

ORDINANCE NO. ~~1621~~

1621

AN ORDINANCE of the City of Port Angeles adopting zoning regulations and a zoning map.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ANGELES as follows:

Section 1. The attached Zoning Regulations marked Exhibit "A" are hereby adopted as the Zoning Regulations for the City of Port Angeles.

Section 2. The attached Zoning Map marked Exhibit "B" is hereby adopted as the Zoning Map of the City of Port Angeles.

PASSED by the City Council of the City of Port Angeles and approved by its Mayor at a regular meeting of the Council held on the 21st day of September, 1967.

Chas. P. Hillman
Mayor

Attest:

B. B. McNeese
City Clerk

Approved as to form:

Julia C. Moffitt
City Attorney

PUBLISHED: SEPT. 28, 1967

LEGAL PUBLICATIONS

power for stores in the proposed shopping center;

e. Residue of buying power to be expended in existing shopping centers or commercial areas serving the trade area.

Prior to the submittal of the proposed zoning to a PSC District, the developer shall submit all evidence deemed necessary by the Planning Commission regarding the ability of the developer to undertake the proposed project.

9. No building permit shall be issued for any structure in a PSC District until the final site development plan for the entire District has been approved by the Planning Commission and the City Attorney, as complying with the regulations and requirements of this ordinance and all other applicable City ordinances, nor until the developer and the City have entered into a contractual agreement as stated in subsections hereof, concerning the dedication of such vacated streets and/or alleys, the replating of property in the event the proposed shopping center is not constructed, and the proposed traffic control construction and, further, said agreement may contain a provision requiring the developer to post a good & sufficient bond running to the City with two or more sureties or with a surety company licensed to do business in the State of Washington as security in an amount equal to the estimated cost of the street and utility development in the project, and certifying that the developer shall faithfully perform all the provisions of said contract concerning the development of the streets and utilities in the project and shall save the City free and harmless from all loss and damage occasioned to any person or property as a result of the developer performing said provisions of said contract.

No change shall be made in the final site development plan during the course of construction pursuant thereto, without first obtaining the prior approval of the Planning Commission and the City Attorney. Copies of the approved final site development plan shall be kept in the City Engineer's office, and any changes which may be approved shall be noted thereon. Procedures for filing and approval of construction plans for buildings, structures and other improvements shall be as now required under the City ordinance and procedure requirements.

10. Within 18 months from the effective date of the ordinance establishing a PSC District a building permit shall be secured and construction shall begin in accordance with the approved final site development plan. Application may be made to the Planning Commission for not more than one (1) year extension of the time limit for commencement of construction. In the event that construction is not started within the specified time limits, the Planning Commission shall review the zoning of the district and the progress which has taken place, and, if deemed necessary, initiate proceedings to restore the district to its prior classification.

11. Construction begun in accordance with the approved final site development plan for a PSC District must be completed within two years of the date construction is commenced. Application may be made to the Planning Commission for not more than one extension of the time limit for completion of construction. A plan for staged development which

LEGAL PUBLICATIONS

antique shop
art supply store, art shop
auto accessory store
auto, boat and motorcycle sales, conducted entirely within a building
bicycle shop
blueprinting, photostating, engineering & office supply store
branch post office
book or stationery store
bowling alley, gymnasium, skating rink, auditorium, ballroom
business school
clothing store, tailor shop
cocktail lounge, tavern, restaurant, drive-in restaurant, cafeteria
dry goods store, millinery, dress shop
finance company
florist shop
furniture, appliance store
gift shop, antique shop
offices (business, professional)
pet shop, not including veterinary hospital or keeping or boarding animals not for sale on the premises
photographers shop or studio, camera shop
radio, television, tape recorder sales & repair
retail stores
studios (music, art, voice, dance)
service station
travel agency
accessory uses incidental to the above permitted uses

D. Minimum Area Requirements

Minimum Requirements	PSC-1	PSC-2
Height	30 ft.	35 ft.
Building Line Setbacks from:		
Residential District	60 ft.	80 ft.
Public street	60 ft.	80 ft.
Commercial or Industrial District	20 ft.	26 ft.

Parking Areas

Area to be permanently reserved & used for customer and employee vehicle parking. Parking spaces per 1000 sq. ft. of total floor areas in PSC buildings	5
Loading Area	10

E. Screening

All PSC Districts shall be permanently screened from public streets and from adjoining or contiguous residential districts by an evergreen hedge having a minimum height of 4 1/2 feet and a maximum height of 7 feet, to be installed and maintained within 10 feet of the PSC District property line. Said screening shall consist of three rows of evergreen trees or shrubs installed at 5 foot centers, staggered.

Section 11 M-1 INDUSTRIAL PARK DISTRICT

Purpose and Intent
It is the intent in establishing an Industrial Park District to permit selected types of industries to locate on property on which industrial land use is not now permitted, providing that said industrial land use will not have any undue adverse or detrimental effects upon existing or potential land use in surrounding territory, nor upon neighborhood traffic patterns.

Procedure
Applicant for Industrial Park Classification shall submit to the Planning Commission a petition in which the applicant specifies the type of operation or manufacturing process to be used in his proposed establishment, along with site plans showing location of buildings, parking areas, yards, signs and screening.

LEGAL PUBLICATIONS

drugs, pharmaceuticals
electrical products and appliances
food and food products
kelp reduction
lumber
machinery
perfumes
paint, lampblack, varnish, oil and turpentine
paper and pulp
plastics
prefabricated buildings
signs, all types
salt works
soap and soap products, toiletries
tar roofing or waterproofing
vegetable oil or other oil

Power, light or steam plant
Railroad yard or roundhouse
Sawmill
Ship building, storage, repair, boat havens, marinas.
Skating rink, dance hall, boxing arena, penny arcade, shooting gallery or similar amusement enterprise
Storage yards: building materials, tractors, trucks, boats, equipment
Truck, trailer, motorcycle, repair, tire, overhauling, rental, sales
Veterinary or pet shop hospital, kennel and hatchery
Warehousing, distributing plants
Wood products manufacture
Utility buildings and structures
Restaurants, cafeterias
Any manufacturing, processing, commercial or industrial use not heretofore listed which may be classified M-2 because of possible obnoxious odors, noises, smoke or unsightliness.

Residential uses are prohibited in this District.
Minimum Yard Requirements
No building shall be constructed closer than 30 feet to any public right-of-way line.

Offstreet Parking
See Article V and Ordinance No. 1588.

Signs Permitted
Signs and billboards as permitted by City of Port Angeles sign codes.
Maximum height: 35 feet, 400 sq. ft. in area.

Section 13 PBP PUBLIC BUILDINGS-PARK DISTRICT

Permitted Uses
Bleachers, grandstands (subject to review by Planning Commission)
Bridle trails
City Hall
Civic buildings & governmental offices
Courthouse
Fire Station
Library
Marinas, boat storage
Municipal pool
Museum
Parks, greenbelts
Offstreet parking areas
Picnic areas and facilities
Playfields
Playgrounds
Recreation structures and facilities
Reservoir, utilities (underground & overhead)
Schools
Streets, paths and roads as required.

Minimum Yard Requirements
No buildings constructed subsequent to adoption of these regulations shall be constructed closer than 35 feet to a public right-of-way line.

Lighting Facilities
Overhead lights, floodlights, etc., shall be constructed so as to shine away from neighboring property as far as is practical.

LEGAL PUBLICATIONS

may be permitted only in an Industrial District.

Permit Required
A permit licensing a wrecking yard in a specified location shall be obtained from the Washington State Patrol and the City Zoning Administrator. Fee for said permit shall be \$50.00.

Screening
Unless otherwise specified by the Planning Commission, a solid, siting-obscuring fence seven (7) feet or more in height shall be constructed on or within five (5) feet of the rear and side property lines and the front yard setback line, which shall be a distance of fifty (50) feet from all street right-of-ways. No storage or display of any junk, appliance, article, merchandise or vehicle shall be permitted outside of said required fence.

Area Requirements
There shall be a minimum lot area of three (3) acres for each junk or salvage yard and each automobile storage and wrecking yard.

Offstreet Parking Requirements
A minimum of ten (10) offstreet parking spaces shall be required for each junk, salvage or wrecking yard.

ARTICLE VIII SIGNS, BILLBOARDS

Definitions
An advertising sign is a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where such sign is located, or to which it is affixed.

A business sign is a sign which directs attention to a business or profession conducted or to a commodity, service or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed.

A flashing sign is any sign which is illuminated by artificial light which is not maintained stationary and each resulting half shall be subject to the controls applying to the street upon which such half faces. If each resulting half be below the minimum lot area as determined by these regulations, then no division may be made. If the whole of any through-lot is improved as one building site, the main building shall conform to the requirements of the zone of the frontage occupied by such main building and no accessory building shall be located closer to either street than the distance constituting the required front yard on such street.

A billboard is an outdoor advertising display, structure or sign over 250 square feet in area, attached or detached, lighted or unlighted.
An attached sign is any sign or billboard, lighted or unlighted, directly attached to, supported by and no more than 2 feet distance from a building.

A detached sign is any sign or billboard, lighted or unlighted, which is separated from and not a part of a building. A sign or billboard on the top of and more than two feet in distance from a building shall be considered a detached sign. A detached sign shall not be constructed closer than 20 feet to any property line in any detached sign zoning district.

For the purpose of interpretation and enforcement of these zoning regulations billboard shall be considered a commercial structure and shall be permitted in, and shall be limited to only commercial, industrial or manufacturing zoning districts.

Billboards shall be prohibited in all other zoning districts.

GENERAL ARTICLE IX

LEGAL PUBLICATIONS

rear one third of lot only are permitted not closer than one foot to side nor ten feet to rear property lines or alleys.

