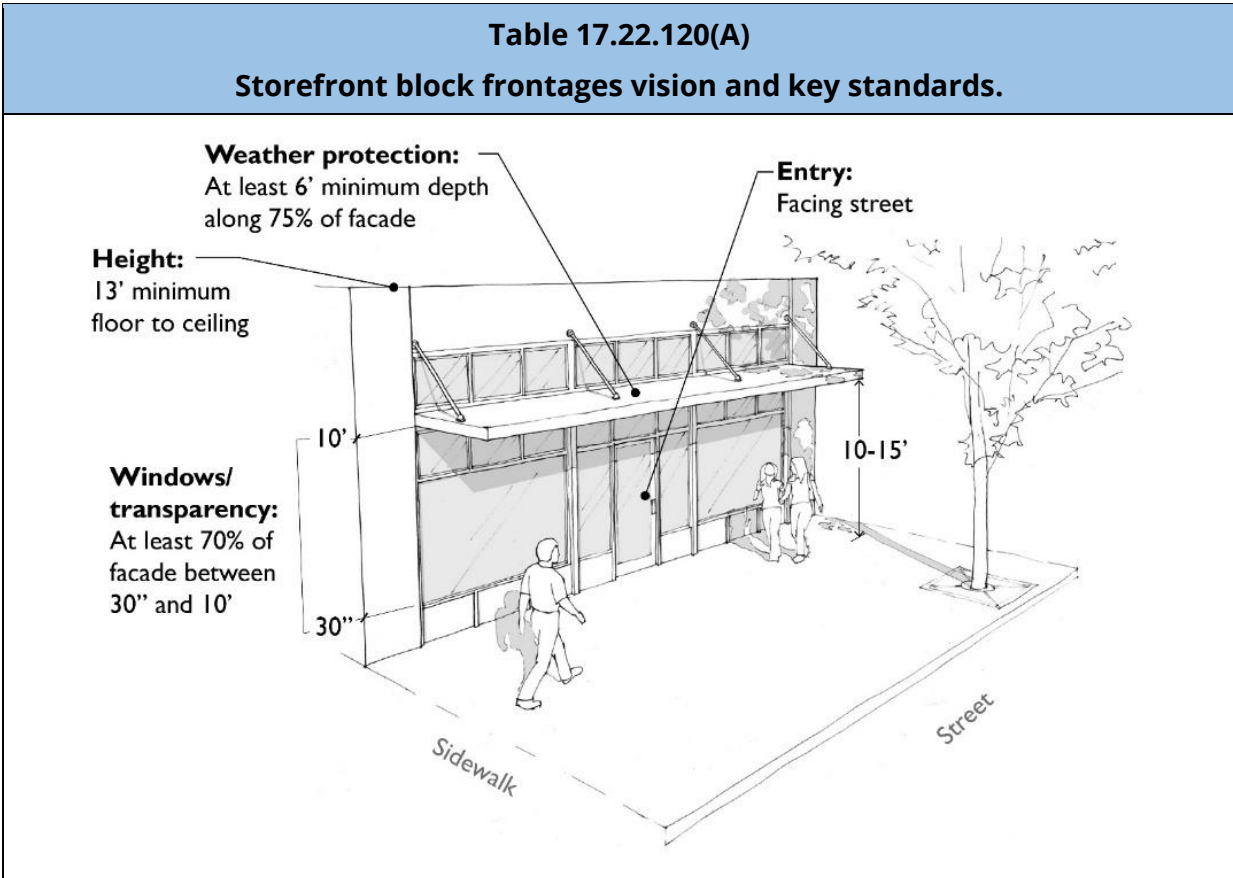
Parking garage with windows



Parking garage without windows

17.22.120 – Storefront block frontage standards.

A. Purpose. Storefront block frontages are located in the most vibrant and active shopping and dining areas within Port Angeles. Blocks designated as Storefront block frontages include continuous storefronts placed along the sidewalk edge with small scale shops and many business entries.



B. Standards. All development on sites with a Storefront block frontage designation must comply with the standards in Table 17.22.120(B) below.




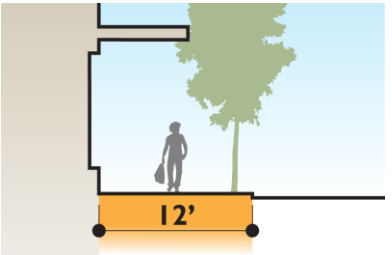
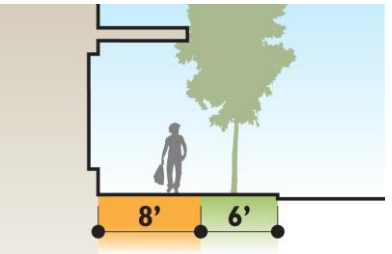
Table 17.22.120(B)		
Storefront block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.120(C) below.		
Element	Standards	Additional Provisions and Examples
Ground Level		
Land use	Non-residential uses permitted by Chapter 17.20 PAMC are required.	Lobbies and accessory-uses associated with upper-floor hotel/motel, business service, and multifamily residential uses are allowed provided they are limited to 25% of all Storefront block frontages (measured separately for each block).
Floor to ceiling height	13' minimum	Applies to the area within the minimum retail space depth.
Retail space depth	40' minimum ➡	Applies to the entire width of the retail space.
Building placement	Buildings must be placed at the back edge of the required sidewalk. Additional setbacks may be allowed for a wider sidewalk or where a public space (meeting requirements of PAMC 17.22.220) is provided between the sidewalk and the building.	
Building entrances	Primary building entrances must face the street. For corner buildings, primary entrances for ground-level uses may face either street or the street corner.	 Examples of building placement and building entrances.
Façade transparency	At least 70% of the transparency zone. ➡	See PAMC 17.22.115 for additional clarification on transparency standards.
Weather protection	Weather protection over the sidewalk is required along at least 75% of the building's façade, and it must be a minimum of 6' deep (drip lines must be at least that far from the face of the building). ➡ Additional standards: <ul style="list-style-type: none"> Weather protection must have 10' to 15' of vertical clearance. Weather protection must not interfere with existing street trees, 	<ul style="list-style-type: none"> Vinyl or plastic awnings or canopies are prohibited. Any canopy or awning over a public sidewalk should be a permanent architectural element. The building's architectural details should not be concealed by awnings or canopies. Awning shapes should relate to the shape of the façade's architectural elements.

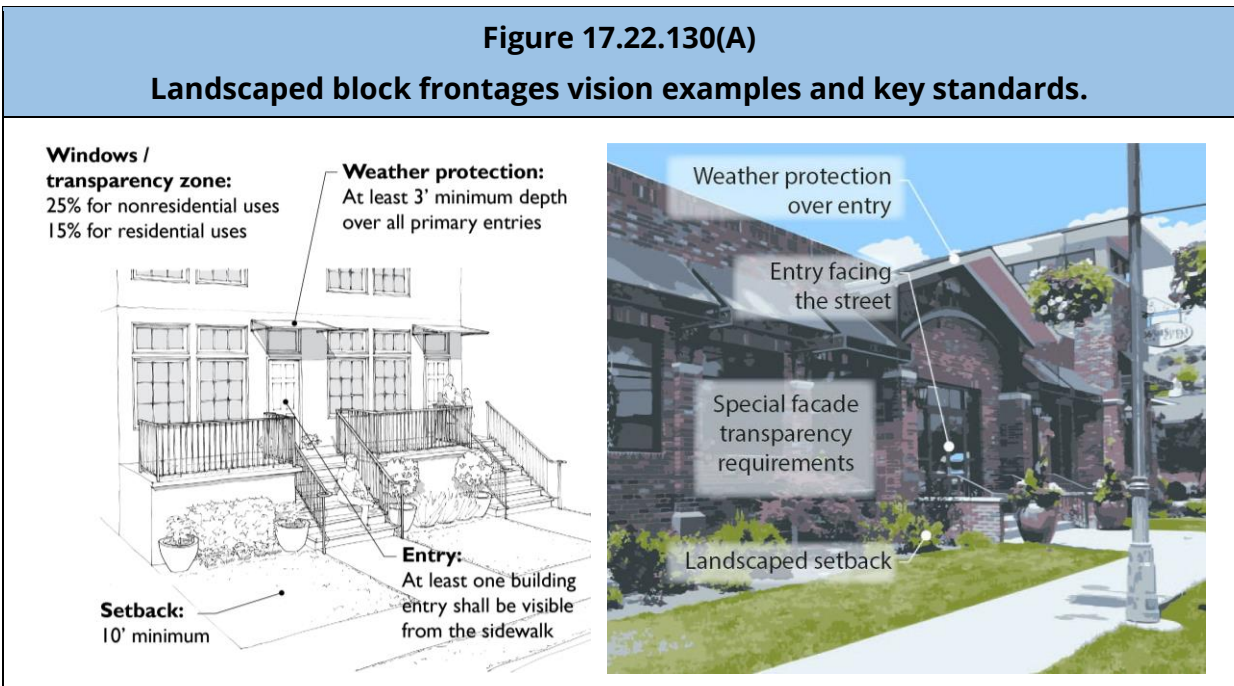
Table 17.22.120(B) Storefront block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.120(C) below.		
Element	Standards	Additional Provisions and Examples
	utility poles, street signs, or extend beyond the edge of the sidewalk.	<ul style="list-style-type: none"> Transparent canopies and under-canopy signs and lighting are encouraged. 
Parking location	New ground-level (surface or structured) parking adjacent to the street is prohibited, including parking lot and garage entries and driveways. Parking may be placed below, above, and/or behind storefronts.	
Sidewalk width	<p>Minimum design options:</p> <ul style="list-style-type: none"> 12' minimum between the curb edge and the storefront, including 8' minimum walking surface width and trees are integrated in grates. 8' minimum sidewalk and 6' minimum planter strip. <p>Wider sidewalks may be required for certain streets by the Port Angeles Urban Services Standards and Guidelines Manual. ➡</p> <p>Setbacks and utility easements must also be considered and may result in a larger minimum sidewalk width.</p>	 

- C. DEPARTURE criteria.** Departures from the storefront block frontage standards in Table 17.22.120(B) that feature the ➡ symbol will be considered per PAMC 17.22.040, provided the alternative proposal meets the purpose of the standards and the following criteria:
1. Retail space depth. Reduced depths on up to 25-percent of the applicable block frontage will be considered where the applicant can successfully demonstrate the proposed alternative design and configuration of the space is viable for a variety of permitted retail uses.

2. Façade transparency. Façade transparency may be reduced to a minimum of 40-percent if the façade design between ground-level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.
3. Weather protection.
 - a. Weather protection elements may be reduced in length to no less than 50-percent along building's façade and to no less than four-feet in depth, provided the proposed design is proportional to architectural features of the building and building design trade-offs (elements that clearly go beyond minimum building design regulations in this chapter) meet the purpose of the standards.
 - b. Smaller gaps are permitted if they are integrated into a larger façade articulation design, such as gaps associated with structural columns. Generally, structural columns are encouraged to be attached with higher or lower weather protection elements that help provide continuous coverage for pedestrians.
4. Parking Location. Structured garage entries may be located on storefront streets if there is an acceptable tradeoff in terms of the amount and quality of storefront area that is integrated with the development. The alternative must include design features to successfully mitigate the visual impact of additional parking areas along designated storefront streets. See also PAMC 17.22.250.
5. Sidewalk Width. Alternative designs may be considered where topographical challenges or approved city streetscape plans with different sidewalk standards exist. Alternative designs must be able to accommodate safe and comfortable pedestrian traffic and outdoor seating and dining areas.

17.22.130 – Landscaped block frontage standards.

A. Purpose. Landscaped block frontages emphasize landscaped street setbacks, clear pedestrian connections between the building and the sidewalk, and minimize surface parking lots along the frontages.



B. Standards. All development on sites with a Landscaped block frontage designation must comply with the standards in Table 17.22.130(B) below. The standards herein also apply to all multifamily and nonresidential development in the RMD and RHD zones.



Table 17.22.130(B)		
Landscaped block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.130(C) below.		
Element	Standards	Additional Provisions and Examples
Ground Level Land use	Any use permitted by this title	
Building placement	<p>10' minimum setbacks are required.</p> <p>Additional standards:</p> <ul style="list-style-type: none"> • 20' maximum setback. • Covered entries and porches are allowed to project up to 6' into this required setback. • Additional setbacks may be required where future right-of-way need and/or acquisitions have been identified in city plans. 	
Building entrances	At least one public or shared building entry must be visible from the sidewalk and feature direct physical access from the sidewalk. ➡	Primary private entrances facing the street for ground level residential units are encouraged. See related standards in PAMC 17.22.170.
Façade transparency	<p>Must have at least 25% transparency for buildings with ground level nonresidential uses. ➡</p> <p>Must have at least 15% transparency for buildings with ground level residential uses.</p>	See PAMC 17.22.115 for additional clarification on transparency standards.
Weather protection	<p>Weather protection at least 3' deep must be provided over individual business and residential entries.</p> <p>Weather protection for shared entrances must be at least 5' deep.</p>	
Parking location	<p>Parking must be located to the side, under, or rear of buildings. For multi-building developments, no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➡</p> <p>See PAMC 17.22.250 for drive-through and vehicle access standards.</p>	

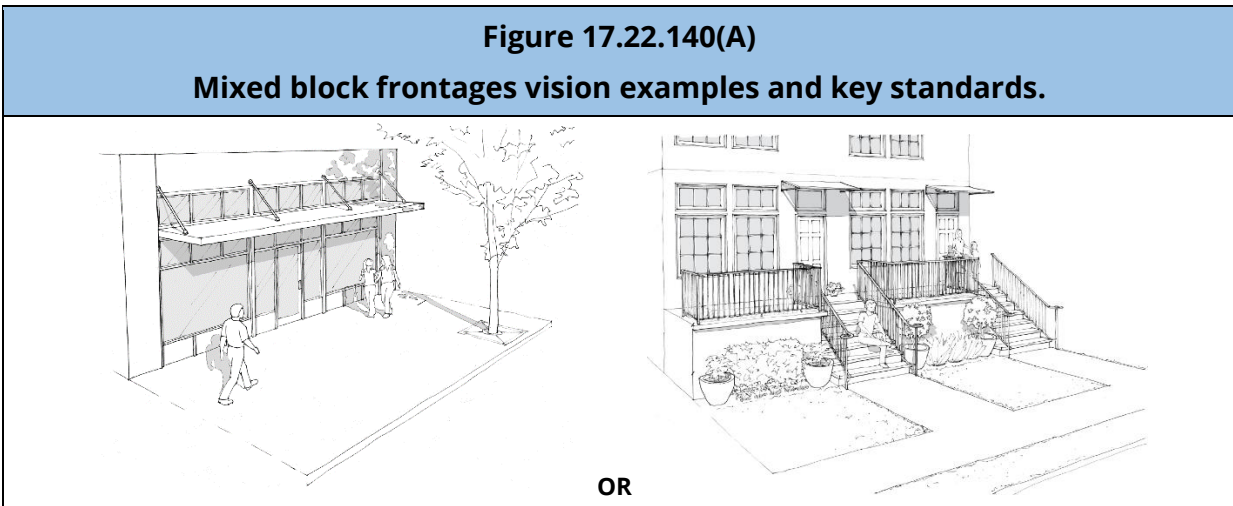
Table 17.22.130(B)		
Landscaped block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.130(C) below.		
Element	Standards	Additional Provisions and Examples
Landscaping	Building setback areas must be landscaped per PAMC 17.22.435. Parking lots developed adjacent to the street must comply with landscaping provisions of PAMC 17.22.040.	
Sidewalk width	A five-foot sidewalk accompanied by a minimum five-foot landscape strip is required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.	

C. DEPARTURE criteria. Departures from the above standards that feature the ➡ symbol will be considered per PAMC 17.22.040, provided the alternative proposal meets the purpose of the standards, plus the following criteria:

1. Façade transparency. Façade transparency in the transparency zone may be reduced from the minimum by 50 percent if the façade design between ground level windows provides visual interest to the pedestrian and mitigates the impacts of blank walls.
2. Parking location. For multi-building developments, an additional 10% of the lot frontage may be occupied by off-street parking and driveways, provided design treatments (beyond minimum standards) are included that successfully mitigate the visual impact of parking areas on the streetscape.

17.22.140 – Mixed block frontage standards.

- A. Purpose.** The Mixed block frontage designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages for the purpose of contributing to the visual character of the street and enhancing the pedestrian environment.



- B. Standards.** All development on sites containing a Mixed block frontage have the option to comply with either the Storefront or Landscaped block frontage provisions as set forth in PAMC 17.22.120 and .130, with the modifications in Table 17.22.140(B) below.

Table 17.22.140(B) Mixed block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.140(C) below.		
Element	Standards	Additional Provisions and Examples
Building placement	<p>Buildings placed up to the sidewalk edge must meet storefront block frontage standards in PAMC 17.22.130.</p> <p>Buildings not placed up to the sidewalk must meet the landscaped block frontage standards in PAMC 17.22.130.</p> <p>Additional setbacks may be required where future right-of-way need and/or acquisitions have been identified in city plans.</p>	See PAMC 17.22.170 for special design provisions associated with ground level residential uses adjacent to a sidewalk.
Façade transparency	<p>Any storefront buildings on these block frontages must meet the storefront block frontage transparency standards above. ➡</p> <p>Additional transparency zone standards:</p>	See PAMC 17.22.115 for additional clarification on transparency standards.

Table 17.22.140(B)		
Mixed block frontage standards.		
The ➡ symbol refers to DEPARTURE opportunities in PAMC 17.22.140(C) below.		
Element	Standards	Additional Provisions and Examples
	<ul style="list-style-type: none"> • 40% minimum for buildings designed with nonresidential uses on the ground floor within 10' of sidewalk. ➡ • 25% minimum for other buildings designed with nonresidential uses on the ground floor. ➡ • 20% minimum for residential buildings/floors. ➡ 	
Parking location	<p>Parking must be located to the side or rear of buildings. For multi-building developments, no more than 50% of the lot frontage can be occupied by off-street parking and driveways. ➡</p> <p>See PAMC 17.22.250 for drive-through and vehicle access standards.</p> <p>Parking lots developed adjacent to the street must comply with landscaping provisions of PAMC 17.22.440.</p>	

C. Departure Criteria. Departures from the above standards that feature the ➡ symbol will be considered per PAMC 17.22.040, provided the alternative proposal meets the purpose of the standards and the following criteria:

1. Façade transparency. Façade transparency may be reduced from the minimum by 50 percent if the façade design provides visual interest to the pedestrian and mitigates the impacts of blank walls.
2. Parking location. For multi-building developments, an additional 10% of the lot frontage may be occupied by off-street parking and driveways, provided design treatments (beyond minimum standards) are included that successfully mitigate the visual impact of parking areas on the streetscape.

17.22.150 – Basic block frontage (streets with no designated block frontage).

- A. Purpose.** Basic block frontages offer greater flexibility in siting off-street parking areas, while providing visual interest at all observable scales and meet the design objectives of the city.
- B. Applicability.** All block frontages in applicable zones that are not designated in the map in PAMC 17.22.110 are subject to the standards of this section.
- C. Standards.** Basic block frontages must comply with the standards in Table 17.22.150(C) below. DEPARTURES will be considered pursuant to PAMC 17.22.040.

Table 17.22.150(C)	
Basic block frontage standards.	
The ☞ symbol refers to DEPARTURE opportunities in PAMC 17.22.150(D) below.	
Element	Standards
Building placement	Buildings placed up to the sidewalk edge must meet storefront block frontage standards in PAMC 17.22.130. Buildings not placed up to the sidewalk must feature a 10' minimum street setback except where greater setbacks are required by the zone.
Building entrances	Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. ☞ Where buildings are setback from the street, pedestrian connections from the sidewalk are required.
Façade transparency	For storefronts, at least 60% of ground floor between 30" and 10' above the sidewalk is required. ☞ Transparency zone standards for other facades/uses: <ul style="list-style-type: none"> • Other buildings designed with non-residential uses on the ground floor within 10' of sidewalk, at least 30%. ☞ • For residential buildings, at least 15%. ☞
Weather protection	At least 3' deep over primary business and residential entries.
Parking location	There are no parking lot location restrictions, except for landscaped buffer requirements set forth in PAMC 17.22.240.
Landscaping	Building setback areas must be landscaped per PAMC 17.22.435. Parking lots developed adjacent to the street must comply with landscaping provisions of PAMC 17.22.040.
Sidewalk width	A 5' sidewalk accompanied by a minimum 5' landscape strip is required within the right-of-way adjacent to the front property line as well as adjoining arterial corridors.

- D. Departure Criteria.** Departures from the above standards that feature the ☞ symbol will be considered per PAMC 17.22.040, provided the alternative proposal meets the purpose of the standards and the following criteria:
1. Façade transparency. Façade transparency may be reduced from the minimum by 50 percent if the façade design provides visual interest to the pedestrian and mitigates the impacts of blank walls.

17.22.160 – High visibility corner standards.

- A. Description/purpose.** The high visibility corner requirements apply to those sites designated on block frontage map in PAMC 17.22.110. The purpose is to accentuate street corners with high visibility to the public.
- B. Designation criteria.** High visibility corners may be designated in:
1. Special high visibility intersections in Port Angeles.
 2. Intersections with a high level of current and/or envisioned pedestrian activity.
- C. Standards.** Sites located on high visibility corners must meet the following requirements:
1. Buildings must be located within 20 feet of the street corner.
 2. At least one of the following special features must be included:
 - a. Corner plaza.
 - b. Cropped building corner with a special entry feature.
 - c. Decorative use of building materials at the corner.
 - d. Distinctive façade articulation.
 - e. Sculptural architectural element.
 - f. Other decorative elements that meet the purpose of the standards.

Figure 17.22.160
High visibility corner examples.



Building A includes a corner tower and change in materials. Building B feature cropped building corners with a change in materials and decorative elements. Building C uses a decorative canopy. Building D uses a change in material color and façade articulation at the corner. Building E incorporates a plaza at the corner. Image F shows a decorative landscaped area with a trellis and neighborhood gateway sign.

17.22.170 – Ground floor residential frontage standards.