Storage of Merchandise, Vehicles in Yards & Rights-of-Way
In Residential and Commercial District the storage of merchandise, appliances or vehicles in front or side yards shall be prohibited.

In no zoning district shall the storage of any articles or vehicles be permitted to extend into public rights-of-way.

Vision Clearance
In all Residential and Residential Buffer Districts all corner and reverse corner lots shall maintain, for safety vision purposes, a triangular area within which no tree, fence, shrub, wall or other physical obstruction shall be permitted higher than thirty (30) inches above the established grade. Said triangular area shall be measured as follows:

Street Intersections. At any intersection of two street rights-of-way two sides of said triangular area shall extend twenty (20) feet along both right-of-way lines, measured from their point of intersection.

Street and Alley Intersections. At any intersection of street and alley rights-of-way two sides of said triangular area shall extend ten (10) feet along both rights-of-way, measured from their point of intersection.

Street and Driveway Intersections. At any intersection of a street right-of-way and a driveway, the sides of each required triangular area shall extend ten (10) feet along the street right-of-way line and twenty (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.

Walls, Fences, Shrubs, Hedges
In all Residential and Residential Buffer Districts a wall, fence, shrub or hedge may be maintained to a maximum height of six (6) feet on property not otherwise restricted. All vision clearance requirements shall be maintained.

Through-Lots May Be Divided in Certain Instances

Through-lots 160 feet or more in depth may be improved as two separate lots, with the dividing line midway between the street frontages, and each resulting half shall be subject to the controls applying to the street upon which such half faces. If each resulting half be below the minimum lot area as determined by these regulations, then no division may be made. If the whole of any through-lot is improved as one building site, the main building shall conform to the requirements of the zone of the frontage occupied by such main building and no accessory building shall be located closer to either street than the distance constituting the required front yard on such street.

Lot Area Not to be Reduced, Exceptions

No lot area shall be so reduced or diminished that the lot area, lot width, yards or other open spaces shall be less than prescribed by these regulations for the zone in which it is located, nor shall the density of population be increased in any manner except in conformity with the regulations.

However, for the purpose of encouraging the construction of off-

indicated. Application may be made to the Planning Commission for not more than one extension of the time limit for completion of construction. A plan for staged development which will require more time than the limits contained herein may be approved by the Planning Commission at the time the PSC District zoning is recommended or may be approved by the Planning Commission prior to, or during the course of, construction of the shopping center. In the event that construction is not completed within the time limits specified by this resolution, the Planning Commission shall review the zoning of the district and the development which has taken place and, if deemed necessary, initiate proceedings to reclassify the district in a manner consistent with the comprehensive zoning plan of this City.

C. Use Regulations

A building, structure or land shall be used as a building or structure hereafter built, altered or enlarged, shall be used for only the following permitted uses:

1. PSC-1 Neighborhood Shopping Center

- bakery, retail only, the products of which are sold only on the premises
- bank, savings & loan association
- barber shops, beauty shops
- clinics, medical and dental
- clothes cleaning agency or pressing shop (excluding cleaning and dyeing on the premises, other than spot cleaning)
- confectionery or candy store
- delicatessen
- drug store
- dairy products store
- dry goods store
- grocery, fruit or vegetable store, meat market, supermarket
- hardware or appliance store
- hobby shop, fixit shop
- laundry agency or self-service laundry (excluding laundry)
- shoe store or shoe repair shop
- soft-drink fountain, lunch counter, restaurant, cafeteria (excluding cabaret, cocktail lounge, bar or tavern, and excluding restaurant where food is served or consumed in automobiles)
- utility buildings and structures
- variety store, 5 and 10 cent store

Signs Permitted

Signs, excluding billboard, are permitted on buildings & marquees and must meet standards specified in the Sign Codes. One additional free-standing sign or structure to identify the shopping center shall be permitted: 100 square feet in area and not over 35 feet in height. Such identifying sign or structure shall be of permanent type construction and shall conform to construction standards contained in the Sign Codes and Building Code of the City of Port Angeles. Plans for such sign or structure shall be submitted as a part of the shopping center development plan. Flashing, beacon-type lights shall be prohibited. This section shall not be construed to prohibit the erection of signs necessary to control vehicular and pedestrian traffic within the center.

2. PSC-2 Community Shopping Center

All uses permitted in the PSC-1 Neighborhood Shopping Centers, except that 2 free-standing signs or structures identifying the shopping center shall be permitted.

to be used in his proposed establishment, along with site plans showing location of buildings, parking areas, yards, signs and screening.

The Planning Commission shall consider the application, and where necessary, shall have qualified industrial experts analyze and make recommendations in regard to proposed methods of processing and manufacturing. Recommendations of the Commission to the City Council shall be based upon (1) site plans submitted, (2) potential effects of the proposed industrial land use upon neighboring land use and upon traffic patterns.

All costs involved regarding investigations and analyses shall be paid by the applicant.

Permitted Uses

Basic criteria to be used in determining the type of industry to be permitted is (1) method of manufacture, rather than type of products produced, (2) location of the proposed industrial development in relation to trafficways and land use.

Conditional Uses

Specific conditions and provisions to be determined in application.

Minimum Lot Area

5 acres

Minimum Yard Requirements

Front: 50', 200**
Sides: 50', 200**
Corner: 50', 200**
Rear: 50', 200**

**When abutting a commercial or industrial use.
***When abutting a non-commercial or non-industrial District.

Maximum Lot Coverage

As determined in application

Maximum Height

As determined in application

Offstreet Parking & Loading

As determined in application

Signs Permitted

As determined in application

One per site, 35 feet in height, 300 sq. ft. in area, lighted but not intermittent or flashing type.

Section 12 M-2 INDUSTRIAL DISTRICT

Permitted Uses

- Automobile body, fender, laundry, paint shops and wrecking yards
- Bakeries, wholesale
- Battery rebuild, tire repair and recapping
- Boiler works
- Book, newspaper & magazine printing & publishing
- Bottling plants, creameries
- Cabinet and carpenter shops
- City Pound
- Distillation of wood, coal or bones or manufacture of any of their by-products
- Drying, freight & trucking yards, terminals
- Dry cleaning: clothes, carpets, rugs
- Laundries
- Fuel yards
- Gas (illuminating or heating) manufacture or storage
- Manufacture, processing, packaging, storage of:
 - alcohol
 - asbestos
 - asphalt
 - brick, tile or terre-cotta
 - brooms, brushes
 - chemicals
 - ceramics
 - celluloid or similar cellulose materials
 - cloth, cord or rope
 - concrete

Overhead lights, floodlights, etc., shall be constructed so as to shine away from neighboring property as far as is practical.

Offstreet Parking

See Article V and Ordinance No. 1588.

Signs Permitted

Signs no larger than 10 sq. ft., unlighted. One per structure, maximum height ten feet.

ARTICLE V OFFSTREET PARKING REGULATIONS

See Ordinance No. 1588 for parking spaces required.

All space used for the sale, display or parking of any merchandise or vehicles shall be confined to the property lines; no space for the sale, display or parking of any merchandise or vehicles shall be permitted on the right-of-way of any public street.

All offstreet parking installations shall have screening, lighting, enclosures and exits as required by the Planning Commission.

ARTICLE VI HOMES FOR THE ELDERLY, NURSING HOMES, GROUP CARE HOMES

In order to provide adequate facilities and environment for elderly persons in the City of Port Angeles special provisions are needed and shall be established and maintained.

Location

Homes for the elderly, nursing homes, etc., shall be permitted in zoning districts specified in this Ordinance, and by Conditional Permit from the Planning Commission.

To obtain a Conditional Permit each developer of proposed Elderly Housing shall meet the following requirements:

Market Analysis

Each developer shall submit a housing market analysis which will accurately reveal the need, the supply and the demand in the City and its environs for the type of housing which said developer proposes.

Site Plan

A site plan showing location of buildings, offstreet parking areas, recreation area, screening, driveways, fire exits and building line setbacks shall be submitted.

Lot Areas

Minimum site area—2 acres plus 500 sq. ft. for every bed over 20.

Minimum Yard Requirements

Front: 30 feet
Sides: 20 feet
Rear: 40 feet

Parking

One (1) space per three (3) beds.

Recreation Area

Landscape recreation area shall be reserved for recreation purposes.

Screening

Permanent solid fence or evergreen screening four (4) feet in height shall be established and maintained within three feet of the property line as required by the Planning Commission.

ARTICLE VII WRECKING YARDS, JUNK YARDS

Location

Junk yards, salvage yards, automobile storage or wrecking yards

all other zoning districts.

ARTICLE IX GENERAL PROVISIONS, CONDITIONS AND EXCEPTIONS

Foregoing Regulations Subject to This Article

The foregoing regulations pertaining to the several zones shall be subject to the general provisions, conditions and exceptions contained in this Article.

Yard and Open Space Regulations

Except as provided in this Article every required yard and open space shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of these Regulations shall be considered as providing a yard or open space on an adjoining lot or parcel whereon a building is to be erected.

Yard Requirements for Property Abutting Half-Streets or Streets Designated by an Official Control

A building or structure shall not be erected on a lot which 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. This section applies to all zones.

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, shall relate to the future street boundaries as determined by said official control.

Measurement of Front and Side Yards

Front yard requirements shall be measured from the front property line. Side yards abutting a street or alley shall be measured from the property line that abuts the right-of-way line.

Irregular Shaped Lots

The distance across the front building line of an irregular shaped lot shall be considered to be the lot width of said lot.

Permitted Intrusions into Required Yards

The following intrusions may project into any required yards:

1. Fireplace structures not wider than eight (8) feet measured in the general direction of the wall of which it is a part; thirty (30) inches.
2. Unenclosed, uncovered porches, terraces or landings, when not extending above the first floor of the buildings, may extend not more than six (6) feet in the front, eight (8) feet in the rear and three (3) feet in the side into any required yard, provided, however, an open railing or grillwork not exceeding thirty (30) inches in height may be constructed around any such porch, terrace or landing.
3. Planting boxes or masonry planters not exceeding thirty (30) inches in height may extend a maximum of three (3) feet into any required front yard.
4. Eaves with a maximum overhang of thirty (30) inches.
5. Detached accessory buildings on

portion of one lot, other than the portion except in conformity with the regulations.

However, for the purpose of encouraging the construction of off-street parking space under or within buildings rather than in rear, side or front yards, the following exceptions to minimum lot areas shall be permitted:

For each 10 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 shall 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. Said lot area credit, however, shall not apply to the reduction of any building line setbacks.

Use of Lots or Parcels Containing More than Minimum Required Lot Area

When a lot contains substantially 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 (4) 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 resorting to the split lot procedures as prescribed in the subdivision code. 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 shall apply thereto. Each resulting unit shall be required to save frontage upon a dedicated public street or road.

Exception to Yard Requirements

When the side lot line of a lot in any zone adjoins the side lot line of a lot in a more restrictive zone, then the adjoining side yard for such lot shall not be less than the minimum side yard required in the more restrictive zone.

Substandard Lot

A legal building or structure may be permitted on a lot of record providing it meets all front side, and rear yard requirements.

Driveways

Width, location and number of curb-cuts for driveways per lot shall be determined by standards designated by the city engineering department.

Accessory Buildings

Detached accessory buildings on the rear one third of the lot only are permitted not closer than 10 feet to rear property or alley line and one foot to the side property lines, except abutting a street.

Corner Lots

No principal building or accessory building shall be constructed closer than twenty feet to a street right-of-way.

ARTICLE X SPECIAL PROVISIONS

Section 1. Vacated Streets

Vacated streets, alleys places and cul-de-sacs shall assume the zone classifications of the property which adjoined such street, alley, place or cul-de-sac prior to vacation, and where zone classification differs from one side to the other, then the

1967

LEGAL PUBLICATIONS

Conditional Uses
Same as RS-9, except stables.

Minimum Lot Area
Single-family dwellings 7,000 sq. ft.
Two-family dwellings 10,500 sq. ft.

Minimum Lot Width
75 feet duplexes, 50 feet single family.

Minimum Yard Requirements
Front: 25 feet from front lot line except when abutting an arterial street, then 35 feet.
Sides: No structure shall be permitted closer than 7 feet to any side lot line on the front two thirds of the lot. Detached accessory buildings only, on the rear one third of the lot may be permitted to within 1 foot of the side line. On corner lots, the side yard abutting a street shall have the same requirements as the front yard.
Rear: No residential structure shall be permitted within 25 feet of the rear property line. Accessory buildings are permitted not closer than 10 feet to the rear property line or alley.

Maximum Lot Coverage
30% of total area (not to apply to unenclosed swimming pools).

Maximum Height
30 feet.

Offstreet Parking
See Article V and Ordinance No. 1588.

Signs Permitted
Permitted Uses: Signs no larger than 1 square foot, unlighted. One per building.
Conditional Uses: As determined by Planning Commission.

Section 3 RMP RESIDENTIAL MULTI-FAMILY DISTRICT

Permitted Uses
Same as RS-7
Multi-family dwellings, apartments
Duplexes, Dormitories
Mortuaries, Funeral Parlors

Conditional Uses
Same as RS-7
Boarding & rooming houses
Business parking
Motels

Minimum Lot Area
7,000 sq. ft. plus 1,000 sq. ft. for each additional dwelling unit.

Minimum Yard Requirements
Same as RS-7

Maximum Lot Coverage
30% total site area (not to apply to unenclosed swimming pools).

Maximum Height
35 feet.

Offstreet Parking
See Article V and Ordinance No. 1588.

Signs Permitted
Permitted Uses: Signs not larger than 10 sq. ft., lighted, but not flashing or intermittent, one per building.
Conditional Uses: Size and type as determined by Planning Commission.

Section 4 RTP RESIDENTIAL TRAILER PARK DISTRICT

Permitted Uses
Mobile homes.

Accessory Uses & Buildings
Propane fuel storage, tanks
Shower and laundry rooms
Lavatories
Lights (overhead, outdoor)
Community recreation rooms

LEGAL PUBLICATIONS

feet.
A minimum of 10% of the total area of a trailer park shall be reserved and shall be used solely and exclusively for a playground-recreation area.

No building, trailer, structure, cabana, carport or solid fence shall be permitted closer than 30 feet to any property line that abuts a street or public right-of-way, and no closer than 10 feet to any other property line.

In the interests of fire prevention there shall be a minimum space of 14 feet between trailers, including cabanas.

Location
Trailer parks may be located upon approval of the Planning Commission and by Conditional Permit from said Commission in any district in which multiple dwellings are permitted. Each boundary of the park must be at least 200 feet from any permanent residential buildings located outside the park, unless separated therefrom by a natural or artificial barrier, or unless a majority of the property owners according to area within said 200 feet, consent in writing to the establishment of the park.

Driveways, Walkways
All mobile home spaces shall abut a driveway of not less than 25 feet in width, which shall have unobstructed access to a public street or highway.
Walkways not less than two feet wide shall be provided from the mobile home spaces to the service buildings.

All driveways and walkways within the park shall be lighted at night with electric lamps of not less than 50 watts each, spaced at intervals of not more than 100 feet.

Screening
Excepting the entrance-driveway, a screening of evergreen trees or shrubs shall be maintained at a planting height of 5 feet and at a height of 12 feet at full growth, in the front, side and rear yards of every trailer park.

Signs
Signs not to exceed 12 square feet shall be permitted. No lighted signs of any kind shall be permitted. One sign per trailer park.

Sanitation Facilities
Each trailer park shall be provided with toilets, baths, or showers, slop sinks and other sanitation facilities which shall conform to all City and State health rules and codes.

Water Supply
An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park to meet the requirements of the park. Each mobile home space shall be provided with a cold water tap at least four inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.

Laundry Facilities
Laundry facilities shall be provided with one single laundry tray and one automatic or semi-automatic type washing machine for each 10 mobile home spaces or any less number thereof.

Service Buildings
Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statu-

LEGAL PUBLICATIONS

lar organizations offering vocational training in a specified field.
Government office buildings, post offices, telephone exchanges and other administrative functions.

Minimum Lot Area
7,000 sq. ft. basic for one and two family dwellings plus 1,000 sq. ft. lot area for each additional dwelling unit.

Minimum Lot Width
50 feet for one and two-family dwellings
100 feet all other uses.

Minimum Yard Requirements
Front: 25 feet from front lot line except when abutting an arterial street, then 35 feet.

Sides: No structure shall be permitted closer than 7 feet to any side lot line on the front two thirds of the lot. Detached accessory buildings, only, on the rear one third of the lot may be permitted to within 1 foot of the side line. On corner lots, the side yards abutting a street shall have a building line setback of 20 feet; if abutting an arterial street the setback shall be 30 feet.

Rear: No residential structure shall be permitted within 25 feet of the rear lot line. Accessory buildings are permitted not closer than 10 feet to the rear property line or alley.

Maximum Lot Coverage
45% of total area (not to include unenclosed swimming pools)

Maximum Height
30 feet.

Offstreet Parking Regulations
See Article V and Ordinance No. 1588.

Signs Permitted
Signs not larger than 16 square feet in area, lighted, but not flashing or intermittent.

Section 6 CSD-N NEIGHBORHOOD SHOPPING DISTRICT

Permitted Uses
Bakery shops
Barber and beauty shops
Delicatessens, grocery stores, supermarkets
Drug stores, pharmacies
Self-service laundries

Conditional Uses
Churches
Offstreet Parking lots, signs
Apartments above commercial buildings
Utility buildings and structures.

Minimum Lot Area
7,000 square feet

Minimum Lot Width
50 feet

Minimum Yard Requirements
Front: 25 feet

Side: 25 feet from front yard lot line when abutting a street; 35 feet when abutting an arterial street; 15 feet when abutting residential zoned lot; no side yards required when abutting another commercial zoned lot.

Rear: 15 feet when abutting an alley or a residential zoned lot.

Maximum Lot Coverage
50%
30% for utility buildings and structures.

Maximum Height
30 feet.

Offstreet Parking Requirements
See Article V and Ordinance No. 1588.

LEGAL PUBLICATIONS

delicatessens, grocery stores, supermarkets, drug stores, pharmacies
drive-in restaurants, restaurants
florists shops, nurseries, garden supplies

frozen food and cold storage lockers
furniture sales, repair, upholstering
glass edging, beveling, silvering
hardware, plumbing supply stores
motels, apartments, hotels
printing, blueprinting, photostating
self-service laundries
service stations, automobile maintenance and repair shops, tire shops

wholesale business and storage buildings and yards
barber and beauty shops, bakery shops

Conditional Uses
Same as CSD-C2 plus
automobile body and fender repair shops
paint shops

bowling alleys
lumber yards, building supplies
public utility structures
signs and billboards, sign shop
salvage yards and/or buildings
veterinary clinics, offices, kennels, provided: (1) buildings and structures are soundproof (2) all run areas are surrounded by an 8 foot wall or fence (3) animal runs are to be constructed in such a manner that no animal can see another (4) that an incinerator of type approved by the City Health Department is installed.

Offstreet parking buildings & lots

Minimum Lot Area
7,000 square feet

Minimum Lot Width
50 feet

Screening
A site-obscuring fence, 6 feet in height, is required for the following land uses: lumber yards, building supplies, salvage stores, licensed wrecking yards, material and equipment storage yards.