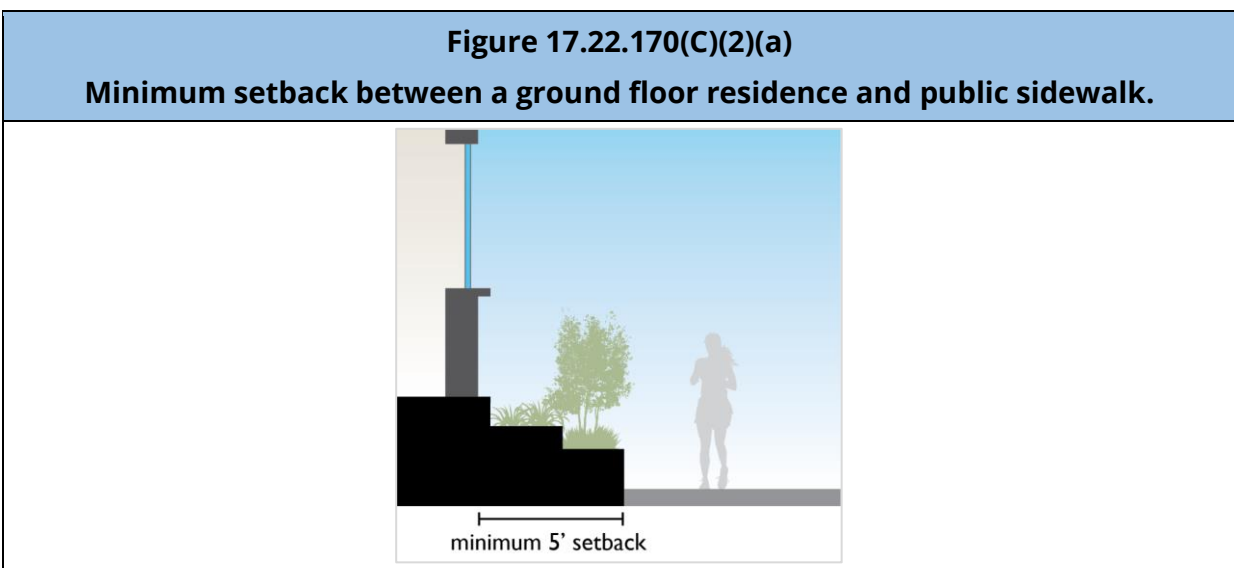
A. Purpose. The purpose of these standards is to:

1. Enhance the privacy and security of residents living on the ground floor.
2. Provide an effective visual and physical transition between the public realm and the private realm.
3. Enhance the relationship between the building and the street through high-quality landscape and architectural design.

B. Applicability. All developments with ground-floor residential uses adjacent to public streets must comply with the frontage standards in this section.

C. Standards. Design treatments must be integrated to enhance the character of the public and semi-public realm while respecting the privacy of adjacent residential units. Design criteria applicable to ground-floor residential frontages are as follows:

1. Direct access. All units abutting public sidewalks are encouraged to have individual ground-floor entries directly accessible to the sidewalk.
2. Unit setback and elevation. Provide privacy for people living in the adjacent dwelling units and ensure the applicable street environment is comfortable through all of the following measures:
 - a. Provide a 5-foot minimum setback from public sidewalks, unless a greater setback is required per applicable block frontage standards.



- b. Where the façade is within ten feet of a street, the ground level of dwelling units must be raised from three to five feet above the level of the corresponding sidewalk. On sloped sites, the minimum and maximum heights must be calculated using the average ground elevation at perimeter walls as determined by the final grade noted on the building plan.

Figure 17.22.170(C)(2)(b)	
Dimensional standards for elevating residential units near public streets.	
Façade setback	Elevate the ground level of adjacent residential units
Front façade: < 10' from sidewalk (along a public street); or < 5' from an internal walkway or open space	3-5' above the grade of the public street
Front façade: 10-15' from sidewalk (along a public street); or 5-10' from an internal walkway or open space	2.5"-5' above the grade of the public street

3. Enhance the privacy of residents and provide an effective transition between the public and private realm by integrating all of the following measures:
 - a. Provide a physical “threshold” feature, such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and the private entry, porch, yard, or patio. Thresholds may screen, but not completely block, views to and from the public and semi-public realm areas. ➡
 - b. Provide an outdoor space at least four feet-deep and six-feet wide (24-square feet minimum area) in the front setback, such as a porch, patio, deck, or stoop. Where feasible, this space must be at the same level as the interior of the unit. ➡
Overhead building projections may cantilever over the outdoor space by up to 50-percent of the minimum ground level setback to public and private realm areas.
 - c. Provide a covered area, porch or protected entry space, or other architectural weather protection at least three feet deep that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - d. Landscaping planters (in-ground or constructed and raised) must be integrated into transitional areas between the dwelling unit and the adjacent public and semi-public realm areas (see the figures below for examples). ➡
 - e. DEPARTURES may be proposed for the design criteria in subsection (3) above featuring the symbol ➡ provided the design enhances the privacy of adjacent units and provides an effective and attractive transition between the public and private realm.
4. See section PAMC 17.22.330 for window design standards.

Figure 17.22.170(C)(3)(a)
Examples of ground-level residential frontages.



The above images show ground-level residential frontages with setbacks of approximately 10' (left image) and 5' (right image) along different street frontages for the same corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realms.

Figure 17.22.170(C)(3)(b)

Additional examples of ground-level residential frontages.



Good examples: Image A includes a stoop design with brick terraced planters and low wrought iron fences. Images B and C include stoop designs with sidewalk level planters and concrete terrace planters.



Bad examples: Despite the raised ground level, the setback design in Image D is insufficient to meet the intent of the standards. In Image E, the upper level building cantilever doesn't meet the standards and creates a cold "cave stoop" like form. The large areas of unscreened concrete walls in both examples are undesirable.

17.22.180 – Where properties front onto multiple streets.

Where a property fronts onto more than one street and each street has a different frontage designation, each building frontage must comply with the standards for the block frontage upon which it fronts, with the following clarifications:

A. Conflicts. Where a conflict exists between frontage standards, the Director will apply the standards of a block frontage pursuant to the following order of preference:

1. Storefront.
2. Mixed.
3. Landscaped.
4. Basic.

Subsections (B-E) below clarify how the order of preference works for particular frontage elements.

B. Building Location. For corner sites with Landscaped block frontage on one street and Storefront or Mixed on another, a Storefront frontage may wrap around the corner (on the Landscaped block frontage side) for up to a half block width or no more than 120 feet (whichever is more).

C. Entrances. For corner sites, entrances on both streets are encouraged, but only one entrance is required. For corner sites with frontage on a Storefront block frontage on one side, an entrance must be placed on the Storefront block frontage side. For corner sites with a mix of designations that do not include a Storefront block frontage, the entry must be placed on the side listed first in the order of preference identified above. An entrance at the building corner and facing an intersection must be permitted under any of the above scenarios.

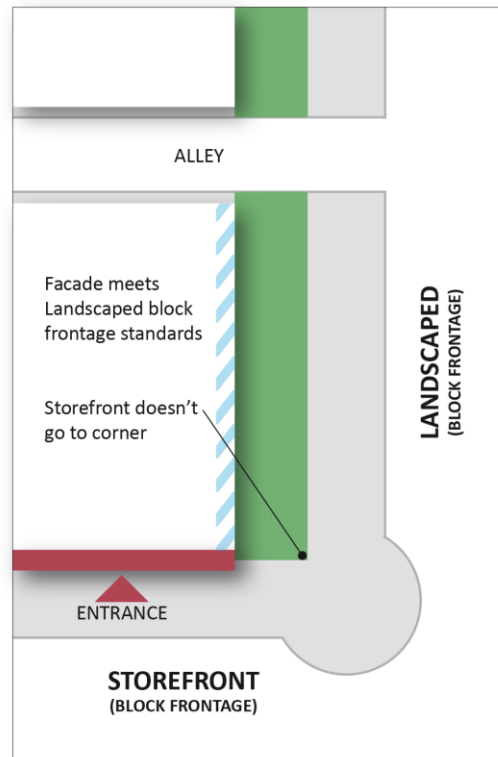
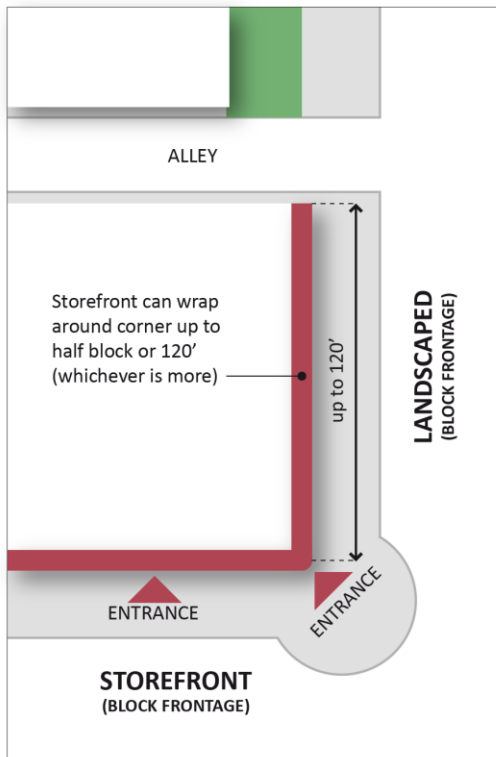
DEPARTURES may be considered, provided the location and design of the entry and block frontage treatments are compatible with the character of the area and enhance the character of the street.

D. Transparency. For corner sites, at least one block frontage must meet the applicable transparency standards (based on the order of preference above). For the second block frontage, the Director may approve a reduction in the minimum amount of transparency by 50 percent. For street corners with the same designations on both frontages, buildings must employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).

E. Parking. Surface parking (including ground floor parking in a structure) adjacent to a street corner is not allowed, except:

1. On corner lots with Basic frontages on both streets.
2. On corners with other combination of block frontages, except those with a Storefront designation, via a DEPARTURE and subject to the applicable departure criteria.

Figure 17.22.180
Examples of ground-level residential frontages.



Site Planning Standards

17.22.200 – Purpose.

- A. To promote thoughtful pedestrian-oriented layout of buildings, parking areas, and circulation, service, and on-site amenity elements.
- B. To promote compatibility between developments and uses.
- C. To enhance the circulation, access, and service areas of developments.

17.22.210 – Side and rear-yard setbacks.

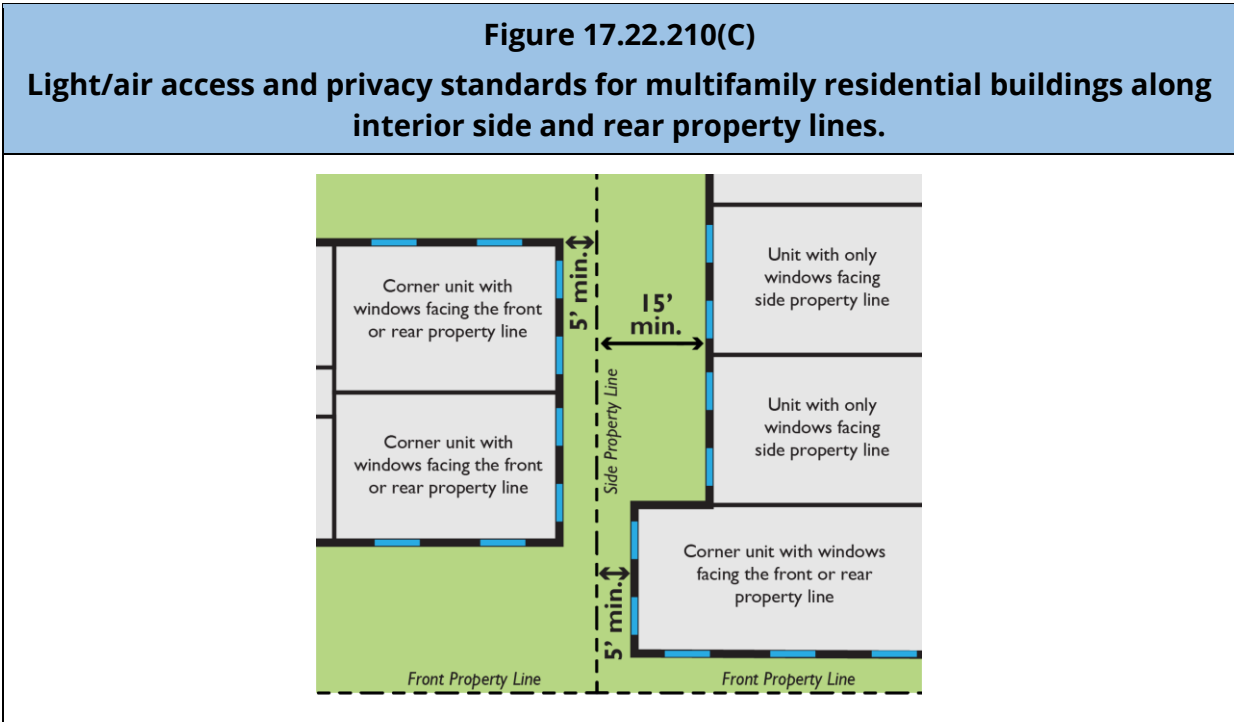
A. Purpose.

- 1. To promote the functional and visual compatibility between developments.
- 2. To protect the privacy of residents on adjacent properties.

B. Side and rear setback standards. Table 17.22.210(B) below sets forth minimum side and rear-yard setbacks in all zones between zero and 15-feet. The provisions below clarify specific setback requirements:

Table 17.22.210(B)	
Minimum side- and rear-yard setbacks.	
Context	Min. Setback
Two options for 0' setbacks when allowed by applicable zoning district in Table 17.20.040: (1) Buildings adjacent to an alley when permitted in applicable zoning district; or (2) Window-less firewalls along other side or rear property lines for storefront buildings located on and complying with Storefront or Mixed block frontages. Such firewalls are limited in height to 25' in the CSD and CA zones.	0'
When required per subsection (C) below for light and air access and privacy along the side and rear property lines.	15'
All other contexts (other than the two situations noted above)	5'

- C. **Light and air access and privacy along the side and rear property lines.** Buildings or portions thereof containing multifamily dwelling units whose only windows face the interior side or rear property line must be set back from the applicable property line at least 15 feet. DEPARTURES will be considered where it is determined that the proposed design will not create a compatibility problem based on the unique site context.



17.22.220 – Public space.

Public space refers to publicly accessible pedestrian-oriented spaces that are integrated into non-residential or mixed-use developments.

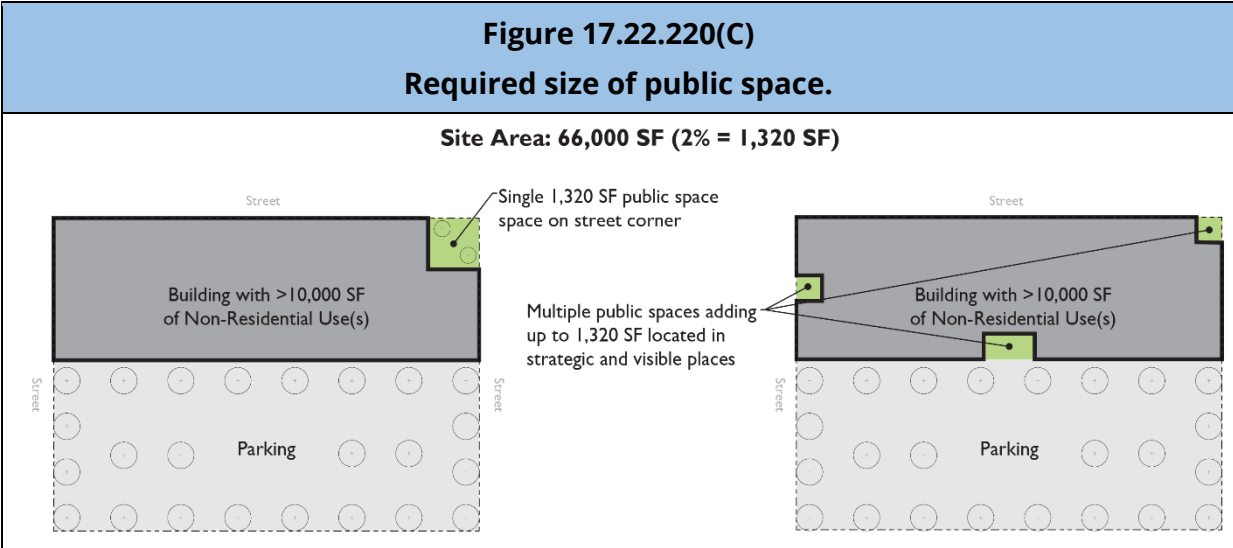
A. Purpose.

- 1. To provide plazas that attract shoppers to commercial areas.
- 2. To provide plazas and other pedestrian-oriented spaces in commercial areas that enhance the employees’ and public’s opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.
- 3. To enhance the development character and attractiveness of commercial development.

B. Applicability.

Public space is required for all new non-residential and mixed-use use development with more than 10,000 square feet of gross floor area.

C. Required size of space. Provide usable on-site public space equal to at least two percent of the development site and meeting the design requirements of subsection (D) below. The required area may consist of a single space or multiple spaces.



D. Public space design standards.

1. Required features.
 - a. The space or spaces must abut a public sidewalk or other major internal pedestrian route and be designed to function as a focal point and gathering spot.
 - b. The space(s) must be ADA compliant and generally level with the adjacent sidewalk or internal pedestrian route. Steps, ramps, and grade changes may be acceptable, provided the outdoor space is designed to be visually and physically accessible from the adjacent sidewalk or internal pedestrian route and the space meets all other standards herein.
 - c. The space must feature no dimension less than 15-feet to provide functional leisure or recreational activity. Exception: Portions of sidewalk area widened beyond minimum standards may qualify as publicly accessible outdoor space, provided storefronts abut the sidewalk.
 - d. The space must be publicly accessible every day from 6AM to 10PM.
 - e. Large spaces (larger than 5,000 square feet) must be designed to be multi-functional to accommodate a variety of uses and activities.
 - f. The space must be framed on at least one side by a building that is oriented towards the space (via entries and generous façade transparency). DEPARTURES will be considered for unique configurations or designs that meet the purpose of the standards.
 - g. Permanent weather protection along at least 50-percent of building edges at least six feet deep with horizontal clearance between eight and 15 feet must be integrated.
 - h. Paved walking surfaces of either concrete or approved unit paving are required. Form-in-place pervious concrete paving is allowed. Gravel surface areas may be allowed for special seating areas.
 - i. Pedestrian amenities must be integrated into the space. Examples include, but are not limited to, site furniture, artwork, drinking fountains, shade structures kiosks, or other similar features that complement the space and encourage use of the space by a variety of users. Sensory experiences may vary with the season, with water being present in the summer and a fire lit in the winter.
 - j. Lighting is required and integral to the design of the space for (1) safety and security, (2) intended activities or events, and (3) creating a distinct and inviting atmosphere. Lighting must conform to PAMC 17.22.270.
 - k. At least one individual seat per 60-square feet of plaza area or open public space is required. At least 50-percent of the required seating must be built-in seating elements, while provisions for moveable seating may be used for the remaining percentage. Two-feet of seating area on a bench or ledge at least 16-inches deep at an appropriate seating height qualifies as an individual seat. Reductions of up to 50-percent will be considered for the integration of specialized public open spaces that meet the purpose of standards herein.

- l. Landscaping components that add visual interest and do not act as a visual barrier must be integrated into the space. Such components can include, but are not limited to, trees, planting beds, raised planters, and potted plants.
 - m. Stormwater management elements and LID BMPs, like rain gardens, may be integrated into the design of the space and may occupy up to 25-percent of the required space. Where multiple publicly accessible open spaces are included within a development, this standard applies to all such space combined, to allow flexibility in the design of individual spaces.
2. Prohibited features.
- a. Large expanses of uninterrupted paving or paving without pattern.
 - b. Asphalt paving.
 - c. Service and utility areas or venting of mechanical systems.
 - d. Long, narrow space with limited access.
 - e. Adjacent chain-link fences.
 - f. Adjacent “blank walls” without “blank wall treatment” (PAMC 17.22.350).
 - g. Outdoor storage.

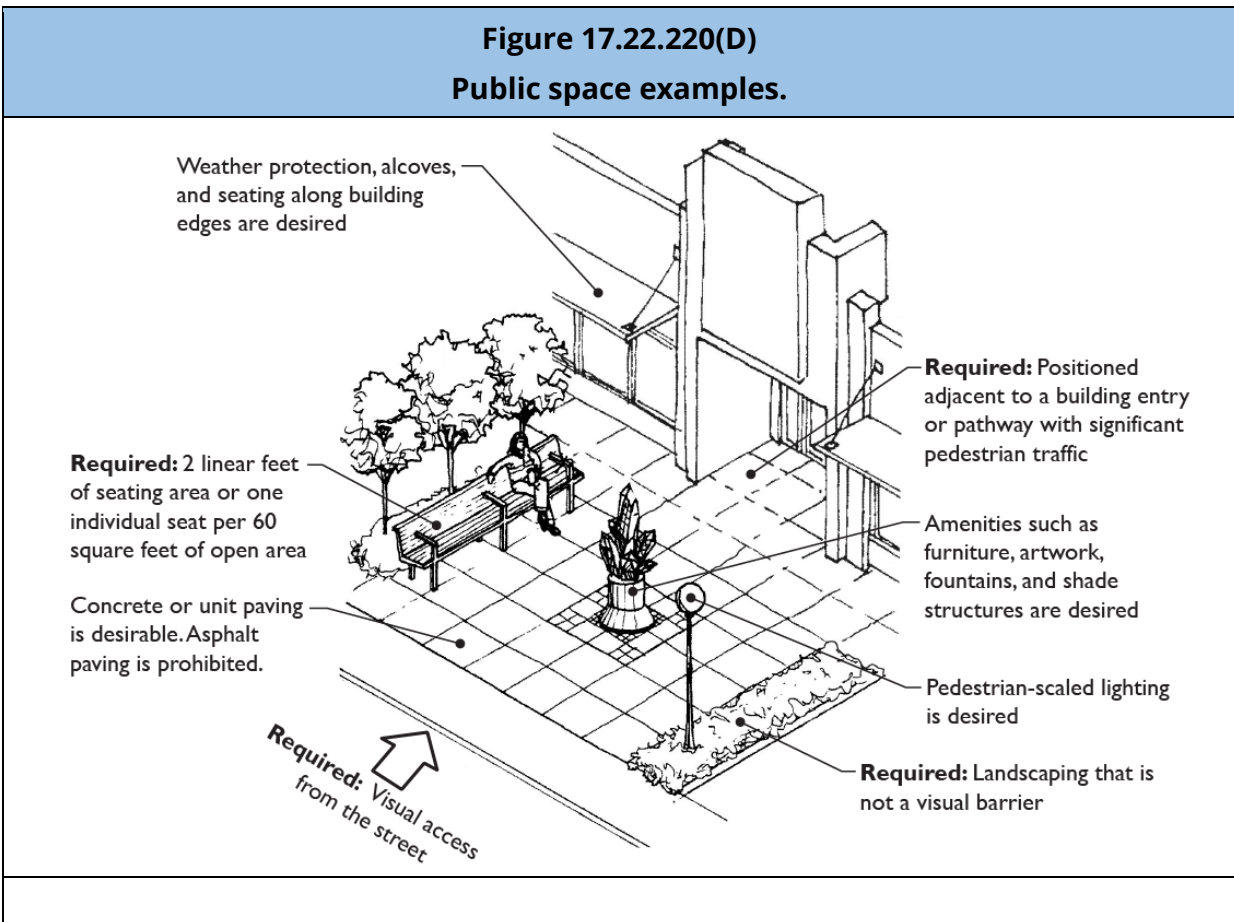


Figure 17.22.220(D)
Public space examples.