Minimum Yard Requirements

Side: No structure shall be built within 15 feet of any property that has a residential zoning classification.
Rear: No structure shall be built within the rear 15 feet of a zoning lot that abuts an alley or a Residential District.

Maximum Lot Coverage
60% total site area

Maximum Height
30 feet

Offstreet Parking
See Article V and Ordinance No. 1588.

Signs Permitted
Signs, lighted but not intermittent or flashing type, not exceeding 300 square feet total area. All signs and billboards over 10 square feet in area shall be restricted to territory no closer than 100 feet to all property in a Residential District. One sign per structure, maximum height 35 feet.

Section 3 CBD CENTRAL BUSINESS DISTRICT

Permitted Uses
barber shops, beauty shops
bus & ferry offices & terminals
business schools, travel agencies
clothes cleaning agency or pressing shop (excluding cleaning and/or dyeing on the premises, other than spot cleaning)
clubs & lodges
finance offices, pawn shops
furniture & appliance stores
government buildings & offices

LEGAL PUBLICATIONS

a supermarket on a site of from 3 to 10 acres in size. It will usually require approximately 5,000 to 20,000 persons living close to the shopping center to support it.

PSC-2 Community Shopping Center—provides in addition to "convenience goods" a wider range of facilities for the sale of "shopping goods" such as apparel and furniture, as well as banking and professional services and recreations. It may contain 20 to 40 stores generally oriented around a junior department or variety store on a site from 10 to 30 acres in size. It requires approximately 20,000 to 100,000 persons located within a short driving time from the shopping center to support it.

B. General Regulations

1. There shall be two types of PSC Districts:

PSC-1 Planned Neighborhood Shopping Center District

PSC-2 Planned Community Shopping Center District

PSC-1 and PSC-2 Districts may be established only upon land held in single ownership or unified control, and which land contains no dedication of public streets or alleys, except streets which may be deemed necessary by the City for the movement of vehicular traffic which has both its origin and destination outside the PSC Districts, and except any right-of-way for public utility purposes. In the event that a vacation of streets, alleys or plats is necessary in order to meet the requirements of this section, a proper petition for such vacation shall be filed with the City on or before the date of filing of the request for PSC District zoning. In the event that such vacation be approved by the City vacation ordinance shall be passed on the same date as the ordinance establishing the PSC District zoning. Rededication of such vacated streets or alleys and replatting of property to be done in the event that the proposed shopping center is not constructed, may be provided for in a contractual agreement between the developer and the City.

2. Area requirements for PSC Districts are as follows:

District	Minimum	Maximum
PSC-1	3 acres	10 acres
PSC-2	10 acres	30 acres

No offstreet parking areas may extend into an adjoining District.

3. Offstreet parking shall be provided as required in Article V and Ordinance No. 1588.

4. A PSC-1 District shall not be established upon a tract of land which would contain a nonconforming use after the passage of such amendment to the Zoning Resolution unless the development for the tract includes the elimination of the nonconforming use.

5. The location of a PSC-1 District shall have an acceptable relationship to the Port Angeles Comprehensive Plan. A recommendation to the City Council shall be made by the Planning Commission after receiving a report and recommendations from the City Engineer. For this purpose the petitioner shall submit to the Planning Commission a traffic circulation plan showing the adequacy of the streets providing access to the shopping center to carry the traffic generated by the shopping center, proper methods of ingress and egress to and from the center, necessary acceleration and deceleration lanes and necessary traffic control devices, including chan-

propane fuel storage tanks
Shower and laundry rooms
Lavatories
Lights (overhead, outdoor)
Community recreation rooms
Playground equipment
Swimming pools, patios
Office (manager, owner)

Conditional Uses

Trailer supplies office

Minimum Lot Area

4 acres for trailer park; 3,500 sq. ft. individual site.

Minimum Lot Width

400 feet for trailer park; 40 feet per individual site.

Minimum Yard Requirements

Trailer Park. No building, trailer, structure, cabana, carport shall be permitted closer than 30 feet to the nearest public right-of-way, and no closer than 10 feet to any property line of a trailer park.

Individual Trailer Sites

Front: 14 feet to front property line of individual site.

Rear: 10 feet to rear property line of individual site.

Sides: 7 feet to side property line of individual site.

Offstreet Parking Required

See Article V and Ordinance No. 1588.

Signs Permitted

Signs no larger than 12 sq. ft., unlighted, one per trailer park.
Signs no larger than 1 sq. ft., unlighted, per individual site.

TRAILERS

Trailers, mobile homes, vacation trailers and campers shall not be permitted for occupancy in the City of Port Angeles except in approved Trailer Parks.

TRAILER PARKS

No person, company or corporation shall establish a new trailer park or mobile home park or enlarge an existing trailer or mobile home park within the city limits of Port Angeles without first obtaining a permit for a trailer park from the Port Angeles Planning Commission.

Permit Required

Fee for each Trailer Park permit shall be \$50.

Fee for each individual trailer site shall be \$100, issued to occupant of site.

Said Permit shall require the following:

1. A plot plan showing the location of the proposed trailer park and all buildings, sanitary facilities, playground-recreation area, utility buildings, driveways and individual trailer sites, including all dimensions of the trailer park tract, each individual trailer site, parking facilities and patio, and including plans and specifications of all buildings shall be submitted to the Planning Commission.

2. Approval of the Building Inspector, Fire Chief and City Manager and Health Officer, regarding city codes, ordinances and standards.

Minimum total land area required for a trailer park shall be 4 acres.

There shall be a ratio of 6000 sq. ft. total land area per trailer. Said total land area ratio to include driveways, toilet and laundry buildings, playground-recreation areas, individual trailer sites and caretaker's quarters.

Each individual trailer site shall have a minimum lot area of 3500 sq. ft. and a minimum lot width of 40

Service Buildings

Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable building, electrical, plumbing and plumbing systems.

Service buildings housing sanitation facilities shall be located not closer than 20 feet nor farther than 200 feet from any mobile home space.

Sewage and Refuse Disposal

Waste from showers, bath tubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings and from each trailer within the park shall be discharged into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as will present no health hazard.

Garbage Receptacles

Regulation garbage cans with tight-fitting covers shall be provided in quantities to permit disposal of all garbage and rubbish. Garbage cans may be located in groups not farther than 100 feet from any mobile home space. The cans shall be kept in sanitary conditions and disposed of as frequently as may be necessary to insure that individual garbage cans shall not overflow.

Fire Protection

Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the fire department. No open fires shall be permitted at any place which may endanger life or property.

Section 5 RB RESIDENTIAL BUFFER DISTRICT

Purpose and Intent

It is the intent in this District to minimize conflicts and friction between zoning districts. The objective is to achieve stability of land use and land values by minimizing adverse influences of land use patterns at the edges of two dissimilar districts. It is for this reason that this District will permit office and institutional land uses having only a limited contact with the general public, not involving the sale of merchandise at retail except incidentally, and which may be carried on with no noise, smoke, odors, fumes or other objectionable conditions, and in structures that will be surrounded with ample open space for yards and with adequate offstreet parking and loading areas.

Permitted Uses

One, two and three family dwellings within one building, garages, carports
Apartments, motels, hotels
Offstreet parking facilities, accessory buildings
Boarding or rooming houses.
Medical-dental clinics including a medical pharmacy as an accessory use of the clinic.
Professional offices offering recognized professional services such as: dentists, doctors, lawyers, architects, engineers, etc.
Business parking
Banks, financial institutions

Conditional Uses

Same as RMF
Lodges, clubs
Business colleges, trade schools, music conservatories, and simi-

Maximum Height

30 feet.

Offstreet Parking Requirements

See Article V and Ordinance No. 1588.

Signs Permitted

Signs, lighted but not intermittent or flashing type, not exceeding 100 square feet total area. All signs over 10 square feet in area shall be restricted to territory no closer than 200 feet to all property in a Residential District. No billboards shall be permitted within a Neighborhood Shopping District. One sign is allowed per lot. Maximum height 30 feet.

Section 7 CSD-C COMMUNITY SHOPPING DISTRICTS

CSD-C1

Permitted Uses

bakery shops
barber shops, beauty shops, supermarkets, grocery stores, supermarkets
drug stores, pharmacies
frozen food or cold storage lockers
hardware stores, shoe repair shops
medical, dental offices & clinics
professional offices
restaurants, cafeterias
self-service laundries
apartments above commercial buildings
specialty shops: gift, florists, hobby, antique
banks and financial institutions

CSD-C2

Permitted Uses

Same as CSD-C1 plus taverns & cocktail lounges
service stations
creameries

CSD-C1 & C2

Conditional Uses

Same as CSD-N

Minimum Lot Area

7,000 square feet

Minimum Lot Width

50 feet

Minimum Yard Requirements

No structure shall be built within 15 feet of an alley or any property that has a residential zoning classification.

Maximum Lot Coverage

50% of the total site area.

Maximum Height

30 feet

Offstreet Parking

See Article V and Ordinance No. 1588.

Signs Permitted

Signs, lighted but not intermittent or flashing type, not exceeding 100 square feet total area. All signs over 10 square feet in area shall be restricted to territory no closer than 200 feet to all property in a Residential District. No billboards shall be permitted within a Community Shopping District. One sign per structure, maximum height 30 feet.

Section 8 CAD COMMERCIAL ARTERIAL DISTRICT

Permitted Uses

Same as CSD-C2 plus
automobile, truck, trailer, motorcycle, tractor sales and repair (including automobile laundries)
ambulance service
boat sales and repair
cabinet shops, specialty shops: gift, hobby, pet, antique
churches, clubs, lodges
commercial recreation, pool halls

other than spot cleaning)
clubs & lodges
finance offices, pawn shops
furniture & appliance stores
government buildings & offices
hotels, motels, apartment buildings
medical, dental offices & clinics
offices, banks, savings & loan associations
radio & television studios
offstreet parking buildings & lots
retail stores, drug stores, pharmacies, liquor stores
shoe repair shops
shops: gift, florist, hobby, pet
signs, billboards
specialty shops, food stores, supermarkets
studios: music, art, voice, dance
theaters
restaurants, cafeterias, taverns, cocktail lounges
commercial recreation, pool halls

Conditional Uses

Auditoriums
utility buildings and structures
wholesale establishments

Minimum Lot Area

3,500 square feet

Minimum Lot Width

25 feet

Minimum Yard Requirements

Side: No structure shall be built within 10 feet of any property that has a residential zoning classification.

Offstreet Parking Requirements

See Article V and Ordinance No. 1588.

Signs Permitted

Signs and billboards as permitted by ordinance and codes of the City of Port Angeles. No restriction as to height or size.

Section 10 PSC PLANNED SHOPPING CENTER DISTRICT

A. Intent

The intent of a planned shopping center is to permit the establishment of retail shopping facilities that will provide goods and services for the people to be served, minimize traffic congestion on streets in its vicinity and which will fit the general land-use pattern of the area to be served. The protective standards contained in this section are intended to provide for safe and efficient use of the shopping center and to minimize any adverse effect of the shopping center on nearby residential property values. Submittal of a market analysis is required in order to establish evidence of a need for a change in the comprehensive plan and the official zoning of Port Angeles, and to substantiate a finding that such change will promote the general welfare of Port Angeles. It is further intended that any financial responsibility of the developer for work to be done on city streets bounding or giving access to the shopping center, which responsibility arises out of provisions of this ordinance, be made the subject of a contractual agreement between the developer and the City of Port Angeles, and that such contractual agreement may contain provisions to effectuate any other section of this ordinance.

The type of shopping centers provided for in this ordinance may be described as follows:

PSC-1 Neighborhood Shopping Center—provides for the sale of daily living needs, "convenience goods" such as foods, drugs, hardware and personal services. It may contain 6 to 15 stores generally oriented around

shopping center, proper methods of ingress and egress to and from the center, necessary acceleration and deceleration lanes and necessary traffic control devices, including channelization.

6. The petitioner or developer shall be required to pay the cost of the construction and/or installation of the following facilities on the streets providing access to the shopping center which may be necessary to control traffic generated by the shopping center: (a) street widening; (b) ingress and egress driveways; (c) acceleration and deceleration lanes; (d) traffic control devices and signs, including channelization. The standard for determining the extent of the developer's financial responsibility for traffic control construction shall be the predictable increment of traffic on the street providing access to the center caused by the shopping center over the normal peak load under the existing zoning, estimated for the time of completion and maximum use of the shopping center. To the extent that the developer is found to be responsible for traffic control construction, such responsibility shall be made the subject of a contractual agreement between the developer and the City. In all PSC District the developer shall be required to construct proper ingress and egress driveways to the shopping center and street curbing as recommended by the City Engineer. The length of time the developer may be held responsible for further traffic control construction shall be specified in such contractual agreements, and such contract, or a separate contract, may contain provision for other street construction to be done by the developer as may be agreed between the developer as may be agreed between the developer and the City.

7. The petitioner shall submit to the Planning Commission a preliminary development plan for the shopping center showing a unified and organized arrangement of buildings, offstreet parking, internal traffic circulation and service facilities which will be feasible for the property on which the center is proposed and which planned development shall minimize any adverse effect of the center on the properties surrounding the proposed development, and must contain information showing compliance with the requirements of this ordinance and all other applicable city ordinances.

8. The applicant shall submit a market analysis, acceptable to the City Council and the Planning Commission, which shall serve as a guide to the City Council and the Planning Commission for the evaluation of the application in terms of (1) the need or desirability in the public interest, to change the comprehensive zoning plan; (2) the amount of land included in the rezoning application which can be realistically supported and needed in commercial use; (3) a finding that the proposed development will promote the general welfare of the City. For these purposes, the market analysis shall contain the following elements:

- The trade area of the proposed shopping center;
- Trade area population, present and future;
- Effective buying power in the trade area;
- Net potential customer buying

LEGAL PUBLICATIONS

ORDINANCE NO. 1621

AN ORDINANCE of the City of Port Angeles adopting zoning regulations and a zoning map.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ANGELES as follows:

Section 1. The attached Zoning Regulations marked Exhibit "A" are hereby adopted as the Zoning Regulations for the City of Port Angeles.

Section 2. The attached Zoning Map marked Exhibit "B" is hereby adopted as the Zoning Map of the City of Port Angeles.

PASSED by the City Council of the City of Port Angeles and approved by its Mayor at a regular meeting of the Council held on the 21st day of September, 1967.

CHARLES R. WILLSON Mayor

Attest:
B. B. McNEECE, City Clerk
Approved as to form:
TYLER C. MOFFETT, City Attorney
Published: October 12, 1967

ARTICLE I
PURPOSE AND SCOPE

This comprehensive Ordinance is adopted for the following purposes:

1. To divide the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration and use of buildings, structures and land for residential, business, commercial, manufacturing, public and other specified uses.

2. To protect the character and maintain the stability of residential, commercial and manufacturing areas within the city, and to promote the orderly development of such areas.

3. To regulate the intensity of use of lots and parcels of land, and to determine the area of open spaces surrounding buildings necessary to provide adequate light, air, privacy and access to property.

4. To limit congestion in the public streets and to protect the public health, safety, convenience, and general welfare by providing for off-street parking of motor vehicles and for the loading and unloading of commercial vehicles.

5. To establish building lines and the location of buildings designed for residential, commercial, manufacturing or other uses within such lines.

6. To prevent the overcrowding of land and undue concentration of structures so far as is possible and is appropriate in each district, by regulating the use and the bulk of buildings in relation to the land surrounding them.

7. To provide protection from fire, explosion, noxious fumes and other hazards in the interest of public health, safety, comfort and general welfare.

8. To prevent such additions to, and alteration or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder.

9. To prohibit uses, buildings or structures which are incompatible with the character of development in the permitted uses within specified zoning districts.

10. To conserve the taxable value of land and buildings throughout the city.

LEGAL PUBLICATIONS

zoning lot that delineate the area within which construction of principal buildings is confined.

Building, Principal—the major building on a lot, the building which houses the major use of the land and the structures on a zoning lot.

Building, Residential—a building arranged, designed, used or intended to be used for residential occupancy by one or more families or lodgers.

Business Parking Lot and/or Structure—a commercial offstreet parking lot or structure used exclusively for parking and/or storage of vehicles.

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.

Commission—the appointed Planning Commission.

Conditional Use Permit—a limited permission to locate a particular use at a particular location, and which limited permission is required to modify the controls stipulated by these Regulations in such degree as to assure that the particular use shall not prove detrimental to surrounding properties, shall not be in conflict with the comprehensive plan and shall not be contrary to the public interest.

Conditional Use—a use permitted in a zoning district but which requires a special degree of control to make such use consistent and compatible with other existing or permissible uses in the same zone.

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 zoning district in which such building or structure is located.

Conforming Lot—a lot that contains the required width, depth and square footage as specified in the zoning district in which the lot is situated.

Conforming Use—a use that is listed as Permitted or Conditional Use in the zoning district in which the use is situated.

Council—the City Council.

Club or Lodge, Private—a non-profit association of persons who are bonafide 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.

Dormitory—a residence hall providing sleeping rooms, with or without eating facilities.

Dump—an area devoted to the disposal of refuse, including incineration, reduction or dumping of ashes, garbage, combustible or non-combustible refuse.

Duplex—a residential building containing two one-family dwelling units within the four walls of the building.

Dwelling—a building, or portion thereof, but not an automobile house trailer, designed or used exclusively for residential occupancy, including one-family dwellings, two-family

LEGAL PUBLICATIONS

kennel—a place where three (3) or more dogs or cats, four months old or older, or any combination of dogs and cats, are kept, whether by owners of the dogs and cats or by persons providing facilities and care, whether for compensation or not. Provided that this shall not include house pets.

Legal Building, Structure, Land Use—any building, structure or use of the land that complies with all zoning requirements.

Lot—a lot is a zoning lot, except as the context shall indicate a lot of record, in which case a lot is a "lot, of record".

Lot, of Record—a parcel of land that is registered as a lot or parcel of land in the records of the County Auditor.

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.

Lot, Corner—a lot situated at the intersection of two or more streets.

Lot, Reverse Corner—a corner lot in which the rear property line coincides with the side property line of an abutting lot.

Lot, Through—a lot having two opposite lot lines abutting public streets which are usually more or less parallel to each other; not a corner lot. Both lot lines abutting streets shall be deemed front lot lines.

Lot Line, Front—that boundary of a lot which abuts a street.

Lot Line, Rear—that boundary of a lot which is most distant from a street and is most nearly parallel to the front lot line.

Lot Line, Side—any boundary of a lot which is not front nor a rear lot line.

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.

Motel—an establishment consisting of a group of living or sleeping accommodations with bathroom, with or without kitchen facilities, located on a single zoning lot and designed for use by transient tourists.

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.

Nonconforming Building or Structure—any building or structure which does not conform with the lot area, yard, height or lot coverage restrictions in these regulations, or is designed or intended for a use that does not conform to the use regulations for the district in which it is located, either at the effective date of these regulations or as the result of subsequent amendments to these regulations.