17.22.230 – Residential amenity space.

Residential amenity area refers to spaces that are integrated into residential or mixed-use developments primarily enjoyed by on-site residents for recreational and social uses.

A. Purpose.

1. To create usable amenity space that is suitable for leisure or recreational activities for residents.
2. To create amenity space that contributes to the residential setting.

B. Applicability. Residential amenity space meeting the standards of this section is required for all new:

1. Multifamily development.
2. Mixed-use development with residential dwellings.
3. Senior housing and other age-restricted facilities.

C. Amount required. Applicable developments are required to provide residential amenity space equal to a minimum of:

1. 100 square feet per dwelling unit for studio and one-bedroom dwellings.
2. 150 square feet per dwelling unit for dwellings with two or more bedrooms.

NOTE: Both requirements above are cumulative and would need to be met through amenity spaces located throughout a building/development. Keep in mind that such space must meet the quality standards below and that amenity space is not simple landscaping.

D. Amenity space types.

1. The following table illustrates the types of residential amenity spaces that may be used to meet the requirements in subsections (B) and (C) above.

Table 17.22.230(D) Public space examples.		
Residential amenity space type	Percentage of required amenity space	Cross-reference to applicable design standards
Common outdoor recreation areas	Up to 100%	PAMC 17.22.230(E)(1)
Shared roof decks	Up to 50%	PAMC 17.22.230(E)(2)
Private ground level open space (applicable only to adjacent dwelling units)	Up to 100%	PAMC 17.22.230(E)(3)
Private balconies (applicable only to adjacent dwelling units)	Up to 25%	PAMC 17.22.230(E)(4)
Shared indoor recreation areas	Up to 25%	PAMC 17.22.230(E)(5)
Children’s play areas	Required for developments with greater than 75 units	PAMC 17.22.230(E)(6)

2. Large multi-phase developments under single ownership. Each phase of development must meet the minimum residential amenity space requirements herein. Developments have the option to integrate a surplus of usable on-site open space in early phases and apply the surplus space towards meeting the requirements for subsequent phases, provided all applicable regulations are met.

E. Residential amenity space design standards.

1. Common outdoor recreation areas. Such spaces are internal to a development and accessible to all tenants of a development, but may not be accessible to the general public. Exception: For mixed-use buildings with commercial and residential uses, the private internal common areas only need to be accessible to residents of the building. Examples include, but are not limited to, include landscaped courtyards, decks, entrance plazas, gardens with walkways, children’s play areas, swimming pools, and water features. Accessible areas with native vegetation and areas used for storm water retention, infiltration, or other multipurpose recreational and/or green spaces that meet the design criteria herein may qualify as common outdoor recreation area.

Design criteria include all of the following:

- a. The areas must be accessible to all residents of the development.
- b. The minimum area is 500-square feet. The space must feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein).
- c. Shared porches may qualify as recreation area, provided they are at least eight-feet in depth and 96-square feet in area.

- d. Required setback areas do not count as common outdoor recreation areas, except for building entry plazas located in front setbacks. Vehicular circulation areas do not count as common outdoor recreation areas.
- e. The area must be located in accessible areas that are visible from units within the development.
- f. The area must feature paths, walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
- g. The area must be separated from ground level windows, streets, vehicular circulation areas, service areas, and parking lots with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the recreation areas and dwelling units.
- h. Stairways and service elements located within or on the edge of the space are not included in the recreation area calculations.
- i. Natural, artificial, and stormwater ponds may be included in the shared open space. A maximum of 50 percent of the pond surface area, as measured when the pond is at its maximum designed depth, may be counted towards the minimum requirements of subsection (C) of this section. Ponds must be integrated with trails and other features listed above to qualify as shared open space.
- j. Any children’s play areas integrated as a part of a common outdoor recreation area must meet the standards of subsection (6) below.

DEPARTURES will be considered for the standards above provided they meet the purpose of the standards and fill a recreational need for the residents of the development. The use and design of the space must be integrated with the surrounding site and building features in a manner that is complementary to the development and any adjacent streetscape.

Figure 17.22.230(E)(1)
Common outdoor recreation area examples.

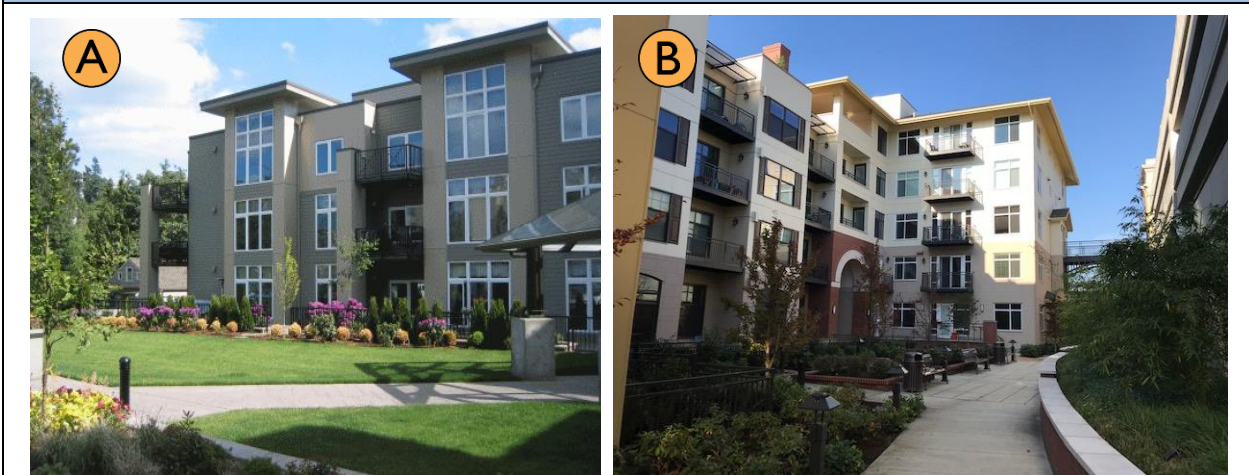


Figure 17.22.230(E)(1)
Common outdoor recreation area examples.



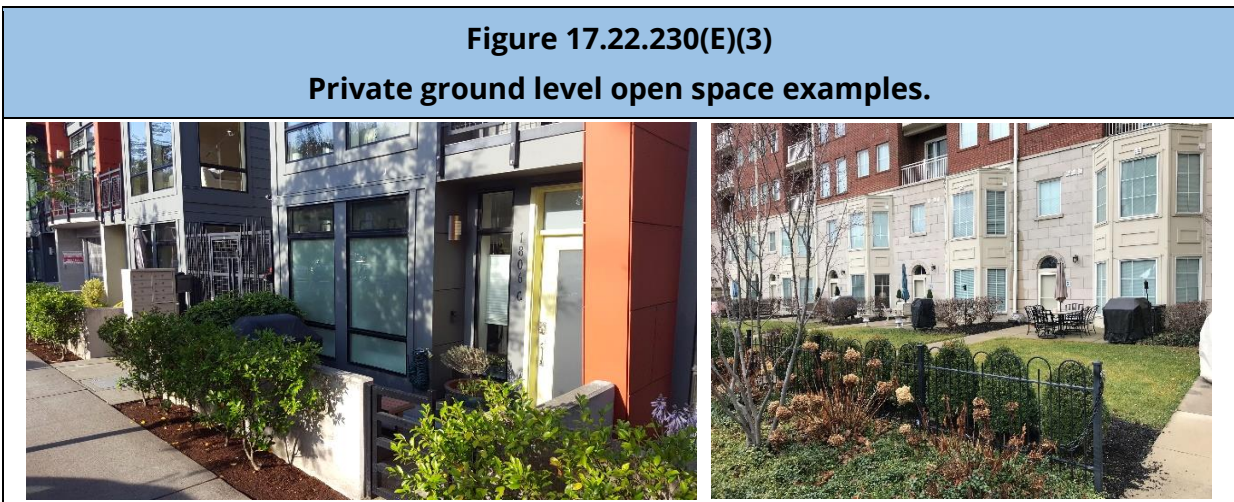
Image A includes a combination of open lawn area for informal recreation plus walkways and decorative landscape areas to enhance the setting for residents. Image B is a courtyard with includes walkways, seating areas, landscaped beds, and semi-private spaces for adjacent ground level units. Image C includes a covered gathering space with outdoor grills adjacent to a landscaped commons with a central walkway. Image D includes a common green area and separate fenced off-leash dog area.

2. Shared roof decks. Such spaces are a type of private internal common area located on the top of buildings or intermediate levels (e.g. upper floor building facade step-back areas) and are available to all residents. Examples of amenities include, but are not limited to, cooking and dining areas, seating areas, gardening areas, water features, and pet play areas. Shared rooftop decks must meet the following design standards:
- Must be available to all residents.
 - Space must feature hard-surfacing and provide amenities that encourage use, such as seating, outdoor grills, and weather protection elements.
 - Space must integrate landscaping elements that enhance the character of the space and encourage its use.
 - Space must incorporate features that provide for the safety of residents, such as enclosures, railings, and appropriate lighting levels.

Figure 17.22.230(E)(2)
Shared roof deck examples.



3. Private ground level open space. This space is adjacent and directly accessible to the subject unit. Examples include yards, stoops, and porches. Private ground level open space must meet the following design standards:
- Such open spaces must be enclosed by a fence and/or hedge at least 32 inches in height to qualify, but no higher than 42 inches when adjacent to a street, common outdoor recreation area, or public space (see the sight obstruction height limits of the Port Angeles Urban Services Standards and Guidelines Manual when near an intersection). Taller privacy screens between units are acceptable.
 - Private porches that face a street or a publicly accessible common area may qualify as amenity space, provided they are at least 54-square feet in area, with no dimension less than six-feet.
 - Ground level private open space in excess of minimum requirements in subsection (b) above must not be used in the calculations for determining the minimum useable open space requirements for other units in the development [per PAMC 17.22.230(C)].



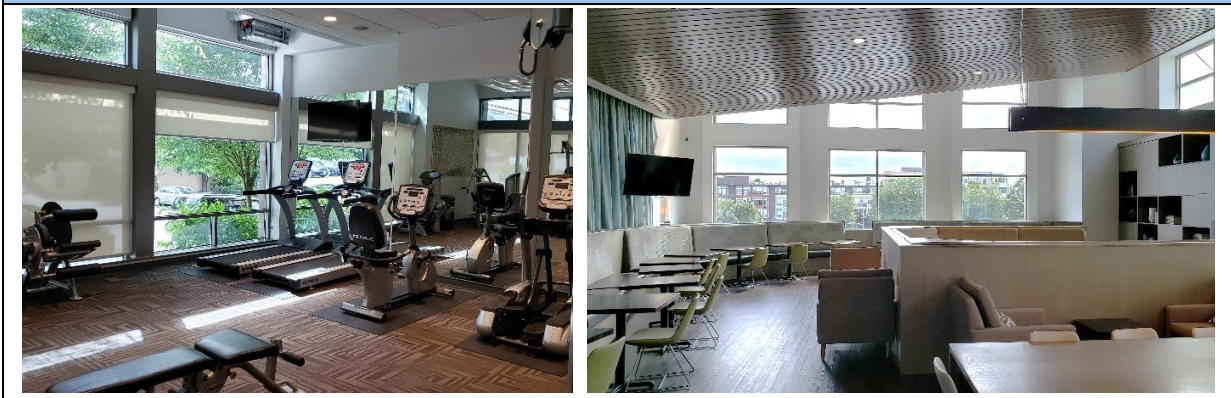
4. Private balconies. This space is adjacent and directly accessible to the subject unit. Private balconies must meet the following design standards:
- Private balconies in mixed use or multifamily developments should be at least partially recessed into the building façade, when provided, and integrated into the building design to provide protection from the weather.
 - Balconies must be at least 36 square feet in area with no dimension less than six feet to qualify as amenity space.
 - Individual balconies larger than the minimum size requirements in the preceding subsection (b) must not be used in the calculations for determining the minimum useable open space requirements for other units in the development [per PAMC 17.22.230(C)].

Figure 17.22.230(E)(4)
Private balcony examples.



5. Shared indoor recreation areas. Examples include, but are not limited to, multi-purpose entertainment space, fitness center, movie theater, kitchen, library, workshop, conference room, or similar amenities that promote shared use and a sense of community. Shared indoor recreation areas must meet the following design standards:
- The space must be accessible to all residents of the development.
 - The minimum area is 250 square feet. The space must feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein).
 - The space must be located in a visible area, such as near an entrance, lobby, elevator bank, or high traffic corridors.
 - The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents.

Figure 17.22.230(E)(5)
Shared indoor recreation area examples.



6. Children's play areas. Any children's play areas integrated as a part of a shared residential amenity space must meet all the following design standards (in addition to the design standards listed above):
- a. The minimum area is 400 square feet.
 - b. Measures necessary to protect children's safety from vehicular traffic must be included, such as low fencing or landscaping to provide a physical barrier around the perimeter.
 - c. Shade and rest areas for supervision must be provided by using deciduous landscaping, architectural elements (including but not limited to pergolas or shelters), or other means.
 - d. Natural, creative play elements should be provided, such as ground slides from one level to another, tricycle tracks, swings hung from arbors or trees, paths that meander and are of varying materials and widths, water that can be manipulated, outdoor rooms made from landscape or rocks, and berms and hills.
 - e. Play areas must be designed for a variety of ages, activities, and motor skills.
 - f. Play areas must be located in areas that are highly visible to residents.

Figure 17.22.230(E)(6)
Children's play area example.



17.22.240 – Internal pedestrian access and design.

A. Purpose.

1. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the city.
2. To enhance access to on- and off-site open space areas and pedestrian/bicycle paths.

B. Access to sidewalk. All buildings must feature pedestrian connections to a sidewalk per applicable block frontage standards in PAMC 17.22.100-170. See subsection (D) below for walkway design standards.



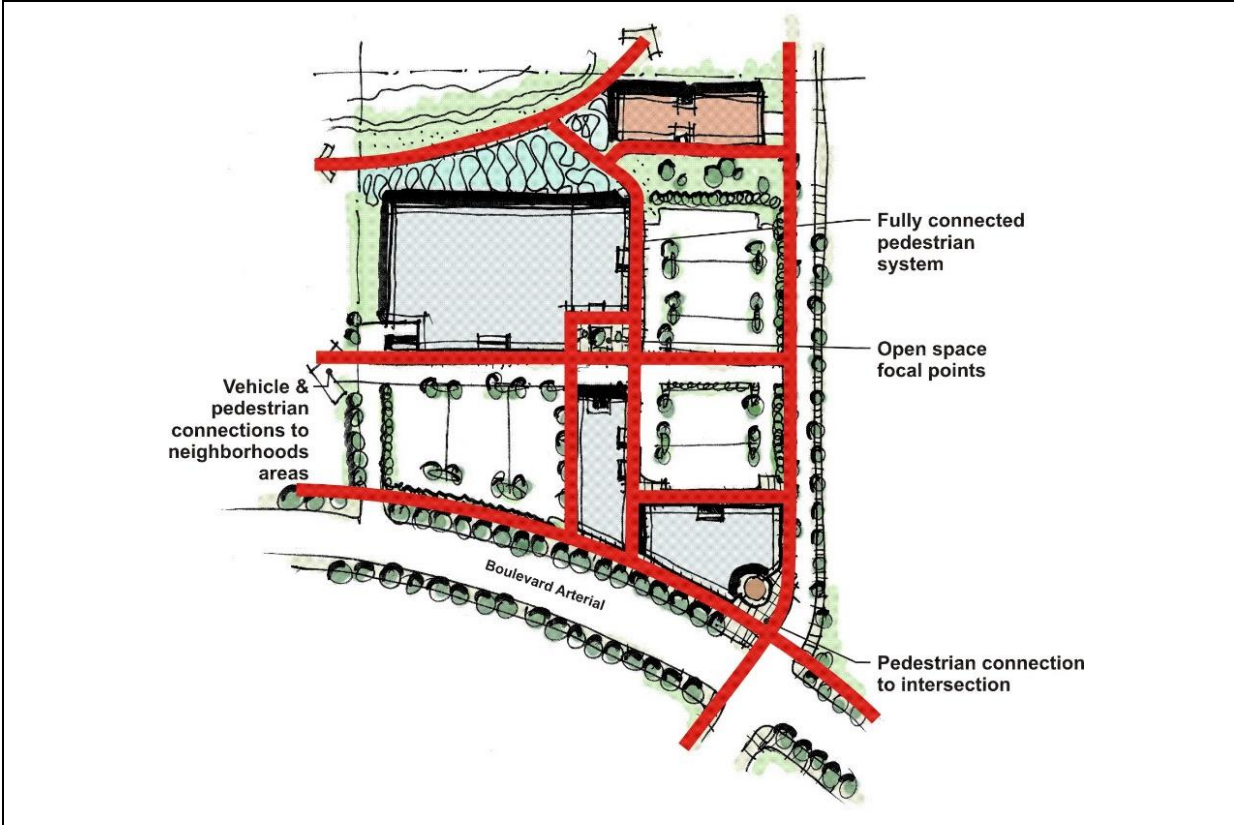
C. Internal circulation.

1. For sites with multiple buildings:
 - a. Pedestrian paths connecting businesses and residential entries on the same development site must be provided. Routes that minimize walking distances must be utilized to the extent practical.

DEPARTURES will be considered where an indirect route would enhance the design and/or use of a common usable open space. See subsection (D) below for walkway design standards.
 - b. Pedestrian connections must be made at intervals no greater than 250 feet.

Figure 17.22.240(C)(1)

Example site plan with internal and external pedestrian connections.

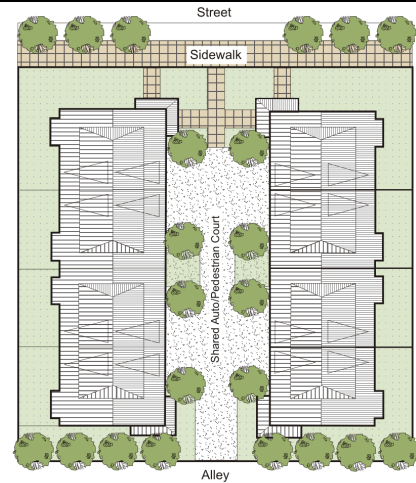


2. Sites with residential units. Direct pedestrian access must be provided between all ground level unit entries and a public street or to a clearly marked walkway network or open space that has direct access to a public street. Residential developments must provide a pedestrian circulation network that connects all main entrances on the site to other areas of the site, such as:
 - a. Parking areas.
 - b. Recreational areas.
 - c. Common outdoor areas.
 - d. Any pedestrian amenities.

For townhouses or other residential units fronting the street, the sidewalk may be used to meet this standard.

Figure 17.22.240(C)(2)(a)

Direct walkways between the street and dwelling units are required.



The entries of the example on the left connect directly to a public sidewalk while the entries in the right example connect to a common path that extends to the sidewalk.

Figure 17.22.240(C)(2)(b)

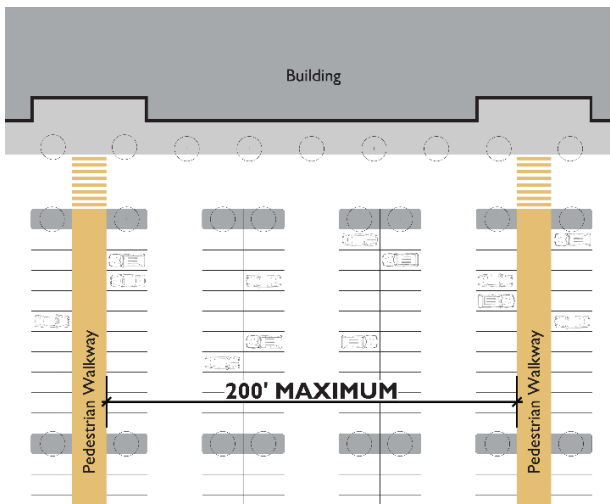
Examples of attractive pedestrian connection through a residential development.



3. Crosswalks. Crosswalks are required when a walkway crosses an on-site paved area accessible to vehicles.
 - a. Appearance. All crosswalks must contain contrasting material (such as concrete) and/or patterns (such as stamped asphalt), excluding painted surfaces.
 - b. Raised crosswalks (speed tables). On sites larger than one acre, all crosswalks near major building entrances, parking garage entries, vehicular entries to the site, and other high-traffic areas must be vertically raised to sidewalk level. The purpose of raised crosswalks is to provide a continuous walking or rolling surface, increase the visibility of pedestrians, and slow the speed of vehicular traffic. This requirement does not apply to crosswalks crossing public roadways.
4. Pedestrian walkways through parking lots. Developments with 50 or more parking spaces must include specially marked or paved walkways through parking areas. At least

one walkway must be provided for every four rows of parking, or at a maximum spacing of 200 feet. The walkways must provide a safe connection to the building entrance and meet the walkway design standards in subsection (D) of this section. See examples below.

Figure 17.22.240(C)(4)
Parking lot pedestrian walkway standards and examples.



Note the location of the parking lot walkway in the upper right example (connecting shops in one building to the main entry of a grocery store).



Note in both examples that the concrete walkway extends into the vehicular area to provide a highly visible and safe crosswalk.

5. Connections to adjacent properties (including parks and trails). Except when adjacent properties have less than five dwelling units, pedestrian walkways that connect to adjacent properties must be provided. Public sidewalks in the right-of-way must not count towards this requirement.

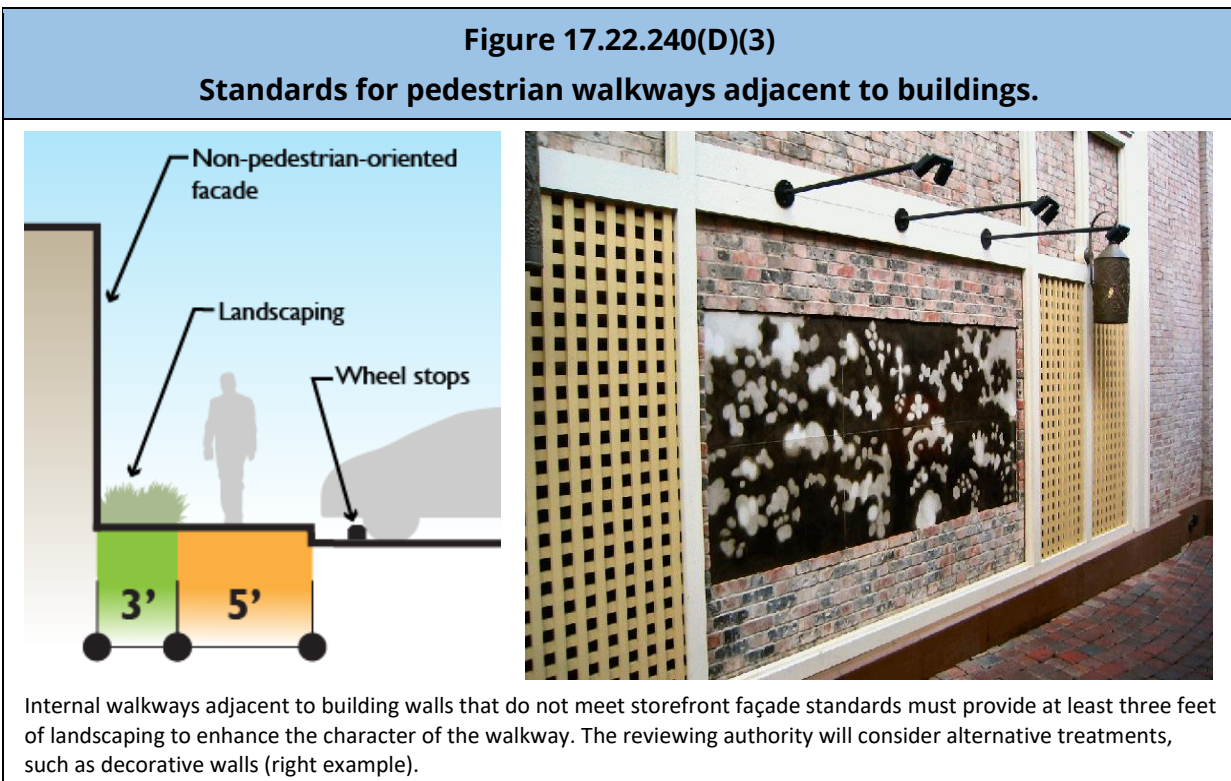
DEPARTURES will be considered where it is determined that internal connections are not necessary or practical due to lot depths, steep slopes, or other contextual challenges.

6. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees and residents are permitted. See subsection (D) below for walkway design standards.

D. Walkway design.

1. All internal pedestrian walkways must have a minimum six-foot-wide unobstructed walking surface, except where wider walkways are prescribed elsewhere in this chapter or where the applicable uses and context dictate wider walkways.
2. Where a pedestrian walkway is adjacent to perpendicular or angled parking, wheel stops are required to prevent encroachment of parked vehicles over the walkway. In lieu of wheel stops, an extra two feet of walkway width must be provided. See PAMC 17.22.250(B) for other situations in which wheel stops or curbing may be required.
3. Pedestrian walkways must be separated from structures by at least three feet for landscaping except where the adjacent building façade meets the storefront block frontage standards per PAMC 17.22.120.

DEPARTURES will be considered where other landscaping and/or façade design treatments to provide attractive walkways are proposed. Examples include, but are not limited to, sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the purpose. Figure 17.22.240(D)(3) below provides one example.



4. Where walkways are between a parking lot and a multi-tenant commercial or mixed-use building which is 100 feet or more long, walkways must feature a 12-foot wide sidewalk with the following features:
 - a. Eight feet minimum unobstructed width.
 - b. Trees placed at an average of 50 feet on-center and placed in grates or in planting strips as set forth in subsection (c) below.

DEPARTURE: Breaks in the tree coverage will be considered near building entries to enhance visibility.

- c. Planting strips may be used between any vehicle access or parking area and the walkway; provided, that the trees required above are included, the walkway meets the applicable width standards herein, and the combined walkway and planting strip is at least 12 feet wide.
- d. See also PAMC 17.22.250(F) for applicable internal roadway design standards.

Figure 17.22.240(D)(2)

Example of a successful pedestrian sidewalk between parking lot and storefront.



17.22.250 – Vehicular circulation and parking.

The standards herein supplement the provisions of the Port Angeles Urban Services Standards and Guidelines Manual. Where there is a conflict, the provisions herein apply, except that the City Engineer may override this requirement and apply the Public Works standard for a driveway if the Public Works Director finds that a failure to apply the Public Works standards will result in a threat to public safety.

A. Purpose.

1. To create a safe, convenient, and efficient network for vehicle circulation and parking.
2. To enhance the visual character of interior access roads.
3. To minimize conflicts with pedestrian circulation and activity.

B. Driveways. Driveways must meet the standards of the City of Port Angeles Urban Services Standards and Guidelines Manual, including, but not limited to, standards for intersection spacing, distance from crosswalks, and width.

C. Parking entry location. Parking lot and parking garage entries must provide vehicular access in the following order of preference:

1. Alleys.
2. Basic block frontage streets.
3. Landscaped block frontage streets.
4. Mixed block frontage streets.

See related standards for parking and driveway location under Chapter 17.22 PAMC, Block Frontage Standards.

D. Garage entries and pedestrian safety.

1. Parking garage entries must be well-integrated into the design of the building and must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.
2. Where vehicles enter and exit a parking garage across a sidewalk or internal path, direct visibility between pedestrians and motorists must be provided. Treatments must include setback entries, cropped wall corners, wall openings, or other treatments to enhance safety and visibility. Treatments should also include pavement markings or changes in pavement materials. Mirrors and electronic visual/audio warnings alone must not be acceptable methods of visibility.
3. Parking garage entries are encouraged to have flat driveways behind the sidewalk for the length of at least one vehicle in order to enhance visibility between pedestrians and motorists exiting the garage. Steeply sloping driveways immediately adjacent to a sidewalk or internal path require greater application of visibility treatments described in (D)(2) above.
4. Garage entry doors and gates, if provided, must be at least 50 percent transparent between the bottom and top of the door or gate in order to enhance the safety of garage users.

Figure 17.22.250(D)
Acceptable parking garage entry/exit examples.



Left: This commercial/loading entry has cropped corners that are also utilized for store windows. Right: This residential garage has a setback and cropped corners on both sides that are also integrated into the design of the building façade above.

E. Drive-throughs.

Drive-through facilities are accessory to permitted uses. This includes drive-through lanes and service windows for restaurants, banks, pharmacies, and other commercial uses.

1. Where permitted.
 - a. CA, CSD, CO, and CN zones. Permitted, provided the standards of this section are met.
 - b. Drive-throughs are prohibited in the CBD zone, except for ticket kiosks at ferry terminals and parking facilities.
2. Block frontage standards.
 - a. Parking areas. For the purpose of complying with the Landscaped or Mixed block frontage standards in PAMC 17.22.130-140, drive-through lanes are considered a parking area and are calculated as part of the parking area along the frontage. Exception: In the CA zone, drive-through lanes are not considered a parking area.
 - b. Facades must comply with transparency requirements for the applicable block frontage in PAMC 17.22.130-140.
3. Screening. Drive-through lanes, including waiting and holding lanes, must be buffered from the street and internal walkways by one of the design options set forth in Table 17.22.250(E)(2) below:

Table 17.22.250(E)(3)	
Drive-through lane screening standards and options.	
When adjacent to a street	When adjacent to an internal walkway
10' wide planting strip with Type B or C landscaping per PAMC 17.22.425	5' wide planting strip with Type B or C landscaping per PAMC 17.22.425.
5' wide planting strip with Type B or C landscaping per PAMC 17.22.425 combined with a wall at least 3' high	A wall at least 3' high constructed of brick, stone or siding materials that matches the principal walls of the building.

Table 17.22.250(E)(3)
Drive-through lane screening standards and options.

constructed of brick, stone, or siding materials that matches the principal walls of the building.	
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4. Pedestrian access. Drive-through lanes must not prevent pedestrian access between a public sidewalk and on-site buildings. Designated walkways must not be located within required stacking space. See Figure 17.22.250(E)(4) for an example.
5. Noise. Noise from drive-through speakers must not be audible from adjacent residential properties. See also Chapter 15.16 PAMC for noise control standards.

Figure 17.22.250(E)(5)
Drive-through example.



17.22.260 – Service areas and mechanical equipment.

A. Purpose.

1. To minimize adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels.
2. To provide adequate, durable, well-maintained, and accessible service and equipment areas.
3. To protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

B. Location of ground-level service areas and mechanical equipment. Ground-level building service areas and mechanical equipment includes loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment. If any such elements are outside the building envelope at ground level, the following location standards apply:

1. Service areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties.
2. Service areas must not be visible from the sidewalk and adjacent properties. Where the Director finds that the only option for locating a service area is an area visible from a public right-of-way, resident/customer parking area, internal walkway or pedestrian area, or from an adjacent property, the service area must be screened with the structural and landscaping screening measures provided in subsection (C) below.
3. Service areas for multiple users or tenants must be co-located or consolidated to the extent practical.
4. Service areas must be sited for alley access if available. Service elements accessible from an alley are exempt from the screening requirements of this section.
5. All service areas, including but not limited to trash collection areas, must include roofs or overhead weather protection and must meet required stormwater standards. Drainage must be designed to meet applicable NPDES standards.
6. Exterior loading areas for commercial uses must not be located within 20 feet of a residentially zoned property.

DEPARTURE: Exterior commercial loading areas are exempt from this standard if the reviewing authority finds such a restriction does not allow feasible development and alternative design measures can successfully mitigate potential negative impacts. For example, areas and drives may be required to be separated from the residential lot by a masonry wall at least eight feet high.

7. Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. Pedestrian-scaled lighting or other measures may be needed to enhance security.
8. Noise-producing mechanical equipment, such as fans, heat pumps, etc., must be located and/or shielded to minimize sounds and reduce impacts to adjacent dwelling units.

9. Dumpster storage areas must be provided for all development, located on site and not in the public right-of-way, and sized to accommodate the minimum dumpster sizes (as provided by the Port Angeles engineering standards).

C. Screening of ground-level service areas and mechanical equipment. Where screening of ground level service areas is required [see subsection (2)(b) of this section], the following applies:

1. Structural enclosures must be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but must be no greater than seven feet tall. The enclosure may use overlapping walls as a screening method. See Figure 17.22.260(C) below.
2. Gates must be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
3. Where the interior of a service enclosure is visible from surrounding streets, walkways, or residential units, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).
4. Trash collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Screening elements must allow for efficient service delivery and removal operations.
5. The service area must be paved.
6. The sides and rear of service enclosures must be screened with Type II landscaping at least five-feet wide in locations visible from the street, parking lots, and walkways to soften views of the screening element and add visual interest. Plants must be arranged with a minimum of 50 percent coverage at time of installation and be able to grow to fully screen or shield the equipment within three years.

DEPARTURES will be considered, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

Figure 17.22.260(C)
Acceptable trash screening enclosures.



All examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. Image C and D use a trellis and weather protection structure on top – a desirable feature particularly where the top of the enclosures are visible from surrounding buildings, streets, and walkways (due to topography or building heights).

D. Utility meters, electrical conduit, and other service utility apparatus. These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian walkway, common outdoor recreation area, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.

Figure 17.22.260(D)

Utility meter location and screening - good and bad examples.



Place utility meters in less visible locations. Images A and C are successfully tucked away in a less visible location and/or screened by vegetation. Images B and D are poorly executed and would not be permitted in such visible locations. Such meters must be coordinated and better integrated with the architecture of the building.

E. Roof-mounted mechanical equipment.

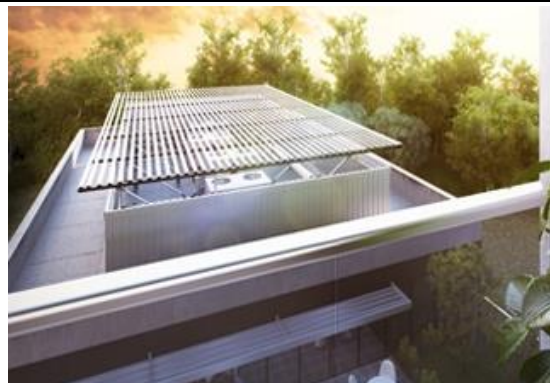
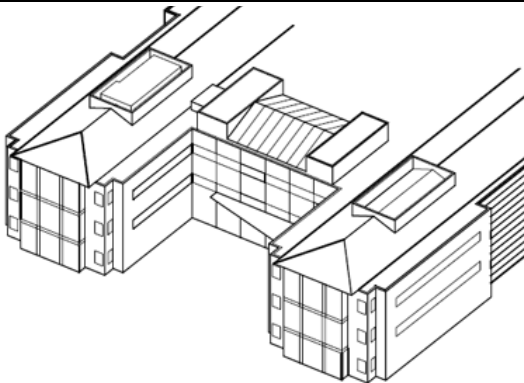
1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view at the street level and from rooftop residential amenity spaces. Screening must be located so as not to interfere with operation of the equipment.

Exception: Roof-mounted wind turbines, solar energy and photovoltaic systems, and rainwater reuse systems do not require screening.

2. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style. Perforated metal is not permitted.
3. The screening materials must be of material requiring minimal maintenance and must be as high as the equipment being screened.
4. Noise producing mechanical equipment, such as fans, heat pumps, etc., must be located and/or shielded to minimize sounds and reduce impacts to adjacent dwelling units.

Figure 17.22.260(E)

Examples of how to screen roof-mounted mechanical equipment.



The left illustration shows how rooftop mechanical equipment can be located and screened effectively. The right images shows effective location and screening, including side walls and a trellis to screen views from taller surrounding buildings.

17.22.270 – Site lighting.

NOTE: This section builds off existing PAMC 17.14.080(B) and 17.15.080(B). These basic standards will help curtail nighttime light pollution, a key consideration for Port Angeles' natural setting and proximity to Olympic National Park. Light standards also help reduce energy use, promote public health, preserve wildlife habitat, among other goals listed in the purpose statements.

A. Purpose.

1. To ensure that lighting contributes to the character of the streetscape and does not disturb adjacent developments and residences.
2. Protect against light pollution, thereby reclaiming the ability to view the night sky and helping to preserve the quality of life and scenic value of this desirable visual resource throughout the region and nearby natural open spaces.
3. Help protect and enhance human health and wellness and wildlife habitation and migration by minimizing light pollution and its impact on all forms of life.
4. Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
5. Ensure that sufficient lighting can be provided where needed to promote safety and security on public and private property, and to allow for reasonable lighting for outdoor activities.
6. Provide attractive lighting that supports and enhances the urban environment, emphasizes architectural elements, and encourage pedestrian activity and wayfinding beyond daylight hours, especially during the long nights of Pacific Northwest winters.

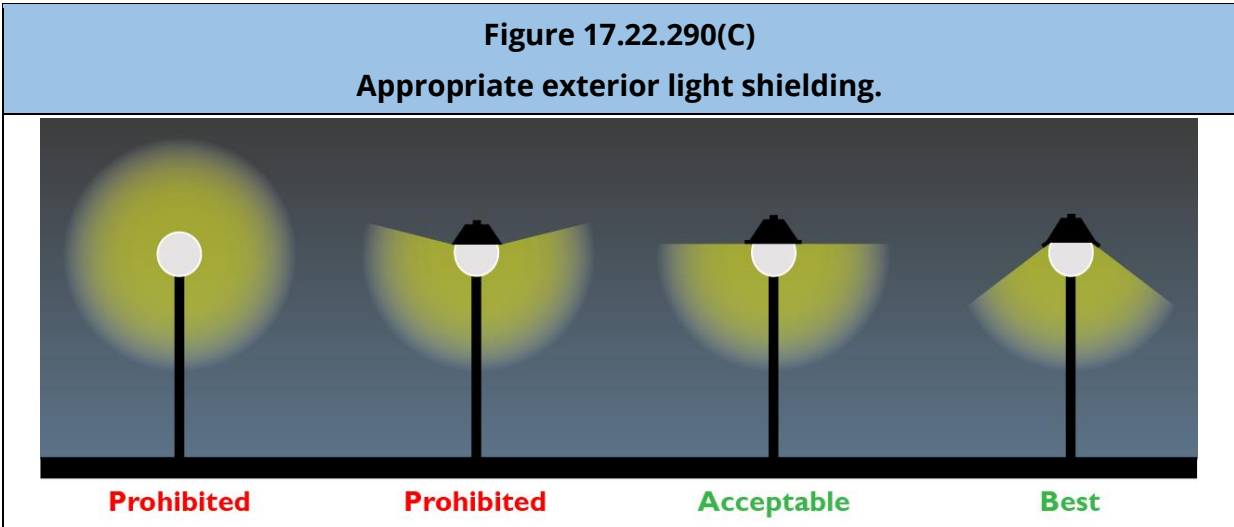
B. Applicability. All outdoor lighting must comply with the provisions herein, unless otherwise exempted. This includes, but is not limited to, new lighting, replacement lighting, additions and alterations, or any other lighting whether attached to buildings, poles, structures, the earth, or any other location.

1. The following types of lighting are exempt from the provisions of this section:
 - a. Lighting solely for signs.
 - b. Underwater lighting.
 - c. Temporary and seasonal cord-and-plug portable lighting.
 - d. Construction or emergency lighting.
 - e. Outdoor rope and string lights for outdoor seating and gathering areas.

C. General standards.

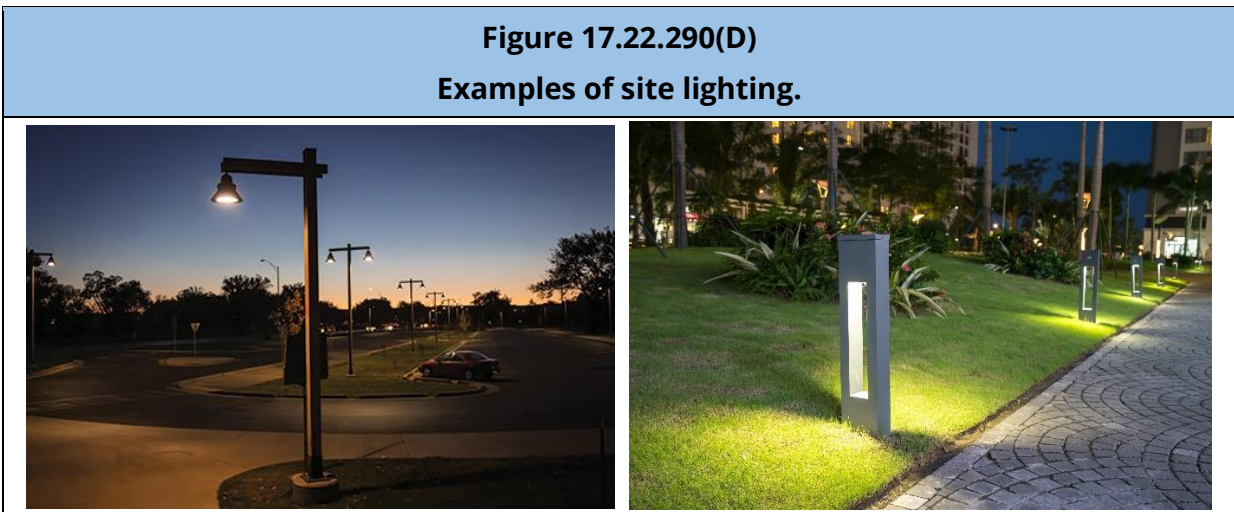
1. All luminaires must be fully shielded and must not emit light into the upper hemisphere around the luminaire or onto adjacent properties and structures, either through exterior full cut-off shields or through optics within the fixture. Support and mounting systems for luminaires must not allow post-installation adjustments that could defeat compliance of this requirement.
2. City-approved standardized fixtures must be used for sidewalk lighting located within the right-of-way or publicly accessible easements on private property.

3. On-site lighting elements throughout and surrounding the site should be complementary, including pedestrian walkway, accent and parking lot lighting, and lighting of adjacent developments and the public right-of-way.
4. Except as provided in this section, outdoor lighting is encouraged to follow the intensity, technology, and other recommendations of the International Dark Sky Association and the Illuminating Engineering Society of North America.

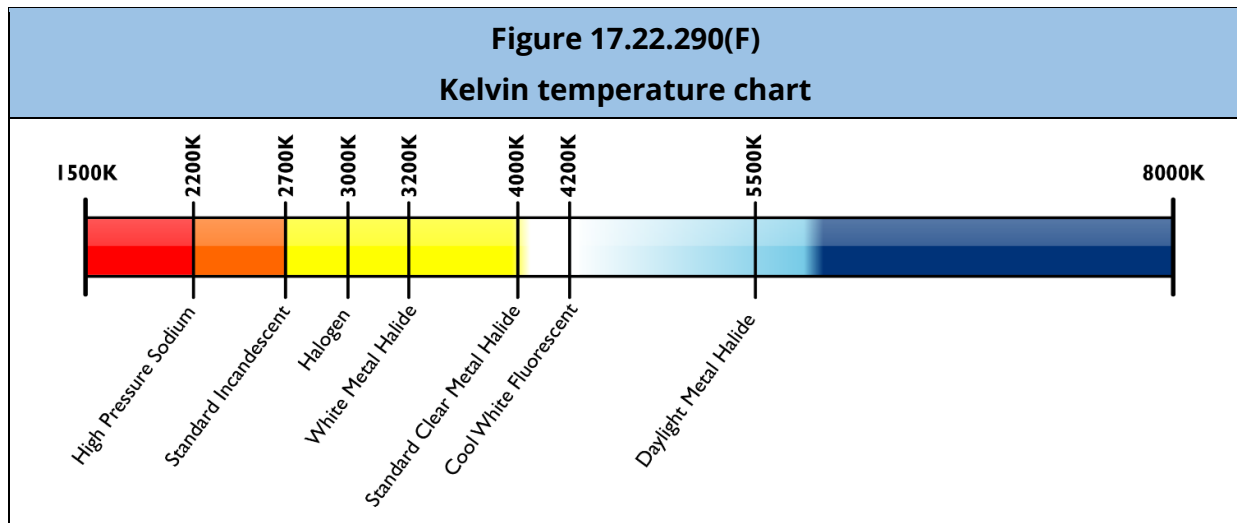


D. Height.

1. Freestanding lighting fixtures in parking lots must not exceed 20 feet in height. Lighting fixtures on the top level of parking garages must not exceed 12 feet in height.
2. Pedestrian scale lighting must not exceed 16 feet in height.
3. Building-mounted exterior lighting must not be placed at any point greater than 20 feet above the adjacent grade, except the height limit is 14 feet when within 100 feet of a residential zone. This standard does not apply to fully recessed lights, such as when mounted on the underside of a gas station fueling canopy or a building roof overhang.



- E. Parking lot lighting.** Lighting in parking lots must be appropriate to create adequate visibility at night and evenly distributed to increase security. Lighting must be located so that trees within the parking lot do not obscure the operation of the light fixture.
- F. Lighting color (chromaticity).** The correlated color temperature of all outdoor lighting must be 3,500 Kelvin maximum or lower (refer to American National Standard Institutes publication C78.377 for guidance on LED lighting). Exceptions may be made for architectural floodlighting, accent lighting, or outlining.



G. Exterior lighting controls.

1. Automated control systems, such as energy management systems, photoelectric switches, motion sensors, and astronomic timer switches, must be used to meet the hours of operation requirements and the technical and energy efficiency requirements of the applicable Washington State Energy Code.
2. Exceptions:
 - a. Egress lighting as required by the Building Code.
 - b. Lighting required for accessibility.
 - c. Lighting required by statute, law, or ordinance to operate all night.
 - d. A manual override at each exit door is allowed regardless of automatic control device.
 - e. Seasonal holiday lighting and event lighting.

H. Prohibited lighting.

1. Dynamic lighting.
2. Luminaires exceeding 500,000 peak candelas and/or 500,000 lumens.
3. Laser lighting.
4. Any lighting of critical areas.
5. Any lighting that may be confused with warning signals, emergency signals, or traffic signals.

6. Mercury, low pressure sodium, or other light sources in public areas that can impede or distort the perception of actual colors.
7. Blinking, flashing, intermittent, and/or moving lights unless specifically allowed elsewhere in the Port Angeles Municipal Code.
8. Lighting permanently attached to trees.

Building Design Standards

17.22.300 – Purpose.

This section provides standards for the design of buildings consistent with the goals and policies of the Comprehensive Plan. See the individual “purpose” statements under each section.

17.22.310 – Building character.

SURVEY RESULTS

[18] Corporate architecture: Prohibit designs that is costly or difficult to convert to other uses. Where should such a prohibition be applied?

5. Citywide (all commercial zones)

June 9 workshop: 66% / Online SurveyMonkey: 62%

4. Only in Downtown

June 9 workshop: 13% / Online SurveyMonkey: 15%

3. Only in the neighborhood commercial areas (8th Street, C Street, Lauridsen Blvd.)

June 9 workshop: 7% / Online SurveyMonkey: 15%

2. Neutral/unsure

June 9 workshop: 5% / Online SurveyMonkey: 4%

1. Nowhere – this is a bad idea

June 9 workshop: 10% / Online SurveyMonkey: 4%

[19] Architectural Character: Other than corporate architecture, avoid strict design standards that restrict architecture styles and diversity.

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

June 9 workshop average score: 3.7

Online SurveyMonkey average score: 3.7

MAKERS recommendation: Prohibit corporate architecture in all commercial zones. Do not require any specific architectural styles for any type of development in any zones.

A. Purpose.

1. To promote buildings with an architectural character that reflects the Port Angeles aesthetic and is based on human-scaled design details, durable high-quality materials, sustainable design measures, and responds uniquely to the site’s context.
2. To emphasize that high-quality design is most critical to Port Angeles’ high-visibility sites and corridors.
3. To avoid generic, corporate architectural design that degrades the character and identity of Port Angeles.

B. Corporate architecture prohibited. Architecture that is defined predominately by corporate identity features and is difficult to adapt to other uses is prohibited. For example, some franchise convenience uses have very specific architectural features (such as a

distinctive roofline design that functions as a sign) that reinforce their identity. As tenants change in these types of buildings, these corporate identity features can negatively impact the character of the area and identity of new tenants. These features can also be very expensive to reconfigure and adapt to new uses.

17.22.320 – Building massing and articulation.

SURVEY RESULTS

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[20] Implement basic façade massing & articulation standards for large buildings.

June 9 workshop average score: 4.1

Online SurveyMonkey average score: 4.3

MAKERS recommendation: Move forward with concepts.

A. Purpose. This section contains standards that affect the massing of buildings through façade design articulation, façade width, and roofline design. The purpose of this section is:

1. To employ architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
2. To integrate substantial articulated/modulated features on large buildings to break up the massing and add visual interest.

B. Façade articulation – nonresidential. Nonresidential buildings and nonresidential portions of mixed-use buildings must include articulation features to create a human-scaled pattern. For building façades and other building elevations facing parks, containing primary building entrances, and adjacent to lower intensity zones, at least three articulation features must be employed at intervals no greater than 30 feet in the CBD, CN, CO, and CSD zones, and 40 feet in the CA zone.

Articulation features include:

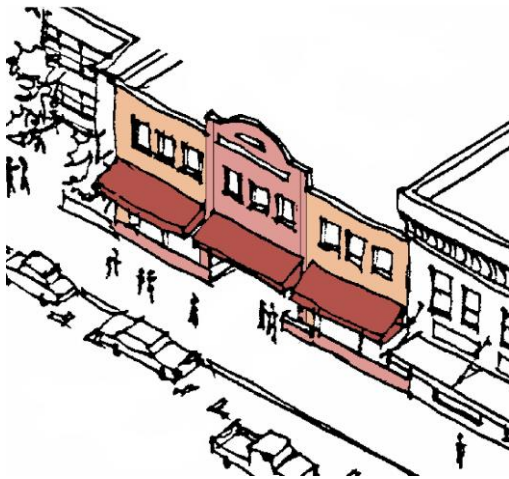
1. Window patterns and/or entries.
2. Use of weather protection features.
3. Use of vertical piers/columns.
4. Change in roofline per subsection (F) of this section.
5. Change in building material or siding style.
6. Other design techniques that effectively reinforce a pattern of small storefronts compatible with the building's surrounding context.

For non-storefront building elevations, the following additional features may be used to meet façade articulation standards:

7. Vertical elements such as a trellis with plants, green wall, or art element.
8. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline per subsection (F) of this section or a change in building material, siding style, or color.
9. Other design techniques that effectively break up the massing of structures and add visual interest.

DEPARTURE: Other articulation features may be approved, provided they meet the purpose of the standards and the design criteria set forth in subsection (D) of this section.

Figure 17.22.320(B)
Nonresidential articulation examples.



The left image uses window patterns, weather protection elements, and roofline modulation. The photo example to the right also includes window patterns and weather protection along with a change in masonry texture and color to articulate the façade. The lower example illustrates how a multitenant retail building can successfully be articulated (windows, weather protection, vertical building modulation, and roofline changes).



C. Façade articulation – residential. Residential buildings and residential portions of mixed-use buildings must include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. For building façades and other building elevations facing parks, containing primary building entrances, and adjacent to lower intensity zones, at least three articulation features must be employed at intervals no greater than the unit interval or 30 feet (whichever is less).

For all other building elevations, except firewalls, at least two articulation features must be employed at intervals no greater than 30 feet.

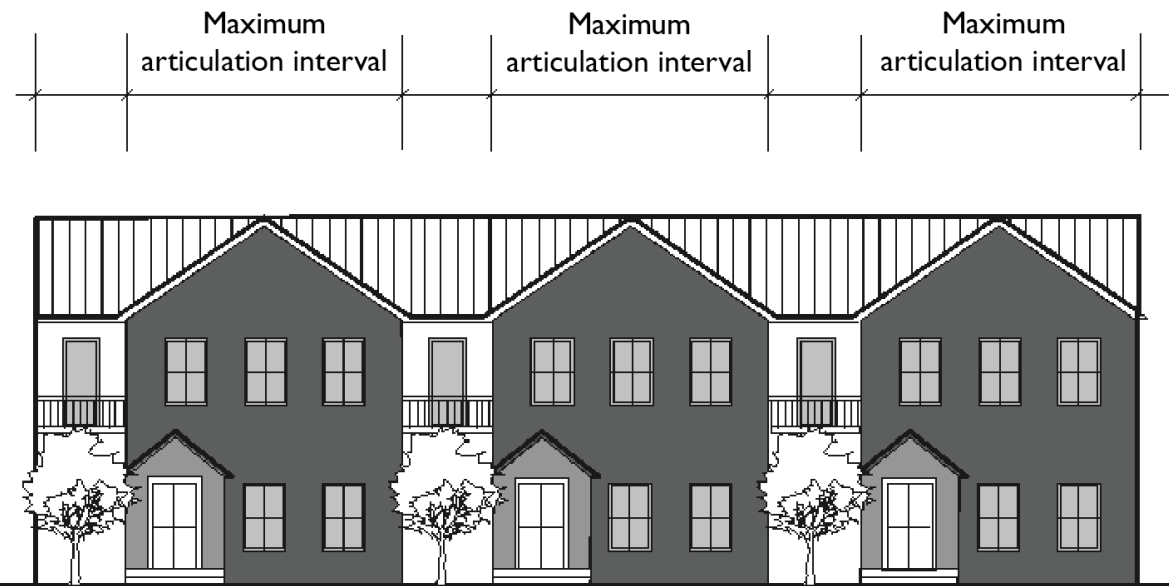
Articulation features include:

1. Use of windows and/or entries.
2. Change in roofline per subsection (F) of this section.
3. Change in building material, siding style, and/or window pattern.

4. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection (F) of this section or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the purpose of the standards.
5. Vertical elements such as a trellis with plants, green wall, or art element.
6. Other design techniques that effectively break up the massing at no more than maximum articulation intervals.

DEPARTURE: Other designs will be considered provided they meet the purpose of the standards and the design criteria set forth in subsection (D) of this section.

Figure 17.22.320(C)
Residential articulation examples.



Below Image A uses a combination of vertical building modulation, window patterns, material changes, and roofline modulation. Image B is unacceptable.



D. Departure criteria associated with articulation standards. Proposals must meet the purpose of the standards. The following criteria will be considered in determining whether the proposed articulation treatment meets the “purpose”:

1. The type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building’s context.
2. The applicable block frontage designation. Basic block frontages warrant more flexibility than block frontages designated as mixed or landscaped.
3. The size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
4. The quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

E. Maximum façade width. For most buildings, small scale articulation techniques are sufficient to reduce the perceived scale of buildings, add visual interest, and contribute to the pedestrian environment. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

This standard applies to building façades and other building elevations facing parks, containing primary building entrances, and adjacent to lower intensity zones. All applicable façades and elevations wider than 120 feet in the CBD, CO, CN, and CSD zones and 150 feet in the CA zone must include at least one of the following features to break up the massing of the building and add visual interest. Building walls facing alleys, rear or side yards are not subject to the standards herein, except for zone edge properties, when adjacent to a lower intensity zone.

1. Provide vertical building modulation at least six feet deep and 15 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
 - a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than ten-feet horizontally from the façade are exempt.
 - b. Utilizes a change in building materials that effectively contrasts with the rest of the façade.
 - c. Component is modulated vertically from the rest of the façade by an average of six inches.
 - d. Component is designed to provide roofline modulation per subsection (F) of this section.
3. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
 - a. Different building materials and/or configuration of building materials.
 - b. Contrasting window design (sizes or configurations).

4. DEPARTURES will be considered provided the design meets the purpose of the standards. Supplemental consideration for approving alternative design includes the following:
 - a. Width of the façade. The larger the façade, the more substantial articulation/ modulation features need to be.
 - b. Block frontage designation. Storefront block frontages warrant the most scrutiny while Basic block frontages warrant more flexibility.
 - c. The type of articulation treatment and how effective it is in meeting the purpose given the building's context.

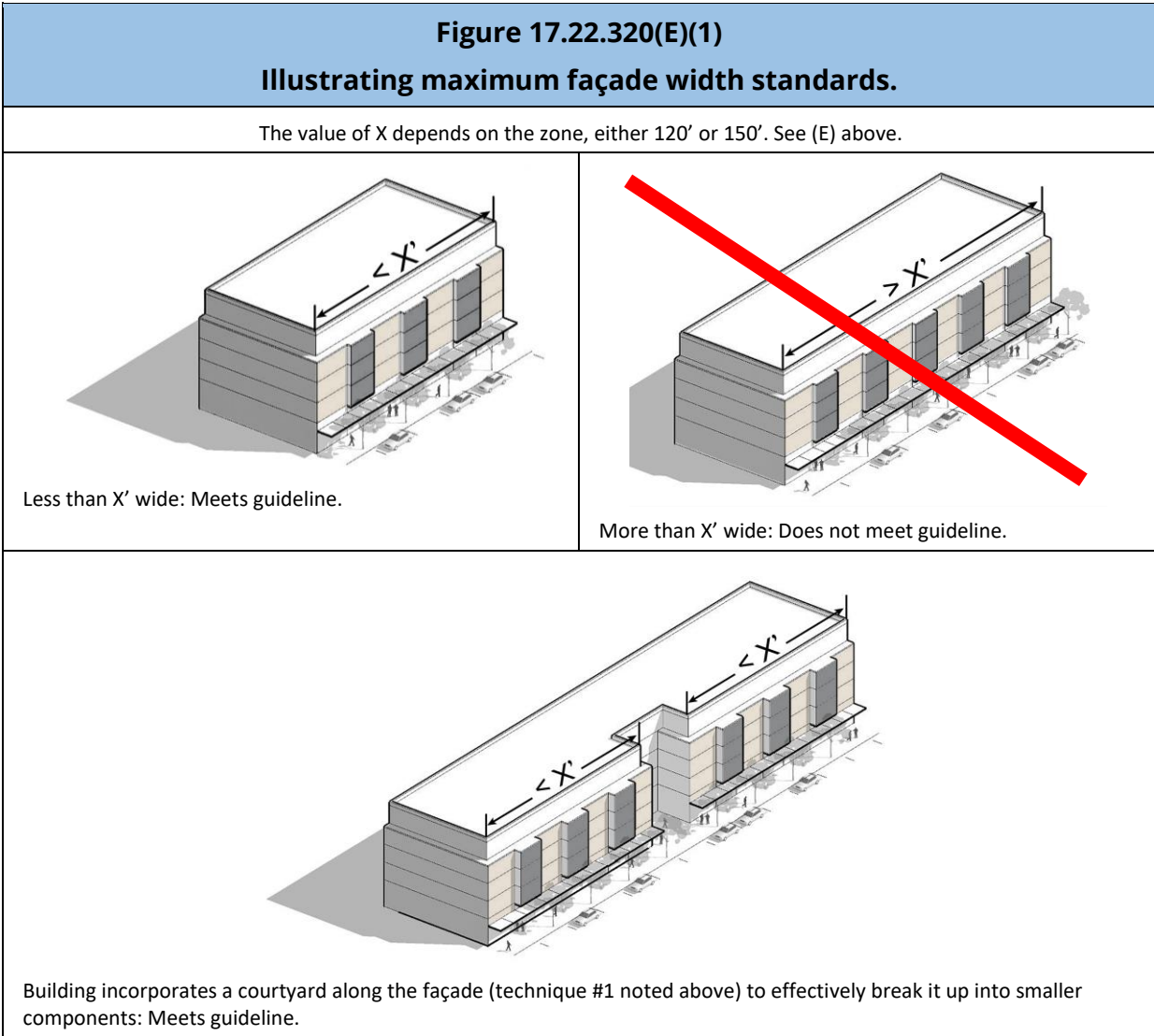


Figure 17.22.320(E)(2)
Façade width examples.



The central portion of the left building (Image A) employs substantial horizontal and vertical modulation (from adjacent building elevation segments), a different mix of façade materials, distinctive rooflines and different window fenestration techniques to effectively break up the building massing. Image B building employs distinct façades to lend the appearance that it is several different buildings.

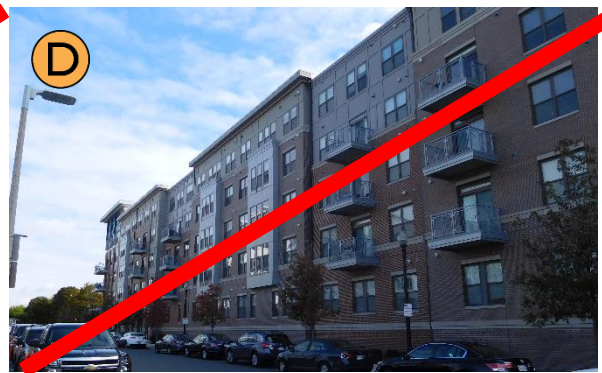


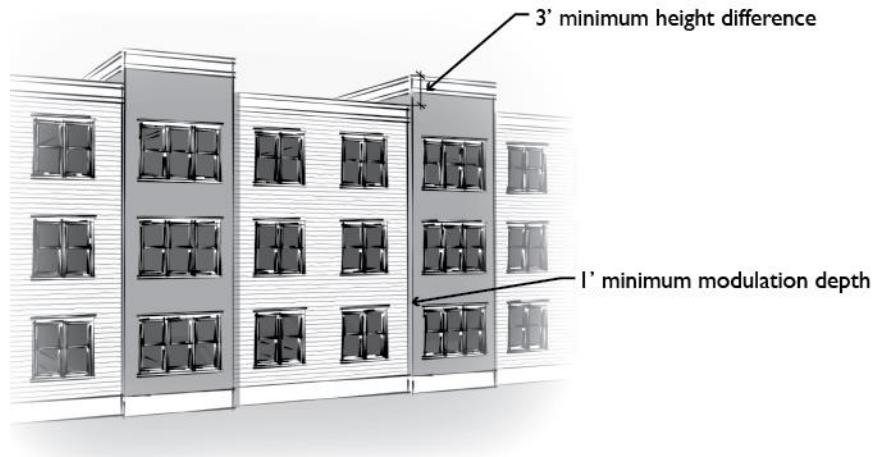
Image C and D buildings feature a combination of modest vertical modulation, roofline modulation, and window fenestration techniques, but lack the techniques to visually break up its expansive and repetitious façade length.

F. Roofline modulation. In order to qualify as a façade articulation feature in subsections (B), (C), and (E) of this section, rooflines must employ one or both of the following:

1. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in the subsections above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment (where allowed) of at least 20 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval by PAMC 17.22.320(B) and (C) above.

DEPARTURE: Other designs will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest.

Figure 17.22.320(F)
Acceptable examples of roofline modulation.



Roofline modulation qualifies as an articulation feature when combined with vertical building modulation techniques.



The left building illustrates a pitched roof example and the right building illustrates a flat roof example.

17.22.330 – Building details.

SURVEY RESULTS

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[21] Implement standards requiring a modest minimum number of building details on the ground floor of commercial and mixed-use buildings.

June 9 workshop average score: 4.0

Online SurveyMonkey average score: 4.3

MAKERS recommendation: Move forward with concepts.

A. Purpose. This section contains standards that affect the human experience of architecture at the ground level and the quality of windows. The purpose of this section is:

1. To encourage the incorporation of design details and small scale elements into building façades that are attractive at a pedestrian scale.
2. To integrate window design that adds depth, richness, and visual interest to the façade.
3. To create clear and welcoming building entries.

B. Façade details – nonresidential and mixed-use buildings. The ground floor of all commercial and mixed-use buildings must be enhanced with appropriate details.

1. This standard applies to building façades and building elevations facing parks and containing primary building entrances.
2. All new buildings must employ at least one detail element from each of the three categories in subsection (C) for each façade articulation interval (see PAMC 17.22.330).
2. All additions associated with Level II and III improvements (see PAMC 17.22.030) must employ at least one detail element from each of the three categories in subsection (C) for each façade articulation interval (see PAMC 17.22.330).

For example, a building with 120 feet of street frontage with a façade articulated at 30-foot intervals will need to meet the standards for each of the four façade segments below.

C. Façade detail categories.

1. Window and/or entry treatment:
 - a. Display windows divided into a grid of multiple panes.
 - b. Transom windows.
 - c. Roll-up windows/doors.
 - d. Other distinctive window treatment that meets the purpose of the standards.
 - e. Recessed entry.
 - f. Decorative door.
 - g. Other decorative or specially designed entry treatment that meets the purpose of the standards.

Figure 17.22.330(B)(1)

Examples of decorative or specially designed windows and entries.



Examples of decorative or specially designed windows and entries. A = openable storefront window. B = transom windows. C = openable window with decorative details. D = decorative window shades. E = decorative door. F = recessed entry.

2. Building element, façade attachment, or façade detail:

- a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- b. Decorative building-mounted light fixtures.
- c. Bay windows, trellises, towers, and similar elements.
- d. Decorative, custom hanging sign(s) (option only available for building remodels).
- e. Other details or elements that meet the purpose of these standards.

Figure 17.22.330(B)(2)

Examples of decorative or specially designed windows and entries.



3. Decorative material and artistic elements:

- a. Decorative building materials/use of building materials. Examples include, but are not limited to, decorative use of brick, tile, or stonework.
- b. Artwork on building, such as a mural or bas-relief sculpture.
- c. Decorative kick-plate, pilaster, base panel, or other similar feature.
- d. Hand-crafted material, such as special wrought iron or carved wood.
- e. Other details that meet the purpose of the standards.

DEPARTURES will be considered, provided the façade (at the overall scale and at the individual articulation scale) meets the purpose of the standards above.

Figure 17.22.330(B)(3)

Examples of decorative surface materials.

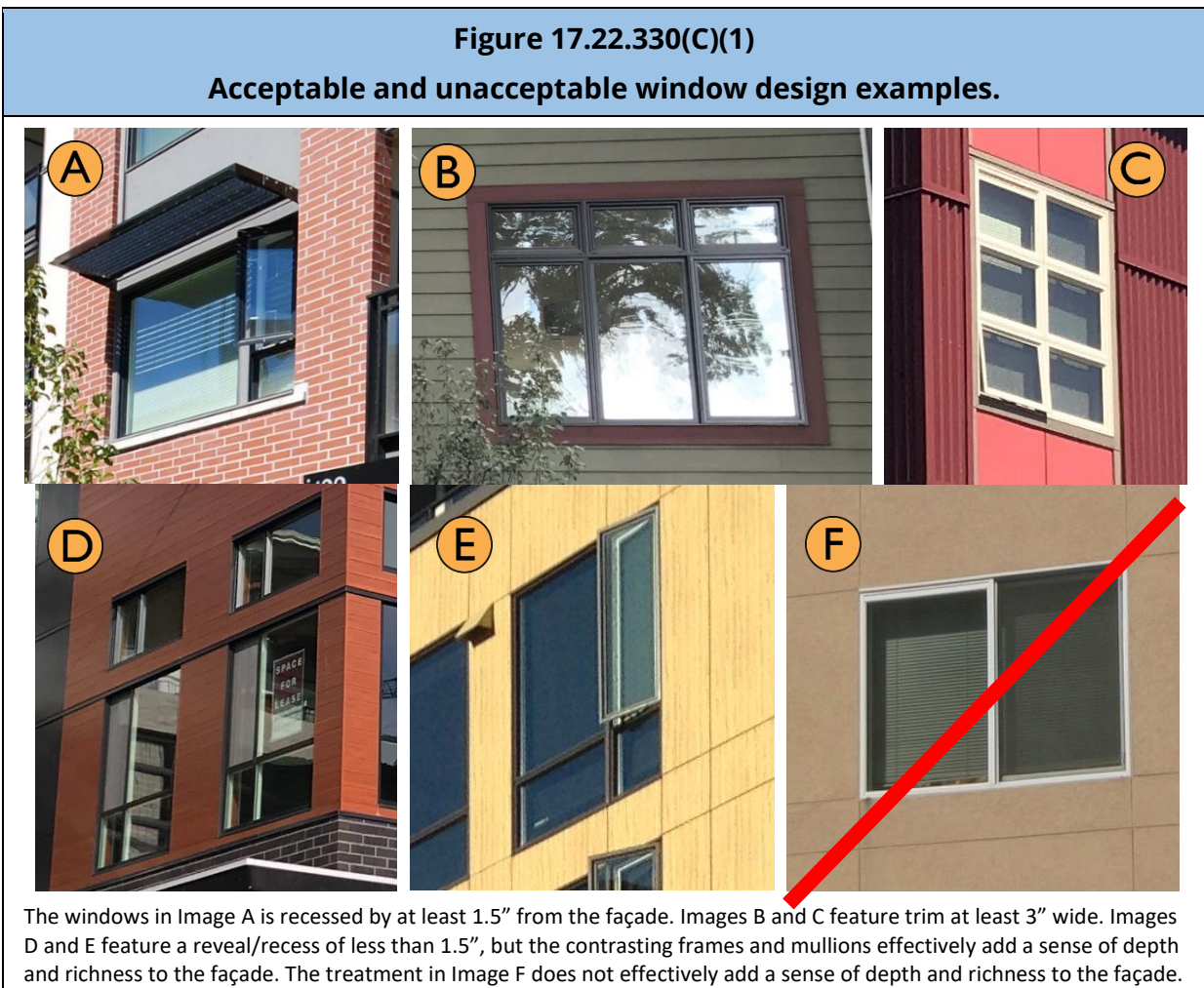


Examples of decorative surface materials. A = decorative brick/design. B = decorative tile-work and column pattern. C = decorative medallion. D = decorative mosaic tile work. E = decorative bulkhead. F = decorative materials and design.