Nonconforming Use—any use of land, building or structure which does not conform with all of these zoning regulations or of any amendment hereto governing use for the zoning district in which such use is situated.

LEGAL PUBLICATIONS

Stable, Private—a detached accessory building in which only the horses and cows owned by the occupants of the premises are kept, and in which no horses or cows are kept for hire, remuneration or sale.

Stand—a structure for the display and sale of products, with no space for customers within the structure itself.

Story—the space between the floor and the ceiling above said floor. A basement shall be considered a story when more than half of the basement height is above the finished lot grade.

Street—a public right-of-way which affords a primary means of access to abutting property.

Street Right-of-Way Line—the boundary line between a street and abutting property.

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 or water, but not including fences or walls used as fences six feet or less in height.

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.

Through Lot—see "Lot, Through".

Trailer, Automobile (Mobile Home, Vacation Trailer)—a vehicle without motor power, designed to be drawn by a motor vehicle and to be used for human habitation; including a trailer coach and any self-propelled vehicle having a body designed for, or converted to the same uses as an automobile trailer without motor power.

Trailer Park, Trailer Court, Mobile Home Park—any premises on which are parked one or more vehicles designed, intended, arranged or used for living or sleeping purposes, or any premises used or held out for the purpose of supplying to the public a parking space for one or more such vehicles, whether such vehicles stand on wheels or on rigid supports.

Use—the purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained and shall include any manner of performance of such activity with respect to the performance standards of these zoning regulations.

Use, Principal—the main use of land or buildings as distinguished from a subordinate or accessory use.

Utility Building or Structure—an installation to provide utility service.

Variance—an adjustment in the application of the specific regulations to a particular parcel of property which property, because of special circumstances, because of special circumstances, is applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone.

Yard—an open space on a zoning lot which is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in the Permitted Intrusions in Required Yards in these regulations. A yard extends along and at right angles to a lot line to a depth or width specified in the yard regulations for the zoning district in which

LEGAL PUBLICATIONS

Non-commercial gardens and green-houses, orchards
Private garages, carports, swimming pools & cabanas.

Conditional Uses

Duplexes, subject to the following conditions:

- a. Minimum side area: 14,000 sq. ft.
- b. Minimum lot width: 100 ft.
- c. Yard requirements, lot coverage, building height, offstreet parking and signs: same as for single family dwellings.

Public parks, subject to the following conditions:

- a. No permanent bleachers or stadiums are permitted if the site is less than 10 acres, and no commercial amusement device is permitted.
- b. Lights provided to illuminate any recreation area shall be so arranged as to reflect light away from abutting private property.
- c. Every building or structure shall maintain a distance of not less than forty-five feet from any park property line.
- d. Offstreet parking shall be provided as required by the Commission and shall be adequately screened to prevent lights from shining into residential property.

Golf Courses

- a. Every building or structure shall maintain a distance of not less than forty-five feet from any property line.
- b. Offstreet parking shall be provided for a minimum of 40 cars, and shall be adequately screened to prevent lights from shining into residential property.

Public Schools, subject to the following standards and provisions:

- a. Minimum site areas:
elementary schools...10 acres
junior high schools...20 acres
senior high schools...35 acres
junior colleges...40 acres
- b. No building or structure shall be built closer than 40 feet to any property line.
- c. All buildings including accessory buildings and structures, shall cover not more than 25% of the total site area.
- d. All offstreet parking requirements shall be complied with.

Churches, subject to the following conditions:

- a. All buildings on the site shall cover not more than 35% of the total site area.
- b. No building or structure shall be built closer than 35 feet to any property line.
- c. Where areas devoted to offstreet parking abut any "R" zoned property, a solid wall or view-obstructing fence or hedge not less than 54 inches nor more than 6 feet in height shall be maintained on the common property line abutting such "R" zoned property. There shall be one car space for each six seats.

Libraries, subject to the following conditions:

- a. Minimum site area: one acre
- b. Offstreet parking shall be provided for a minimum of 10 cars, and shall be adequate.

11. To define and to limit the powers and duties of the administrative officers and bodies as provided herein.

**ARTICLE II
RULES AND DEFINITIONS**

Words and terms in this Article are included because of special or particular meanings as they are used in these Regulations.

RULES

In the construction of these Zoning Regulations the rules and definitions contained in this Section shall be observed and applied, except when the context clearly indicates otherwise.

- 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 these 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".

DEFINITIONS

- Accessory Building or Use**—one which:
 - a. is subordinate to, and serves a principal building or principal use, and
 - b. is subordinate in area, extent or purpose to the principal building or principal use served, and
 - c. is located on the same zoning lot as the principal building or principal use served.
 An accessory building or use includes, but is not limited to the following:
 - a. a children's playhouse, garden house or private greenhouse.
 - b. a garage, carport or a building for storage incidental to a permitted use.
 - c. incinerators incidental to a permitted use.
 - d. storage of goods used in or produced by manufacturing activities, on the same zoning lot with such activities, unless such storage is excluded by the district regulations.
 - e. offstreet motor vehicle parking areas and loading facilities.
 - f. signs as permitted and regulated in each district in these Regulations.
- Alley**—a public right of way which provides service access to abutting property.
- Apartment**—a room, or a suite of two or more rooms, in a multiple dwelling, occupied or suitable for occupancy as a dwelling unit for one family.
- Billboard**—(See definition of Outdoor Advertising Display, Sign or Billboard).
- Building, Accessory**—see "Accessory Building or Use."
- Building, Detached**—a building surrounded by an open space on the same lot as the principal building.
- Building Line**—front, side and rear building lines are the line on each

dwelling or multiple-family dwelling, but not including hotels, motels or lodging houses.

Dwelling Unit—one or more rooms which are arranged, designed or used as living quarters for one family only. Individual bathrooms are not necessarily provided, but complete single kitchen facilities, permanently installed, shall always be included for each dwelling unit.

Dwelling, One-family—a building containing one dwelling unit only.

Dwelling, Two-family—a building containing two dwelling units only.

Dwelling, Multi-family—a building or a portion thereof containing three or more dwelling units.

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.

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.

Existing (pre-existing)—a use, lot or building that existed at the time of the passage of these regulations.

Fence—that which is built, constructed or grown, 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.

Garage, Private—a building or structure other than a portion of the main building, enclosed on not less than three sides and designed or used only for the shelter or storage of vehicles, primarily only those vehicles belonging to the occupants of the main building.

Garage, Public—a building or structure other than a private garage, used for the care, repair or storage of automobiles, or where motor vehicles are kept for remuneration, hire or sale.

Height—total distance in feet from average ground elevation at perimeter walls to top of sign or structure.

Home Occupation—the use of a dwelling unit in which the occupant lives and is engaged in his profession or trade entirely within the confines of said dwelling unit.

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.

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.

Junk Yard—an open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to scrap iron and other metals, paper, rags rubber tires and bottles. A junk yard includes an auto wrecking yard but does not include uses established within enclosed buildings.

Nxious 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.

Offstreet Parking Space—an area of at least 10 feet in width and 20 feet in length situated on territory other than a public or private street, alley, highway or trafficway, and used only for the storage of vehicles.

Outdoor Advertising Display, Sign or Billboard—any material of any kind placed, painted or printed for outdoor advertising purposes on or in the ground, or on any tree, wall, rock, fence, building or structure.

Outdoor Advertising Structure—a structure of any kind erected or maintained for outdoor advertising purposes, upon which any outdoor advertising display, sign or billboard is or may be placed.

Person—includes an individual, firm, partnership, association or corporation.

Professional Offices—offices used as a place of business conducted by persons engaged in recognized professions, and others whose business activities consist chiefly of services to the person as distinguished from the handling of commodities.

Public Open Space—any public owned open area; parks, playgrounds, playfields, beaches, waterways, parkways, boulevards, streets, greenbelts.

Reclassification—a change in zoning boundaries upon the zoning map which is an official part of these zoning regulations.

Recreation Facility or Area—Non-Commercial—a facility or area for recreation purposes, such as a swimming pool, park, tennis court, playground or other similar use operated and maintained by a non-profit club or organization.

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.

Rest Home, Nursing Home, Home for the Elderly—a private home or institution for the care of the aged or the infirm; a place of rest and care for those suffering bodily disorders.

Roof—a structure covering any portion of a building or structure, including the projections beyond the walls or supports.

Service Station—an establishment which 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 repairs (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, the testing and replacement of carburetors, coils, condensers, fan belts, wiring, water hoses and similar parts.

Such zoning lot is located.

Yard, Front—extends along the full length of the front lot line, between the two side lot lines and to the closest building on the same lot, or to a distance designated in zoning regulations.

Yard, Rear—extends along the full length of the rear lot line, between the two side lot lines and to the closest principal building on the same lot, or to a distance designated in zoning regulations.

Yard, Side—extends along a side lot line from the front yard to the rear yard, between the side lot line and to the closest building on the same lot, or to a distance designated in zoning regulations.

Zone—an area defined as to boundaries and location and classified by the zoning regulations and available for certain types of uses, and within which other types of uses are excluded.

Zoning Lot—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.

**ARTICLE III
ESTABLISHING MAPPED ZONES AND REGULATIONS THEREIN**

For the purpose of these Regulations the City of Port Angeles is divided into thirteen zoning classifications as follows:

Section	Designation	Zone Classification
1	RS-9	Residential Single Family District
2	RS-7	Residential Single Family District
3	RMF	Residential Multi-Family District
4	RTP	Residential Trailer Park District
5	RB	Residential Buffer District
6	CSD-N	Neighborhood Shopping District
7	CSD-CI	Community Shopping District
	CSDC-2	Community Shopping District
8	CAD	Commercial Arterial District
9	CBP	Central Business District
10	PSC	Planned Shopping Center District
11	M-1	Industrial Park District
12	M-2	Industrial District
13	PBP	Public Buildings - Park District

Zoning Map
A zoning map, showing the location and the boundaries of the various zoning districts in the city, shall be established as the Official Zoning Map, and shall be an integral part of these Zoning Regulations.