C. Window design standards.

1. All windows (except storefront display windows) must employ designs that add depth and richness to the façade. At least one of the following features must be included to meet this requirement:
 - (a) Recess windows at least 1.5 inches from the façade.
 - (b) Incorporate window trim (at least three inches wide) around windows.
 - (c) Incorporate other design treatments that add depth, richness, and visual interest to the façade.

DEPARTURES from the window standards above will be considered, provided the design meets the purpose of the standards.



2. Standards for specialty glass and treatments:
 - a. Ground floor windows on all buildings may not use glass that is highly reflective, mirrored, darkly-tinted, frosted, perforated, or otherwise treated to obscure visibility into the building.
 - b. Exception: Frosted glass is allowed for ground floor residential units located within 15 feet of a sidewalk (see PAMC 17.22.170 for related standards). The treatment must not cover more than 50 percent of any window.

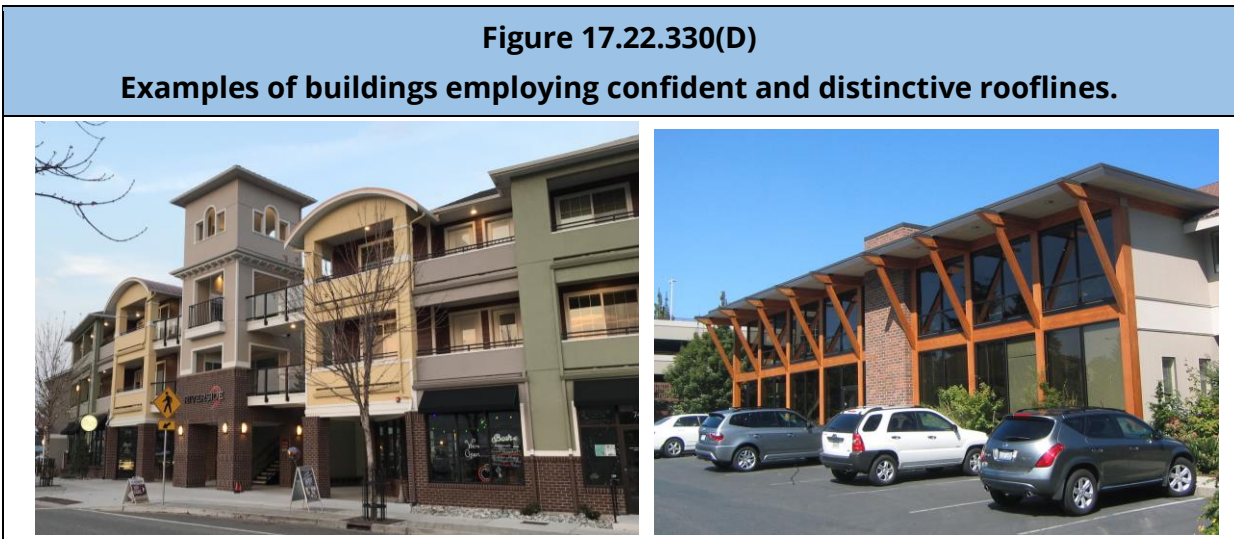
(ii) On other floors, highly reflective and mirrored glass must not be used on more than ten-percent of a building façade or other building elevations facing parks and containing primary building entrances.

D. Cornice/roofline design for flat roofs. Nonresidential and mixed-use buildings employing a flat roof must employ a distinctive roofline that effectively provides an identifiable “top” to the building, including one of the following [Figure 17.22.330(D) below illustrates examples]:

1. A traditional cornice line or a contemporary interpretation of a traditional cornice line. Such rooflines must be proportional to the size and scale of the building.
2. Understated cornice lines are permitted depending on the materials and design of the base and middle elements in reinforcing the base/middle/top configuration.

Rooftop solar units are permitted, provided the placement and design of units visible from the surrounding streetscape are carefully integrated into the overall design concept of the building.

DEPARTURE: Alternative roofline designs may be acceptable, provided the building design, collectively, meets the purpose of the standards. For example, additional articulation treatments and/or detailing may help the building meet the departure criteria.



E. Articulated building entries. The primary building entrance for an office building, hotel, apartment building, public or community-based facility or other multi-story commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building and must be scaled proportional to the building. See Figure 17.22.330(E) below for good examples.

Figure 17.22.330(E)
Building entry examples.



17.22.340 – Building materials.

SURVEY RESULTS

Scoring: 5 = great idea/high priority; 3 = neutral; 1 = very bad idea

[22] Implement standards for the use and design of key materials like concrete blocks, EIFS, metal, and cementitious panels.

June 9 workshop average score: 3.9

Online SurveyMonkey average score: 4.0

MAKERS recommendation: Move forward with concepts.

A. Purpose.

1. To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
2. To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
3. To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.

B. Quality building materials.

1. Applicants must use high quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed use buildings where the façade is sited close to sidewalks.
2. Prohibited exterior building materials:
 - a. Fiberglass.
 - b. Vinyl and plastic siding.
 - c. Plywood.
 - d. T-111 siding.
3. The use of sustainably harvested, salvaged, recycled, or reused products is encouraged wherever possible.
4. Stone, brick, or tile masonry, must be used for the first floor of cladding (excluding window and door areas) on nonresidential or mixed-use buildings and the first two feet of residential buildings. Architectural concrete may be used on the first two feet above grade for residential and non-residential buildings and for building columns on the first floor of non-residential buildings.

C. Special conditions and limitations for concrete block (also known as concrete masonry unit or CMU). Concrete block may be used as a cladding material if it is incorporated with other permitted materials and/or incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. The figure below illustrates acceptable concrete block use/designs.

Figure 17.22.340(C)
Acceptable concrete block use and design.



Building A uses alternating rows of concrete block and brick as an effective and contrasting accent material for its podium structure. Building B uses CMU as the primary cladding material for the ground level. Note the use of split-façade CMU's above each of the awnings and coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).

D. Special conditions and limitations for metal siding. Metal siding may be used as a secondary cladding material (no more than 35 percent of the cladding for the façade and no more than 50 percent for other buildings elevations) if it is incorporated with other permitted materials and complies with the following standards:

1. It must feature visible corner molding and trim and must not extend lower than two feet above grade. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane.
2. Metal siding must be factory finished with a matte, nonreflective surface.
3. Use of at least two colors of metal siding on the façade is encouraged but not required.

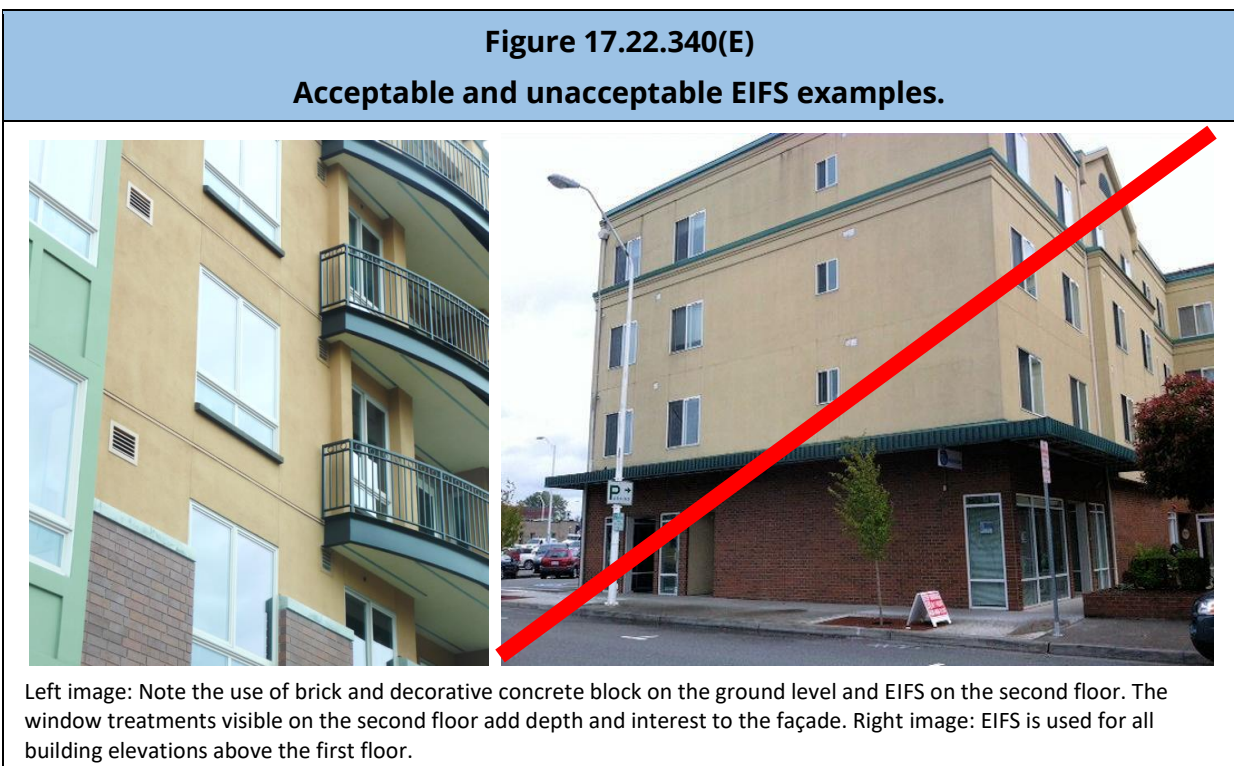
DEPARTURES: Other designs will be considered, provided the material's integration and overall façade composition meets the purpose of the standards.



E. Special conditions and limitations for the use of exterior insulation and finish system (EIFS). Such material/finishes may be used as a decorative accent cladding material if incorporated with other permitted materials and compliant with the following:

1. EIFS is allowed as a secondary cladding material.
2. EIFS must feature a smooth or sand finish only.
3. EIFS must be trimmed in wood, masonry, or other material and must be sheltered from weather by roof overhangs or other methods.
4. EIFS must not extend lower than eight feet above grade. Concrete, masonry, or other durable material must be used for ground level wall surfaces to provide a durable surface where damage is most likely.

DEPARTURES will be considered provided, the material's integration and overall façade composition meets the purpose of the standards.



F. Special conditions and limitations for cementitious wall board paneling/siding. Such material may be used, provided it meets the following provisions:

1. Cement board paneling/siding may not be used on the ground floor of nonresidential or mixed-use buildings where adjacent to a sidewalk or other pedestrian path.
2. Where cement board paneling/siding is used, the design must integrate a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with façade details that add visual interest from the ground level and adjacent buildings. Specifically, no more than 30 percent of the façade's cladding and 40 percent of other building elevations cladding may be one texture and color of cement board.

DEPARTURES: Other designs will be considered, provided the material's integration and overall façade composition meets the purpose of the standards.

Figure 17.22.340(F)

Acceptable and unacceptable cementitious wall board examples.



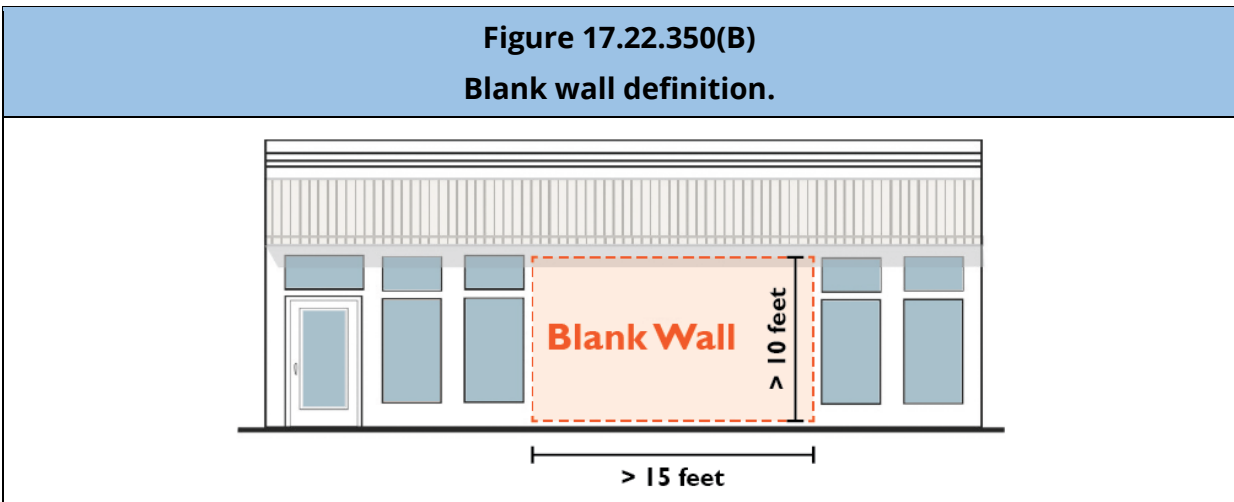
The building on the left uses cement board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding. The wall board panels covering a large area in a single color as in right image would not meet the purpose of the standards.

17.22.350 – Blank wall treatment.

A. Purpose.

1. To avoid untreated blank walls.
2. To retain and enhance the character of Port Angeles' streetscapes.

B. Blank wall definition. A wall (including building façades and retaining walls) is considered a blank wall if it is over ten-feet in height, has a horizontal length greater than 15 feet, and does not include a transparent window or door.



C. Blank wall treatment options. Untreated blank walls visible from a street, public space, residential amenity space, or pedestrian walkway are prohibited. Methods to treat blank walls include the following (a variety of treatments may be required to meet the purpose of the standards):

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases do not qualify as a blank wall treatment.
2. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
3. Installing a vertical trellis or "green wall" in front of the wall with climbing vines or plant materials. The method must be sufficient to obscure or screen at least 60 percent of the wall surface within three years. This option requires an irrigation and maintenance plan sufficient to maintain healthy plants for the life of the building.
4. Installing a non-commercial mural or other permanent art feature, such as metal work or mosaics, subject to final approval by the Director.
5. Building detailing that adds visual interest at a pedestrian scale such as belt courses of masonry, decorative tile work, or accent lighting. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

Figure 17.22.350(C)
Blank wall treatment examples.



Image A uses an artistic mural; Image B uses a landscape planting bed; Image C uses a trellis with a vine plant; Image D uses an elevated planting bed and a trellis.

Landscaping Standards

NOTE: New landscaping standards are recommended to expand and enhance the current set of limited landscaping standards that currently exist in code.

17.22.400 – Purpose.

Landscaping is necessary to provide a well-balanced, aesthetically pleasing environment for the residents, business, and visitors of Port Angeles. Specifically, these requirements are intended to accomplish the following:

- A. Maintain and enhance property values.
- B. Enhance the character and appearance of each neighborhood and the community.
- C. Promote tree retention and the protection of existing native vegetation.
- D. Implement tree and landscaping plans and programs adopted by the City.
- E. Provide adequate buffers between differing land uses.
- F. Define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses.
- G. Improve the air quality and provide wildlife habitat.
- H. Reduce erosion and stormwater runoff.

17.22.410 – Applicability.

Applicability. Sections 17.22.400-.460 apply to all required landscaping installed or altered on all properties. This chapter does not apply to required street trees (see Chapter 11.13 PAMC for street tree standards).

17.22.415 – Landscape plans.

- A. A landscape plan is required for all new commercial and multifamily development containing landscaping, including landscaping within the adjacent right-of-way.
- B. Landscape plans must be completed by a Washington State licensed landscape architect or Washington certified professional horticulturalist (CPH) for multifamily and nonresidential developments with a development site area of 10,000 gross square feet or more.
- C. Landscape plans must show the following elements:
 - 1. Boundaries and dimensions of the site.
 - 2. Location of existing and proposed streets, curbs, utility lines, and sidewalks.
 - 3. Location of buildings and structures, parking lots, driveways, loading areas, outdoor mechanical equipment, signs, refuse enclosures, overhead utilities, water meter location, grassy swales, parking lot lighting, and any plants or trees that are to remain on site.
 - 4. The location and design of landscape areas to be preserved and planted, and plant list to include the location, number, size, and type of plant material by botanical and common name.

5. North arrow and scale.
 6. Irrigation system if a permanent or temporary system is proposed.
 7. Planting details.
 8. Name, address, and phone number of the person preparing the plan.
 9. Landscaping calculations in compliance with this chapter.
 10. A maintenance plan for any infiltration-based stormwater best management practices (BMPs) built as part of the landscaping design, including the specifications and maintenance procedures of any soil amendments.
- D. No building permits will be issued until a landscape plan is reviewed and approved. No certificate of occupancy (CO) will be issued until improvements are installed per the approved landscape plan. A suitable guarantee may be provided if installation is not possible or advisable due to seasonal constraints.

17.22.420 – Plant material and installation standards.

A. Native and naturalized plant species. New landscaping materials must include species native to the region or hardy, waterwise, and noninvasive species appropriate in the climatic conditions of the region (decorative annuals are an exception). Generally acceptable plant materials must be those identified as hardy in Zone 8b as described in the United States Department of Agriculture’s Plant Hardiness Zone Map. The selection of plant species should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, soil infiltration capacity, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance.

B. Tree standards.

1. The following terms are used to denote tree heights within this Chapter:
 - a. Large tree: capable of growing 35 feet high or greater under normal growing conditions.
 - b. Medium tree: capable of growing over 15 feet high and less than 35 feet high under normal growing conditions.
 - c. Small tree: capable of growing up to 15 feet high under normal growing conditions.
2. Unless otherwise noted, required trees must meet the following standards at the time of planting:
 - a. Deciduous trees (other than street trees) must be fully branched, have a minimum caliper of one and one-half inches (as measured six inches above the root ball), and a minimum height of six feet at the time of planting.
 - b. Deciduous trees within parking areas must be a minimum caliper of one inch (as measured six inches above the root ball) and a minimum height of ten-feet at the time of planting.
 - c. Coniferous trees must be fully branched and a minimum of six feet in height, measured from the treetop to the ground, at the time of planting.

C. Shrub standard. Shrubs, except for ornamental grasses, must be a minimum of one-gallon size at the time of planting.

D. Groundcover standards and guidelines.

1. Groundcovers must be planted and spaced to result in total coverage of the required landscape area within three years, or as recommended by a Washington State licensed landscape architect or Washington certified professional horticulturalist, and must meet the following requirements:
 - a. Four-inch pots at 18 inches on center.
 - b. One-gallon or greater sized containers at 24 inches on center.
2. A bed of flowers may be used in place of groundcover plants. A reduction in the minimum container size may be permitted if certified by a Washington State licensed landscape architect or Washington certified professional horticulturalist that the reduction must not diminish the intended effect or the likelihood the plants will survive.
3. Grass is acceptable as groundcover in landscaped areas, but generally not preferred for water conservation and maintenance purposes (lawn areas designed as play areas are an exception).
4. Groundcover areas must contain at least two inches of composted organic material at finished grade.

E. Tree and plant diversity.

1. If there are more than eight required trees, no more than 40 percent of them may be of one species.
2. If there are more than 24 required trees, no more than 20 percent of them may be of one species.
3. If there are more than 24 required shrubs, no more than 75 percent of them may be of one species.

F. Soil augmentation and mulching.

1. Existing soils must be augmented with a two-inch layer of fully composted organic material tilled a minimum of six inches deep prior to initial planting.
2. Landscape areas must be covered with at least two inches of mulch to minimize evaporation. Mulch must consist of organic materials such as bark chips and wood grindings or yard waste, sawdust, and/or manure that is fully composted. Washed rock can also be used as a mulch.

G. Landscape installation standards.

1. All required landscaping must be in-ground, except when in raised planters. Plant materials must be installed to current nursery industry standards.
2. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement. Where support is necessary, stakes, guy wires or other measures must be removed as soon as the plant can support itself.

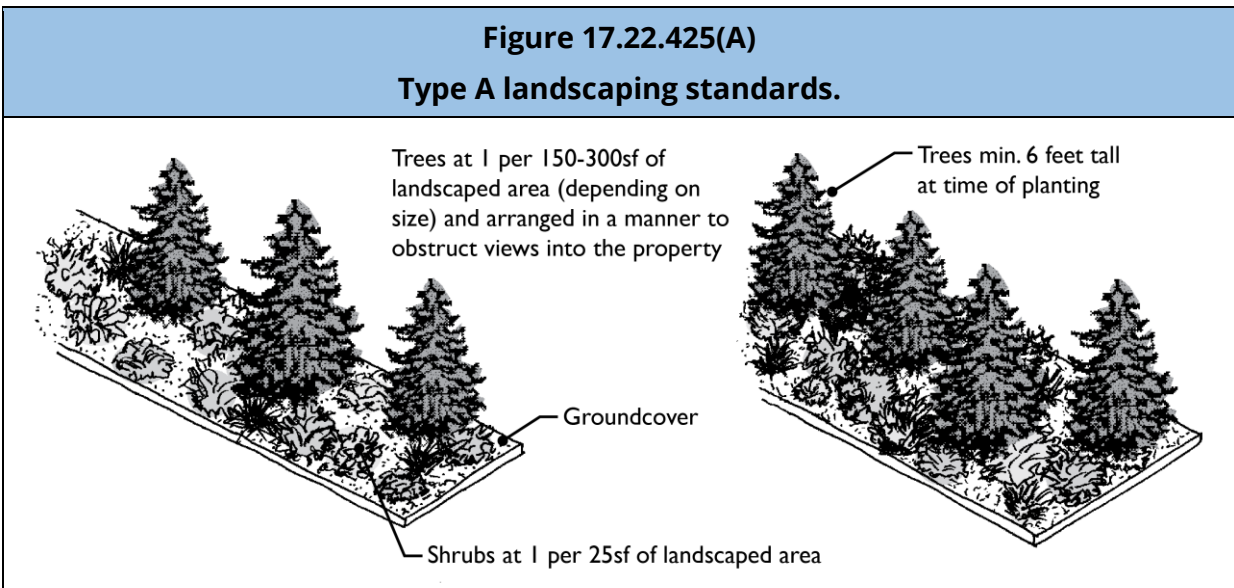
3. Existing trees and plant materials to be retained must be protected during construction, such as by use of temporary chain-link or other sturdy fence placed at the dripline of trees to be retained. Grading, topsoil storage, construction material storage, vehicles and equipment must not be allowed within the dripline of trees to be retained.
4. Installation of landscaping materials must take into consideration access to utility vaults, pedestals, and other public and private utility facilities.
5. Tree/Shrub Height and Location. The landscape plan should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting.
6. Trees must be protected by fencing until they are mature enough to withstand typical wildlife activity.

17.22.425 – Landscaping types.

Below are the planting and design requirements for specific landscaping types. These landscaping types apply when required by this chapter.

A. Type A Landscaping.

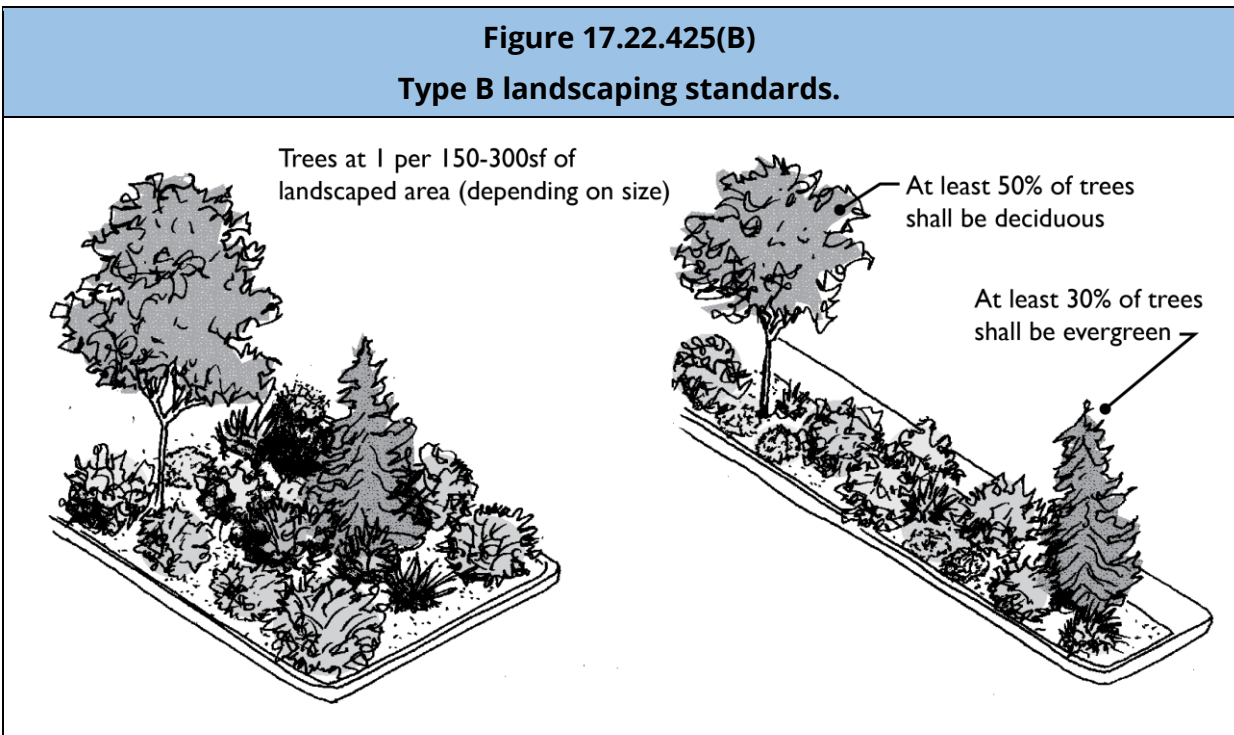
1. Purpose. Type A landscaping functions as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas for screening unwanted views.
2. Screening Requirement. The selected plant materials and configuration must be able to screen 70 percent of the unwanted views within five years of planting and screen 100 percent of the unwanted views within six years of planting. This requirement must account for the size and characteristics of materials planted, their typical growth rate, and size at maturity.
3. Planting Requirements. Type A landscaping must consist of the following:
 - a. Tree type. Predominately coniferous (more than 50 percent).
 - b. Tree size. A variety of tree sizes may be used, provided at least 70 percent are medium or large [see PAMC 17.22.420(B)(1)]. Trees must be planted at the following spacing standards (“on center” refers to the distance from other trees of any size):
 - i. Large trees must be spaced between 20 and 25 feet on center.
 - ii. Medium trees must be spaced between 15 and 20 feet on center.
 - iii. Small trees must be spaced between ten and 15 feet on center.
 - c. Shrubs. Predominately coniferous provided at the rate of one shrub per 20 square feet of landscape strip.
 - d. Groundcover. Planted at a density to cover the required area within three years.
 - e. Species diversity. Trees and shrubs must comply with PAMC 17.22.420(E).
DEPARTURES that vary from the planting requirements of this subsection (A)(3) will be considered, provided the proposal meets the screening requirement of subsection (A)(2) of this section.



B. Type B Landscaping.

1. Purpose. Type B landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between differing types of residential development and used for screening unwanted views from the pedestrian environment.
2. Screening Requirement. The selected plant materials and configuration must meet the purpose of the standards within five years of planting. This requirement must account for the size and characteristics of materials planted, their typical growth rate, and size at maturity.
3. Planting Requirements. Type B landscaping must minimally consist of:
 - a. Tree type. At least 50 percent deciduous and at least 30 percent coniferous.
 - b. Tree size. A variety of tree sizes may be used, provided at least 70 percent are medium or large (see PAMC 17.22.400(B)(1)). Trees must be planted at the following spacing standards (“on center” refers to the distance from other trees of any size):
 - i. Large trees must be spaced between 20 and 25 feet on center.
 - ii. Medium trees must be spaced between 15 and 20 feet on center.
 - iii. Small trees must be spaced between ten and 15 feet on center.
 - c. Shrubs. Provided at the rate of one shrub per 20 square feet of landscape strip and spaced no more than eight feet on center.
 - d. Groundcover. Planted at a density to cover the buffer within three years.
 - e. Species diversity: Trees and shrubs must comply with PAMC 17.22.420(E).

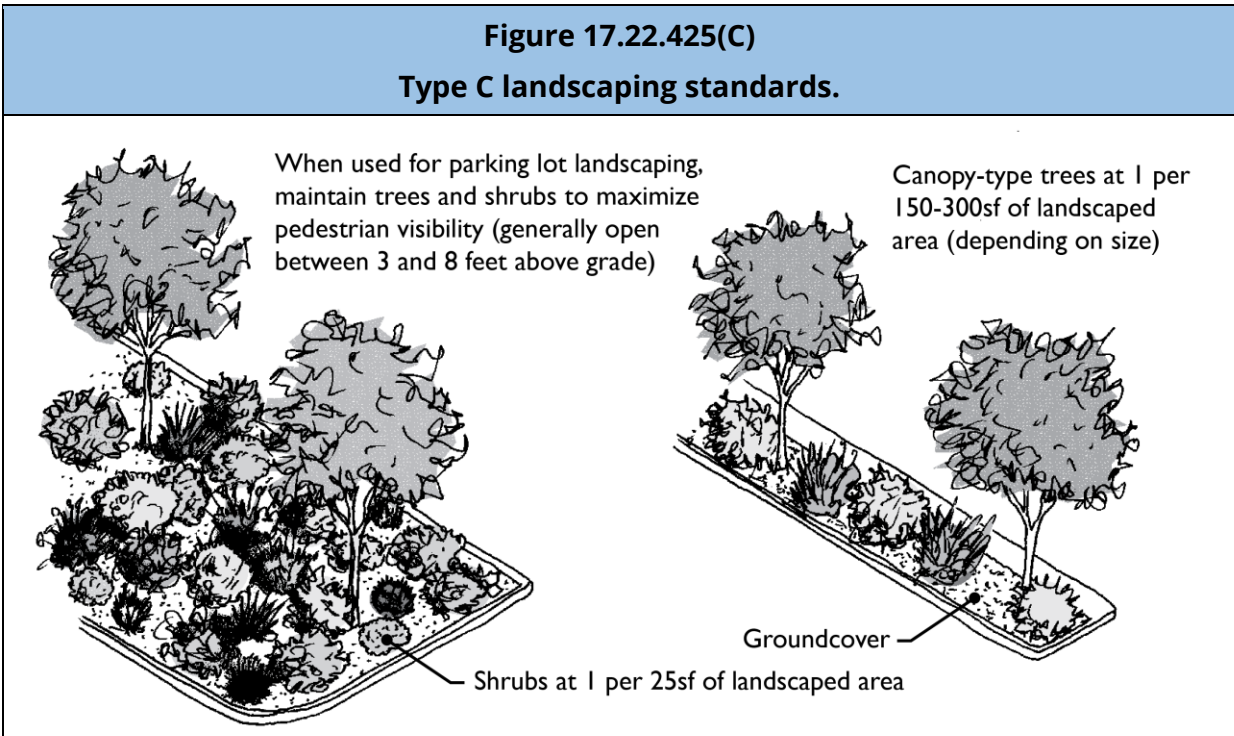
DEPARTURES that vary from the planting requirements of this subsection (B)(3) will be considered, provided the proposal meets the screening requirement of subsection (B)(2) of this section.



C. Type C Landscaping.

1. Purpose. Type C landscaping is a “see-through screen” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along lot frontages or between multifamily developments.
2. Screening Requirement. The selected plant materials and configuration must meet the purpose of the standards within five years of planting. This requirement must account for the size and characteristics of materials planted, their typical growth rate, and size at maturity.
3. Planting Requirements. Type C landscaping must minimally consist of:
 - a. Tree species. At least 70 percent deciduous.
 - b. Tree type. A variety of tree sizes may be used, provided at least 70 percent are medium or large (see PAMC 17.22.420(B)(1)). Trees must be planted at the following spacing standards (“on center” refers to the distance from other trees of any size):
 - i. Large trees must be spaced between 20 and 25 feet on center.
 - ii. Medium trees must be spaced between 15 and 20 feet on center.
 - iii. Small trees must be spaced between ten and 15 feet on center.
 - c. Shrubs. Provided at the rate of one shrub per 20 square feet of landscape strip and spaced no more than eight feet on center.
 - d. Groundcover. Planted at a density to cover the buffer within three years.
 - e. Species diversity. Trees and shrubs must comply with PAMC 17.22.420(E).
 - f. Maintenance. Maintain trees and shrubs to maximize pedestrian visibility (generally between three and eight feet above grade).

DEPARTURES that vary from the planting requirements of this subsection (C)(3) will be considered, provided the proposal meets the screening requirement of subsection (C)(2) of this section.



D. Type D Landscaping.

1. Type D landscaping refers to all other landscaped areas that do not qualify as Type A, B, C, E, or F landscaping. While native and low-maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design purposes. These areas may also include flower beds and perennial beds.
2. Type D landscaping may include any combination of plant materials, provided they comply with the plant materials standards in PAMC 17.22.420.

E. Type E Landscaping—Low Hedge. A low hedge is intended to function as an attractive visual divider of space rather than a visual buffer between uses and properties. To qualify as a hedge landscaping type, the planting must be at least 30 inches wide and 30 inches tall. The hedge includes plant materials that typically grow no taller than five feet at maturity or are maintained between 30 inches and 48 inches tall (see the sight obstruction height limits of the Port Angeles Urban Services Standards and Guidelines Manual when near an intersection).

Figure 17.22.425(E)
Low hedge examples.



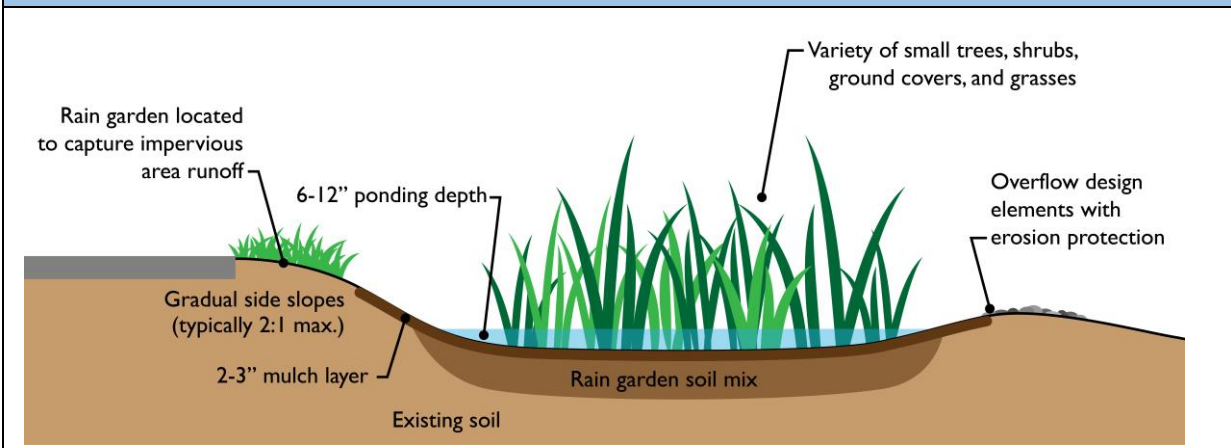
F. Type F Landscaping—Rain Garden.

1. A rain garden is a planted depression that collects, absorbs, and filters rainwater runoff from impervious areas. They are sized to accommodate temporary ponding and are not meant to be permanent ponds. They can also function as an attractive visual divider of space. Typical rain garden elements include:
 - a. Garden is located and designed to capture impervious area runoff.
 - b. Six- to 12-inch ponding depth.
 - c. Two- to three-inch mulch layer.
 - d. Gradual side slopes (typically 2:1).
 - e. Overflow design elements with measures to prevent erosion.
 - f. Generous plantings of a variety of small trees, shrubs, groundcovers, and grasses. Select plants suitable for the planting zones within the garden and around the perimeter.

Refer to the current Rain Garden Handbook for Western Washington for further guidance on rain garden location, design, planting, construction, and maintenance. The current Stormwater Management Manual for Western Washington (SWMMWW) may have altered requirements for engineered rain gardens that are required for on-site stormwater management.

2. The applicability of rain gardens in site design will be determined by project size and flow control exemptions based upon minimum requirement No. 5 of the Western Washington Phase II municipal stormwater permit.

Figure 17.22.425(F)
Rain garden example.



17.22.430 – Landscaping buffer standards.

A. Required buffer standards. Landscape buffers between certain uses may be called for in Table 17.22.430 below or elsewhere in this title. The following interpretations apply to Table 17.22.430:

1. The preservation of existing mature trees and vegetation may be preferable to new plant materials in the required buffer areas. The Director may require any of the following to better ensure the survival of existing mature trees and vegetation:
 - a. Augment existing plantings with new plant materials to meet the purpose of the standards,
 - b. Require wider buffers to better ensure the survival of existing mature trees and vegetation. This must be accompanied by use of a buffer averaging approach in which the buffer may be reduced in other locations to achieve, on average, the minimum buffer width required in Table 17.22.430 or elsewhere in this title.
 - c. Other supplemental planting conditions.
2. The letters A, B, C, D, E, and F refer to the landscape types described in PAMC 17.22.425. Where more than one buffer type is referenced in a cell, one of the subject buffer types is required. The term “all” means that any of the landscaping types may be used.
3. The term “fence” refers to the requirement of a six-foot-high sight-screening fence. Such fences must comply with the provisions of PAMC 17.94.140.
4. The numbers refer to the minimum required width of the required landscaping buffer.
5. Where superscript numbers are included in a cell, see the corresponding note matching the number below the table.
6. The screening elements must extend along the entire property line between the uses/properties except where precluded by structures, driveways, or similar obstructions.
7. Where the use is across the street from an existing abutting use or zone, only the buffer type listed for the abutting street is required.

8. DEPARTURES. Alternative buffer treatments may be approved per PAMC 17.22.040 for any of the buffer types required below, provided they meet the purpose of this chapter.

Table 17.22.430 Required buffer types.					
Use	Existing feature, zone, or use				
	Street	RS7, RS9, and RS11 zones¹	RMD and RHD zones or multifamily use	CBD, CA, CSD, CN, CO and zones¹	P, parks & trails
Multifamily	See PAMC 17.22.435	Fence plus BC-5'	Fence or All-5' or path ²	Fence or BC-5' or path ²	Fence or All-10' Note ³
Low intensity non-residential use ⁴		Fence plus ABC-5'	Fence or AB-5'	See Chapter 17.22 PAMC, Site Planning Standards	Fence plus ABC-5' or A-10' Note ³
Moderate intensity non-residential use ⁵		Fence plus ABC-10'	Fence plus ABC-5'		
High intensity non-residential use ⁶		Fence plus ABC-15'	Fence plus ABC-10'		
Outdoor storage	A-10'	Fence plus ABC-10'	Fence plus ABC-10'	Fence or A-5' or B-10'	
<p>Notes</p> <ol style="list-style-type: none"> Where the abutting use meets the definition of multifamily, the developing use is subject to the landscape buffer type under the multifamily use column. A paved or gravel walkway separating the properties/uses. Landscaping planters at least three feet wide separating the walkway from buildings (or other effective visual transitions between the walkway and building as determined by the Director) are required. For developing uses adjacent to parks and trails, the Director may adjust requirements to emphasize buffer types that enhance visibility between the developing use or focus more on visual screening, depending on the context of the park or trail and type of developing use. "Low-intensity nonresidential use" is a small-scale commercial use or development. This includes uses and/or developments with less than 25,000 square feet of gross floor area and containing no outdoor storage along a site edge requiring a landscape buffer in this section. "Moderate-intensity nonresidential use" includes uses and/or developments that are moderate in scale and intensity. This includes uses and/or developments that do not qualify as a low-intensity nonresidential use (either they are too large or have some outdoor storage areas along the site edge requiring a landscape buffer in this section) or a high-intensity nonresidential use (not large enough or do not meet the use qualifications). "High-intensity nonresidential use" includes uses and/or developments with over 120,000 square feet of gross floor area or are classified as an industrial use. 					

B. Supplemental buffer standards.

1. For screening requirements for service areas and mechanical equipment for nonresidential and multifamily development, see PAMC 17.22.260.
2. Required buffer vegetation must be planted within the property boundaries.
3. The height of any screen material required by this chapter in the vicinity of a point of ingress and egress may not exceed 30 inches in height within the clear-vision triangle (PAMC 17.94.090).

17.22.435 – Block frontage landscaping.

- A. Nonresidential and multifamily developments must include landscaping between the sidewalk and building or parking areas in conformance with this chapter. Such landscaping must include one or more of the landscaping types set forth in PAMC 17.22.425.

Storefront buildings are exempt from this standard. Reductions in landscaping are allowed for walkways, stoops, porches, patios, pedestrian-oriented space, utility elements, and permitted vehicular access and signage elements.

- B. Where buildings are set back at least 15 feet from a street property line, trees must be planted at a minimum average of 30 feet apart in such planting areas, with groundcover or shrubs used liberally.

DEPARTURES may be considered, provided alternative treatments meet the purposes of this chapter.

- C. Trees utilized in these planting areas must minimize conflict with underground and overhead utilities. Trees must be from the approved list of recommended plant materials or an approved equivalent.

17.22.440 – Parking lot landscaping.

- A. Purpose.** The purpose of parking lot landscape development is to soften the visual effect created by large expanses of barren asphalt.

NOTE: Subsection (B) is updated from the old code for multifamily and commercial zones, which said: *“All required parking areas must include tree landscaping of at least two trees, for each group of six or fewer parking spaces with a minimum of two trees, exclusive of any required perimeter landscaping. Vegetation within LID facilities may be used to meet landscaping requirements...”*

- B. Required area.** Planting areas in new parking areas with ten or more spaces or in upgraded or improved parking areas with ten or more spaces must constitute at least five percent of the parking area. The unused space resulting from the design of parking space arrangements or accessory structures which is over 24 square feet must be landscaped. Vegetation within LID facilities may be used to meet landscaping requirements.

- C. Minimum width and length.** Planting areas must have a minimum average width of ten feet (measured inside the curb) and must be the same length as the parking stall or column.

- D. Planting type.** Type C landscaping must be used in required planting areas. Rain gardens, or other vegetated LID BMPs, may be integrated into planting strips, provided they integrate the same number of trees as for Type C landscaping.

E. Distribution. Landscaped areas must be distributed throughout the parking lot and must have no more than eight consecutive parking spaces. Islands with vegetation within LID facilities may be used to meet landscaping requirements and may exceed maximum eight consecutive spaces.

F. Parking lot perimeters.

NOTE: In the old code, all development in multifamily and commercial zones had the following requirement: *“All parking lots must be screened by a three-foot to six-foot vision-obscuring fence or vegetation on all sides adjacent to residentially zoned property.”*

This new standard below is more detailed and flexible, with more design options.

1. For parking lots adjacent to public streets, Type C landscaping must be used at a width equal to or greater than the minimum building setback specified for the applicable block frontage type specified in Chapter 17.22 PAMC, Block Frontage Standards.

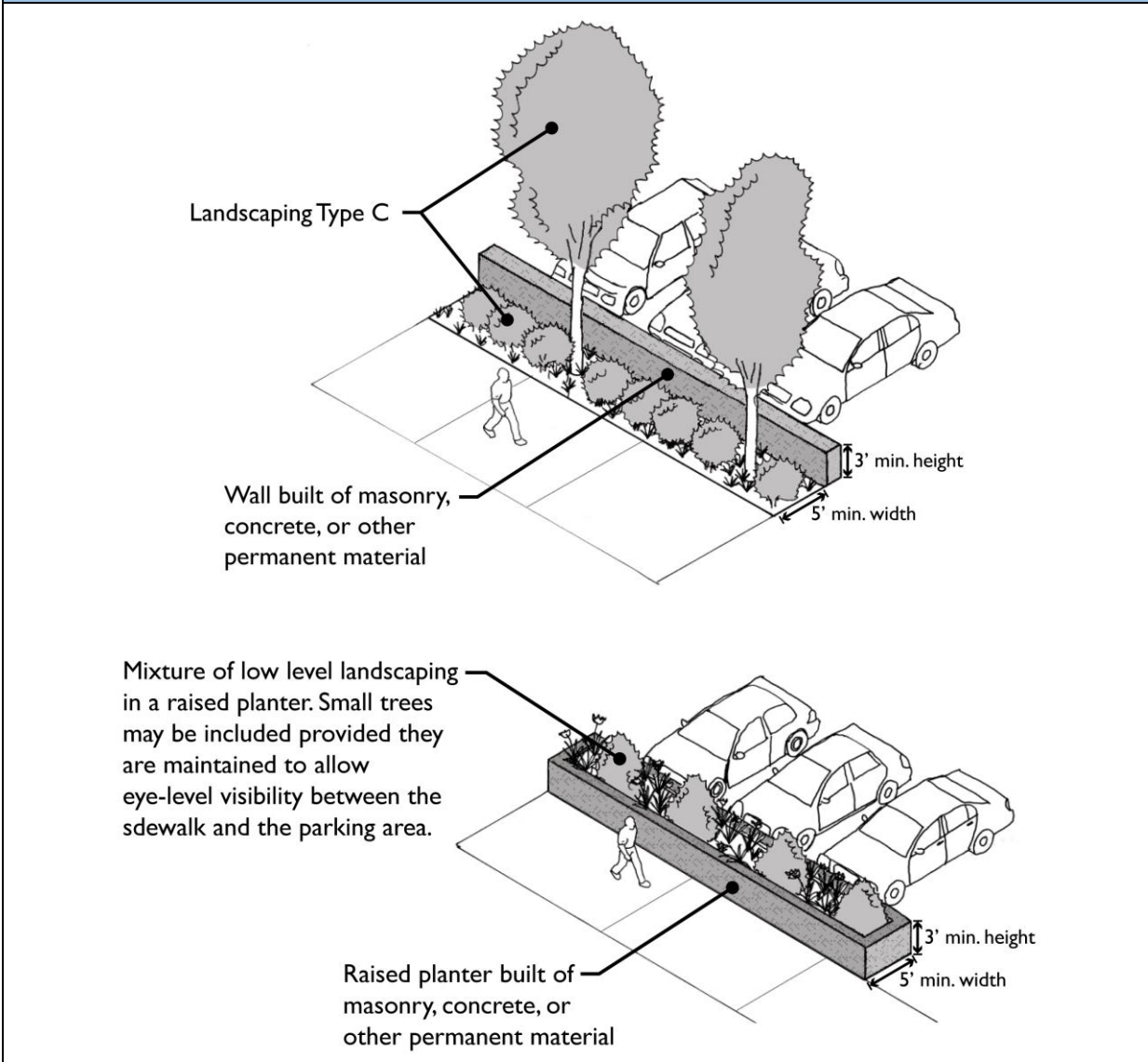
DEPARTURES to this standard will be considered pursuant to PAMC 17.22.040, provided they meet the purpose of the standards noted above.