**ARTICLE IV
CLASSIFICATIONS**

Section 1. RS-9 RESIDENTIAL SINGLE FAMILY DISTRICT
Permitted Uses
Single family dwellings

city screened to prevent light from shining into residential property.

c. Minimum building line setback: 35 feet.

Utility Buildings & Structures, subject to approval of the Planning Commission.

Hospitals (not to include hospitals for the treatment of mental disorders or alcoholism) on tracts 5 acres or larger, subject to approval of the Planning Commission.

Private Schools with an enrollment under 100 pupils to be granted a conditional permit, with specific provisions by the Planning Commission. Schools with an enrollment over 100 pupils are to be considered the same as public schools.

Rest Homes, or Nursing Homes on tracts 2 acres or larger, subject to approval of the Planning Commission.

Private Stables, for horses or cows subject to the following conditions:
a. Stables constructed no closer than 100 feet to any property line.
b. Minimum lot area: 1 acre per horse, or cow.
c. Minimum of 5' high fence on property line.

Home Occupations as are ordinarily or conveniently carried on in the home may be permitted subject to the requirements of the Planning Commission.

Accessory Uses
Private garages, carports, sheds, swimming pools & cabanas.

Minimum Lot Area
3,000 sq. ft., if connected to public sewer system, if not, lot area as required by the Olympic Health District.

Minimum Lot Width
75 feet.

Minimum Yard Requirements
Front: 25 feet from front lot line except when abutting an arterial street, then 35 feet.
Sides: No structure shall be permitted closer than 8 feet to any side lot line on the front two thirds of the lot. Detached accessory buildings only, on the rear one third of the lot may be permitted to within 1 foot of the side line. On corner lots, the side yard abutting a street shall have the same requirements as the front yard.
Rear: No residential structure shall be permitted within 25 feet of the rear property line. Accessory buildings shall be permitted not closer than ten feet to rear property line or alley.

Maximum Lot Coverage
30% of total area (not to apply to unenclosed swimming pools)

Maximum Height
30 feet.

Offstreet Parking
See Article V and Ordinance No. 1588.

Signs Permitted
Signs no larger than 1 square foot, unlighted, showing only name of occupant. One sign per building.

Section 2. RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT
Permitted Uses
Same as RS-9.

2761

LEGEND

Residential

- RS [diagonal lines /]
- RT [diagonal lines \]
- RWF [cross-hatch]
- RS-7 [horizontal lines]
- RS-9 [vertical lines]

Commercial

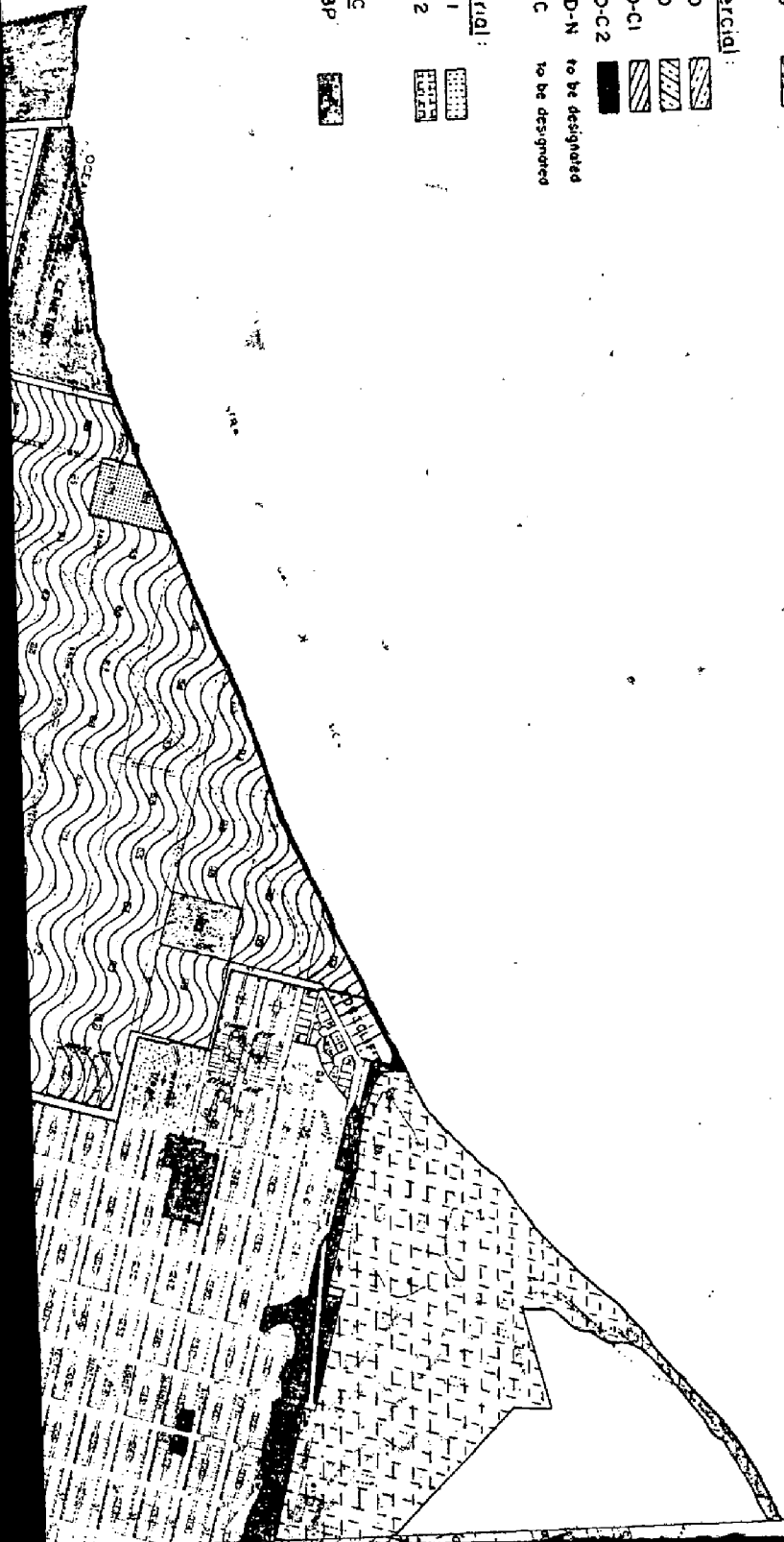
- CAD [diagonal lines /]
 - CBD [diagonal lines \]
 - CSD-C1 [diagonal lines /]
 - CSD-C2 [diagonal lines \]
 - CSD-N [solid black]
 - PSC [diagonal lines /]
- to be designated
to be designated
to be designated

Industrial

- M-1 [cross-hatch]
- M-2 [diagonal lines /]

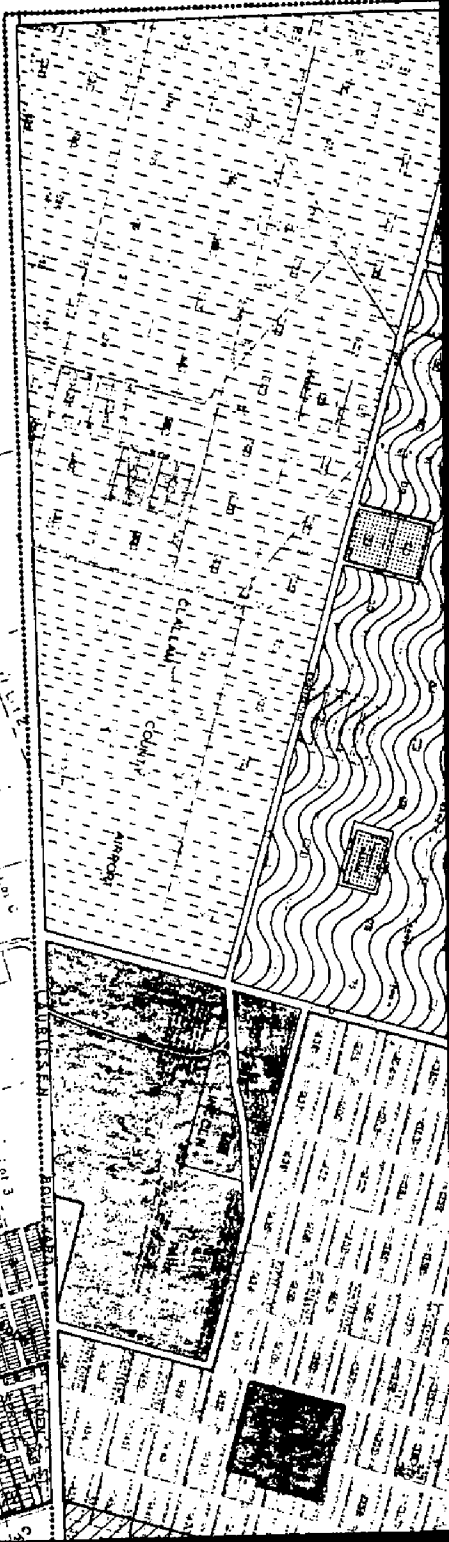
Public

- P&P [stippled]