2. For parking lots along internal lot lines, Type A, B, or C landscaping must be used at least ten feet deep, except where a greater buffer width is required per the standards in subsections A and B of this section. Where recorded cooperative parking agreements are in place between adjacent properties, sites are exempt from the subject parking lot landscaping buffer (see PAMC 14.40.070).

DEPARTURES to this standard will be considered pursuant to PAMC 17.22.040, provided they meet the purpose of the standards noted above. Examples of acceptable departures may include decorative low walls with landscaping, decorative elevated planters, landscaping with a trellis, a shared-access drive, or a shared pathway.

Figure 17.22.430(D)

Examples of alternative parking lot landscaping buffers.



17.22.445 – Other landscaping standards.

A. Existing site vegetation. General. Applicants are encouraged to retain existing native vegetation, including indigenous shrubs, herbaceous plants, and significant trees on the subject property.

B. Special fire department standards.

1. Landscaping in the vicinity of any fire hydrant, Fire Department sprinkler connection or standpipe connection should not prevent such equipment from being immediately discernible nor deter or hinder the Fire Department from gaining immediate access to the equipment. This section includes the guidelines for landscaping around the equipment, with final approval from the City Fire Marshal.
2. Fire Hydrants.

- a. Fire hydrants must be free from obstruction on all sides by a minimum clearance of three feet.
 - b. Fire hydrants along streets, driveways, parking lots, fire access routes (fire lanes), or at intersections must be visible for at least 100 feet in all directions along such streets, driveways, access routes or intersections. No plants or shrubs with a height of over 18 inches and no tree with branches or foliage below five feet must be allowed in this sight visibility area.
3. Sprinkler and Standpipe Connections.
- a. Fire Department connections for sprinklers and standpipes must be free from obstructions on all sides by a minimum clearance of three feet.
 - b. When a Fire Department connection is over 25 feet from a street, driveway, parking lot, or fire access route, a clear path must be maintained with minimum width of three feet between the Fire Department connection and the street, driveway, parking lot or fire access route.

C. Stormwater detention ponds must have at least 5-foot setbacks from adjacent property lines and must be landscaped in compliance with this chapter.

17.22.450 – Maintenance.

- A. Property owners and their agents, heirs, or assigns are responsible for maintaining all required landscaping and screening areas in a healthy, growing condition.
- B. All landscaping and screening areas must be maintained reasonably free of weeds and trash, treated for pests/diseases in accordance with the approved landscape plan, and maintained so as to prevent mulch, straw, dirt, or other materials from washing onto streets, sidewalks, and adjoining properties.
- C. Any dead, unhealthy, or missing vegetation, or vegetation disfigured by severe or excessive pruning, unusual weather occurrence or natural catastrophe, or other natural occurrence such as damage by wild or domestic animals, must be replaced with equivalent vegetation that conforms to the approved landscaped plan and the standards of this chapter.
- D. Any engineered soil amendments must be maintained and replaced as needed to continue the original function of stormwater best management practices.

17.22.455 – Irrigation standards.

The purpose of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

All required landscaped areas must comply with at least one of the following:

- A. A permanent built-in irrigation system with an automatic controller that serves the proposed landscape area, to be installed and operational before the City grants an occupancy permit or final inspection for the development.
- B. A temporary irrigation system that services the proposed landscape area, provided the applicant can successfully demonstrate that the proposed temporary irrigation system will

provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall.

- C. A permanent or temporary irrigation system will not serve the proposed landscape area, provided:
1. The Director finds the landscape area otherwise fulfills the requirements of this section.
 2. The applicant submits all of the following with the site plan application:
 - a. A statement from a Washington State licensed landscape architect or Washington certified professional horticulturalist (CPH) certifying that the materials to be planted will survive without watering other than natural rainfall.
 - b. A plan for monitoring the survival of required vegetation for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the City.
 - c. A statement from the applicant agreeing to install an irrigation system if the reviewing authority finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan.

17.22.460 – Performance assurance/bonding.

If landscaping improvements cannot be installed prior to a formal certificate of occupancy, a cash deposit, letter of credit or other assurance acceptable to the City equal to 150 percent of the estimated installation costs is required. Such deposit must be accompanied by a letter which stipulates completion of all landscape improvements no later than the next autumn planting season following issuance of the certificate of occupancy or date of final approval, whichever is later. If these conditions are not met, the City may use the deposit to install the landscaping.

Chapter 17.94 – General Provisions, Conditions and Exceptions

17.94.010 - Foregoing regulations subject to this chapter.

The foregoing regulations pertaining to the several zones must be subject to the general provisions, conditions, and exceptions contained in this chapter.

17.94.020 - Lot area not to be reduced, exceptions.

- A. De minimis variance: Adjustment to the lot area of no more than five percent of the minimum lot size established by the underlying zone.

~~17.94.030 - Use of lots or parcels containing more than minimum required lot area.~~

NOTE: This section is recommended for deletion because it acts as a short plat regulation. Such regulations are already covered by Chapter 16.04 PAMC.

~~When a single lot contains two or more times the minimum lot area required for the zone in which it is located, and the owner desires to use each unit of area equivalent to the minimum lot area as a separate building site, provided not more than four such units result, and no dedication of streets, alleys, or other public ways, public easements or public utility easements are involved, such area units may be so utilized by subdividing the land into individual recorded lots by complying with 58.17 RCW and PAMC Title 16. When such units are thus defined, then all of the provisions of these regulations governing the use of a lot in the zone in which such property is located must apply thereto. Each resulting unit must be required to have frontage upon a dedicated public street or road.~~

17.94.040 - Yards to be enclosed within a solid fence.

- A. Every wrecking, salvage, junk, used lumber yards, equipment and material storage yards must be completely enclosed within a building or within a continuous solid fence no less than six feet in height or to a greater height if such height is needed to screen completely all the operations of such yards.
- B. Salvage and building material establishments must contain all items for display or sale within a structure or behind a sight-obscuring fence not less than six feet in height. No part of any required front, side or rear yard setbacks must be used for the sale or display of any said items.

17.94.050 - Vacated streets.

Vacated streets, alleys, places and cul-de-sacs must assume the zone classifications of the property that adjoined such street, alley, place or cul-de-sac prior to vacation. Where zone classification differs from one side to the other the boundary line must be at the former center line of such vacated street, alley, place or cul-de-sac.

17.94.060 - Yard requirements for property abutting half-streets or streets designated by an official control.

- A. A building or structure must not be erected on a lot that abuts a street having only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot if the street were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the road width plus the width or depth of the yards required on the lot by these regulations.
- B. This section applies to all zones.
- C. Where an official control adopted pursuant to law includes plans for widening of existing streets, the connecting of existing streets, or the establishment of new streets, the placement of buildings and the maintenance of yards, where required by these regulations, must relate to the future street boundaries as determined by said official control.

17.94.065 - Development standards for conditional uses in residential zoning.

**TABLE A
CONDITIONAL USES IN RESIDENTIAL SINGLE-FAMILY ZONES
THAT HAVE SPECIAL DEVELOPMENT STANDARDS**

Uses	Lot Area	Lot Width	Yard Requirements				Lot Coverage	Signs Per Site
			Front	Interior Side	Corner Side	Rear		
Art Galleries and museums	*	*	*	*	*	*	*	10 sq. ft. unlit or indirectly lit
Bed and breakfasts in R-7, R-9, and R-11	See PAMC Chapter 17.18	*	*	*	*	*	*	Two 5 sq. ft. signs indirectly lit
Child day care Child care	7,000 sq. ft.	*	*	*	*	*	0	5 sq. ft. unlit
Churches or other places of worship	25,000 sq. ft.	100 ft.	35 ft.	35 ft.	35 ft.	35 ft.	0	24 sq. ft. of reader board signage indirectly lit
Communication transmission structures, radio/TV stations and towers	*	*	*	*	*	*	*	10 sq. ft. unlit
Duplexes:			*	*	*	*	*	*
Libraries	½ acre	100 ft.	35 ft.	35 ft.	35 ft.	35 ft.	*	10 sq. ft. unlit

Nursing, convalescent homes, assisted living facilities	1 acre	200 ft.	30 ft.	20 ft.	20 ft.	40 ft.	*	10 sq. ft. unlit
Public parks and recreation facilities								20 sq. ft. unlit
Public utility structures	9,000 sq. ft.	75 ft.	25 ft.	8 ft.	25 ft.	10 ft.	*	20 sq. ft. unlit
Public and private schools:								
Elementary schools	5 acres + 1 acre per ea. 100 students	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	25%	100 sq. ft.
Middle, Jr. and Sr. high schools	10 acres + 1 acre per ea. 100 students	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	25%	100 sq. ft.

* See applicable zone for minimum standards.

17.94.070 – Development standards for an accessory dwelling unit (ADU).

NOTE: This section governing ADUs is relocated to 17.21.020.

An ARU, in any zone, must comply with the following development standards:

- A. ~~Configuration. An ARU may be located either within, attached to, or detached from the primary structure housing the primary single-family residence.~~
- B. ~~Density. Only one ARU may be created in conjunction with each single-family residence. The ARU must be located on the same zoning lot as the single-family residence.~~
- C. ~~Minimum lot size. An ARU must not be established on any parcel smaller than 5,000 square feet.~~
- D. ~~Maximum unit size. The gross floor area, calculated from finished wall to finished wall, of an existing structure, an addition, or new detached structure, converted to, or constructed for the purpose of creating an ARU must not exceed 50 percent of the gross floor area of the primary single-family residence, not including a detached garage and/or a detached accessory building, or 600 square feet, whichever is larger. The unit may not be more than one-bedroom.~~
- E. ~~Setbacks and lot coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ARU must not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone.~~
- F. ~~Scale and visual subordination. The ARU must be visually subordinate to the primary unit. If the ARU is located with an existing residence, there can only be one main entrance located on the primary street-facing facade of the single-family residential structure, unless the residence contained additional entrances before the ARU was proposed. An exception to this regulation is an entrance that does not have access from the ground, such as an entrance from a balcony or deck. Detached ARU's are exempt from this standard.~~
 - 1. ~~Building height and footprint: If the ARU is detached from the primary single-family residence, it must abide by the building height and footprint of the particular zone where the ARU is located.~~
- G. ~~Parking. The off-street parking requirements set forth in Chapter 14.40 must be provided or maintained for the primary residence.~~
- H. ~~Construction standards. The design and construction of the ARU must conform to all applicable State and City standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. The ADU must be served by water and electrical services that are separate from the primary residential services. A separate address must be created for the ARU.~~

17.94.075 - Exception to yard requirement.

When the side lot line of a lot in any zone adjoins the side lot line of a lot in a more restrictive zone, the adjoining side yard for such lot must not be less than the minimum side yard required in the more restrictive zone.

17.94.080 - Yard and unobstructed space regulations.

Except as provided in this chapter, every required yard and unobstructed space must be open and unobstructed from the ground to the sky. No yard or unobstructed space provided around any building for the purpose of complying with the provisions of these Regulations must be considered as providing a yard or unobstructed space on an adjoining lot or parcel whereon a building is to be erected.

17.94.090 - Vision clearance.

All corner and reverse corner lots must maintain a triangular area within which no tree, fence, shrub, wall or other physical obstruction must be permitted higher than 30 inches above the established grade for vision safety purposes. Said triangular area must be measured as follows:

- A. Street intersections. At any intersection of two streets, curbs or sidewalks, two sides of said triangular area must extend 20 feet along both improvements, measured from their point of intersection.
- B. Street and alley intersections. At any intersection of street and alley rights-of-way, two sides of said triangular area must extend ten feet along both rights-of-way, measured from their point of intersection.
- C. Street and driveway intersections. At any intersection of a street, curb or sidewalk and a driveway, the sides of each required triangular area must extend ten feet along the street right-of-way line and 20 feet along the edge of the driveway, measured from the point of intersection of each side of the driveway and the street right-of-way line. 17.94.100 - Driveways.

Width, location and number of curb-cuts for driveways per lot must be as specified in the City of Port Angeles Urban Services Standards and Guidelines Manual.

17.94.110 - Parking space regulations.

All space used for the sale, display, or parking of any merchandise or vehicles must be confined to the property lines. No space for the sale, display, or parking of any merchandise or vehicles must be permitted in the right-of-way of any public street, unless a right-of-way use permit is first obtained. Discretionary approvals required under the Zoning Code may be conditioned to require the necessary screening, lighting, entrances, and exits for off-street parking.

17.94.120 - Permitted intrusions into required yards.

The following intrusions may project into any required yards:

- A. Fireplace structures not wider than eight feet measured in the general direction of the wall of which it is a part.
- B. Exterior residential elevators not greater than three feet in depth nor wider than eight feet measured in the general direction of the wall of which it is a part.
- C. Unenclosed, uncovered or covered porches, terraces, or landings, when not extending above the first floor of the building, may extend not more than six feet into the front yard setback, eight feet into the rear yard setback and three feet into the side yard setback. Open railing or grillwork in conformance with the International Building Code may be constructed around any such porch, terrace or landing.

- D. Planting boxes or masonry planters not exceeding 30 inches in height may extend a maximum of three feet into any required front yard.
- E. Porches, decks, platforms, walks, driveways, etc., not more than 30 inches above grade.
- F. Eaves with a maximum overhang of 30 inches.
- G. Detached accessory buildings within the rear one-third of a lot are permitted not closer than three feet to side nor ten feet to rear property lines or alleys.

17.94.130 - Lot coverage exemptions.

The following must be exempt from the maximum lot coverage requirements of any zone:

- A. Sidewalks, driveways, and uncovered off-street parking spaces.
- B. The first 30 inches of eaves.
- C. Uncovered swimming pools and hot tubs.
- D. Uncovered, unenclosed decks and platforms not more than 30 inches above grade.
- E. Systems that allow the infiltration of stormwater into the underlying soils, such as permeable pavement and bioretention facilities, are not counted against lot coverage calculations.
- F. A professional engineer licensed in the State of Washington is required to perform infiltration assessment for sites which add 5,000 square feet or more of new or replaced hard surface area.

17.94.135 - Stormwater site coverage exemptions.

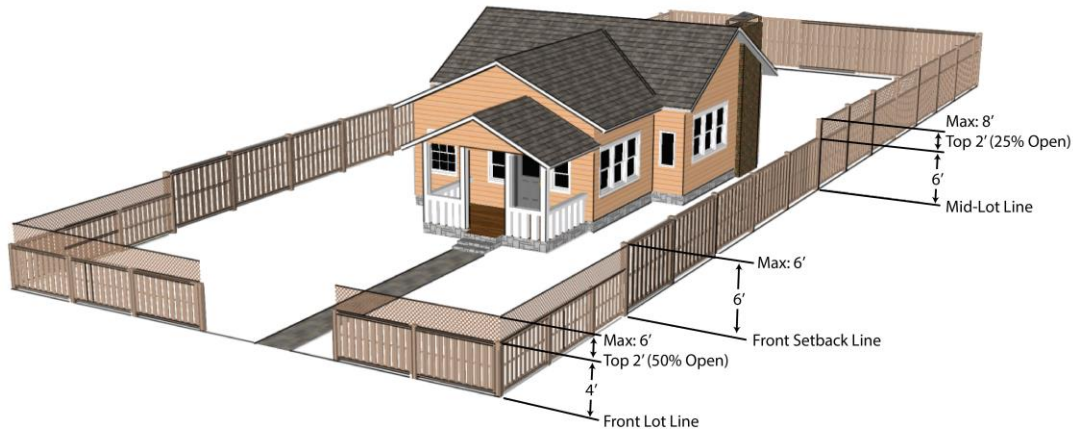
Systems that are not hard surfaces and allow the infiltration of stormwater into the underlying soils, such as bioretention facilities, are exempt from the maximum site coverage requirements of any zone.

All applicants seeking exemptions under this section are required to participate in a pre-application review meeting with City staff. A professional engineer licensed in the State of Washington is required to perform infiltration assessment for sites which add 5,000 square feet or more of new or replaced hard surface area.

17.94.140 - Walls and fences.

In all residential zones a wall or fence must be no taller than four feet within the front building setback area, provided that a height of six feet is permitted within the front setback area if the top two feet is constructed of material that is at least 50 percent open work. The fence height may be a maximum six feet between the front setback line and mid-point of the lot. The fence height may be a maximum of eight feet from the mid-point of a lot to the rear property line, provided that the top two feet is constructed of a material that is at least 25 percent open (Note: lattice is 25 percent open). All vision clearance requirements per section 17.94.090 (driveways, street and alley corners) must be maintained. The finished side (side without the support) of a fence must face the neighboring property or if on a corner lot must face the street. Fence post supports may contain a decorative cap that does not exceed six inches above the maximum fence height. Fences taller than six feet in height require a building permit.

A maximum fence height of six feet is permitted in commercial zones. Barbed wire or electric fencing is allowed only above the top of fence that is solid or is chain link and is at least six feet tall.



17.94.150 - Storage of merchandise or vehicles in yards and rights-of-way.

- A. In residential and commercial zones, the storage of merchandise, appliances or vehicles in front or side yards must be prohibited; provided, however, that car dealerships, boat sales, lumber yards, nurseries, and car rental services must be exempt from this requirement.
- B. In no zone must the storage of any articles or vehicles be permitted to extend into public rights-of-way.

17.94.155 - Use of residential streets.

Subject to any other regulation of the use of streets under this Code, no owner or occupant of land abutting a public street, which land or street is in a residential zone or is the boundary of a residential zone, may use such street for the habitual or overnight parking or storage of commercial motor vehicles or trailers. Excepted from this prohibition is the parking on the street of one commercially used vehicle that is driven to and from the work place by the owner or occupant of the dwelling unit.

~~17.94.170 – Exception to height requirement.~~

NOTE: This section is being deleted because it duplicates the building height definition and exceptions in Chapter 17.08.

~~The height restrictions in this title must not apply to church spires, monuments, chimneys, antennas, water towers, elevator towers, mechanical equipment, and other similar rooftop appurtenances usually required to be placed above the roof level and not intended for human occupancy or the provision of additional habitable space; provided that mechanical equipment rooms and screening are set back at least ten feet from the edge of the roof and do not exceed ten feet in height.~~

17.94.175 - Exceptions to area requirements.

For the purpose of encouraging the construction of off-street parking under or within a building rather than in rear, side, or front yards, the following exceptions to minimum lot areas must be permitted.

For each ten-foot by 20-foot area to be permanently reserved and used for a parking space under or within a building, a lot area credit of 300 square feet must be permitted. Said lot area credit can be deducted from the required minimum lot area, or can be used to increase a proportional number of permitted dwelling units in motels and multi-family structures.

17.94.180 - Minor deviations.

- A. A minor deviation from front, side, and rear yard setbacks, lot coverage, and height requirements established in this title may be granted by the Director of Community and Economic Development in accordance with the provisions of this section.
- B. A minor deviation may be granted if all of the following findings are made:
 - 1. The granting of the minor deviation is consistent with the purpose of the zone in which the property is located and the project is otherwise consistent with the requirements of said zone.
 - 2. Because of special circumstance, the strict application of the zoning ordinance results in an undue hardship upon the applicant.
 - 3. The minor deviation will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is located.
 - 4. The minor deviation is not greater than ten percent of the requirement being deviated from.
 - 5. The site has been posted and adjacent property owners notified 15 days prior to approval of the minor deviation.
- C. Any applications that are not granted a minor deviation by the Director of Community and Economic Development pursuant to this section must obtain a variance through the City's normal variance procedure as set forth in Chapter 2.52 PAMC.

17.94.185 - Non-zoned annexation areas.

Any area not zoned by the City prior to annexation must automatically upon annexation be classified and subject to the provisions, restrictions, and requirements of the zone most consistent with the City's comprehensive plan as determined by the City.

17.94.190 - Exceptions, variances and adjustments.

- A. Exceptions/variances (exceptions) to the stormwater development minimum requirements may be granted by the Director of Community and Economic Development following legal public notice of an application for an exception or variance, legal public notice of the Director's decision on the application, and written findings of fact that documents the Director's determination to grant an exception.

The Director may grant an exception to stormwater development minimum requirements if such application imposes a severe and unexpected economic hardship. To determine whether the application imposes a severe and unexpected economic hardship on the project applicant, the applicant must provide written documentation considering the following:

1. The current (pre-project) use of the site; and
 2. How the application of the minimum requirement(s) restricts the proposed use of the site compared to the restrictions that existed prior to the adoption of the minimum requirements; and
 3. The possible remaining uses of the site if the exception were not granted; and
 4. The uses of the site that would have been allowed prior to the adoption of the minimum requirements; and
 5. A comparison of the estimated amount and percentage of value loss as a result of the minimum requirements versus the estimated amount and percentage of value loss as a result of requirements that existed prior to adoption of the minimum requirements; and
 6. The feasibility for the owner to alter the project to apply the minimum requirements.
- B. The Director must consider and document with findings of fact the applicant's request. In addition the Director must determine and document the exception meets the following criteria: the exception will not increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state; and the exception is the least possible exception that could be granted to comply with the intent of the stormwater development minimum requirements.
- C. Adjustments to the minimum requirements may be granted by the Director provided that a written finding of fact is prepared, that addresses the following:
1. The adjustment provides substantially equivalent environmental protection.
 2. Based on sound engineering practices, the objectives of safety, function, environmental protection and facility maintenance, are met.