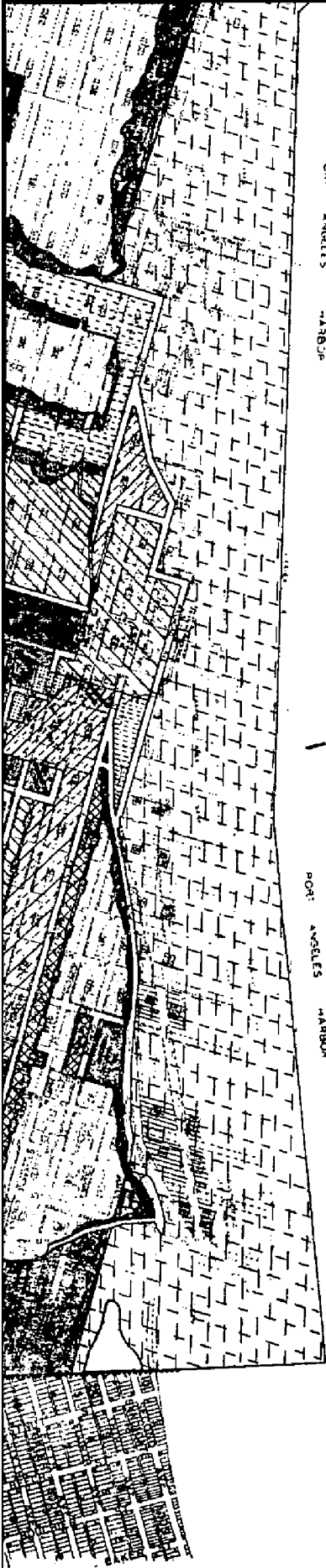


ALB NOST. 4
RTR NIS 7

130 N R/W
130 N A 6 W
WADDE
BERRY
RITCHIE
LOGAN
6
5
4
3
2
1
0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



WADDE
BERRY
RITCHIE
LOGAN
ROBSON'S
ADDN



PORT ANGELES HARBOR

PORT ANGELES HARBOR

PORT ANGELES

WASHINGTON

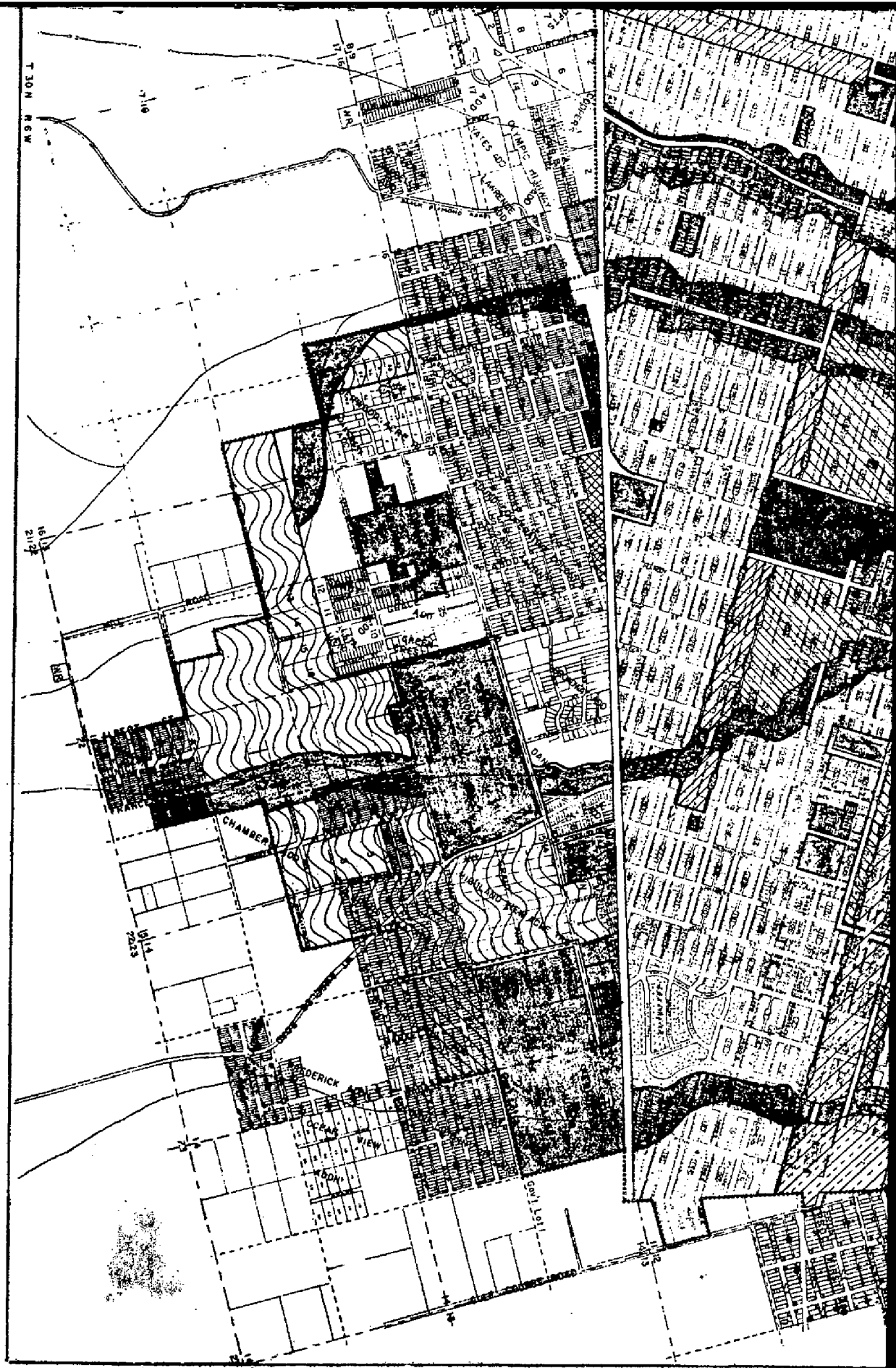
CITY ENGINEERS DEPT.

AN ART. 196

SCALE



UNIVERSITY OF WASHINGTON
ENGINEERING DEPARTMENT
PORT ANGELES, WASH.



1967

LEGAL PUBLICATIONS

boundary line shall be at the former center line of such vacated street, alley, place or cul-de-sac.

Section 2 Nonconforming Uses Existing Land Use—Continuance of Nonconforming Use

Any legal use of the land, existing or established at the time of the adoption of these regulations shall be permitted to continue.

Enlargement, Alteration, Reconstruction

A legal, conforming building or structure housing a nonconforming use shall be permitted to be repaired, altered, remodeled or reconstructed, providing said repairs, alteration or reconstruction meet all zoning and building code requirements.

Abandonment

If any nonconforming use of land and/or building structure is abandoned and/or ceases for any reason whatsoever for a period of one (1) year or more any future use of such land and/or building or structure shall be in conformity to the zone in which it is located as specified by these Regulations.

Change in Use

A nonconforming use shall not hereafter be changed to any other nonconforming use regardless of the conforming or nonconforming status of the building in which it is housed.

Nonconformance as a Result of Annexation

All above regulations shall apply to each nonconforming use which comes within the City by means of annexation, from date of annexation.

Section 3 Nonconforming Building Structure

Enlargement, Alteration, Remodeling
An existing legal building or structure that does not comply with zoning and building code requirements shall not be enlarged altered or extended. Structural repairs needed to maintain the building in a safe structural condition may be permitted.

Reconstruction

When a legal building or structure that does not comply with the provisions of these regulations is damaged to an extent that does not exceed 75% of the existing assessed value of the building or structure for tax purposes, said building or structure may be restored, providing:

1. Reconstruction is started within nine (9) months and is completed within 18 months of date of damage.
2. After such repair has been completed, the building can be repaired or altered only if its use and the damaged portions conform to the regulations of the district in which the building or structure is located.

When a legal building or structure that does not comply with the provisions of these regulations is damaged to an extent that exceeds 75% of the existing assessed value of the building or structure for tax purposes, said building or structure may be repaired or reconstructed providing it conforms to all the building code and zoning regulations of the zoning district in which it is situated, and further providing:

1. Reconstruction is started within nine (9) months and is complete within eighteen months of date of damage.
2. After such repair has been com-

LEGAL PUBLICATIONS

dwellings shall be permitted in any Commercial District. Dwelling units situated above commercial structures shall meet yard and height requirements of said commercial structures. Offstreet parking spaces to be provided shall be the total commercial and residential requirements for said zoning lot.

Section 3 Breezeway

If an accessory building is connected to a principal building by a breezeway the accessory building shall not be considered an extension of and a part of the principal building.

Section 9 Exception to Area Requirements

For the purpose of encouraging the construction of offstreet parking space under or within building rather than in rear, side or front yards, the following exceptions to minimum lot areas shall be permitted.

For each 10 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 shall 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.

Section 10 Uses

Any uses not expressly permitted are prohibited.

Section 11 Non-Zoned Annexation Areas

If any area not previously zoned is annexed to the City it shall automatically be classified and subject to the provisions, restrictions and requirements of the RS-9 Residential Single Family District.

ARTICLE XI ADMINISTRATION AND ENFORCEMENT

Section 1. Scope of Regulations

All buildings erected hereafter, all uses of land or buildings established hereafter, all structural alteration or relocation of existing buildings occurring hereafter, all enlargements of or additions to existing uses occurring hereafter shall be subject to these Zoning Regulations which are applicable to the zoning districts in which such buildings, uses or land shall be located.

However, where a building permit for a building or structure has been issued in accordance with law prior to the effective date of these Zoning Regulations, and provided that construction has begun by said date, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and upon completion may be occupied under a certificate of occupancy by the use for which originally designated—subject thereafter to the provisions in regard to nonconforming buildings, uses and structures.

Section 2. Interpretation

In the interpretation and application of these Zoning Regulations the provisions of these Regulations shall be held to the minimum requirements for the promotion of public health, safety and welfare. Where the conditions imposed by

LEGAL PUBLICATIONS

Section 4 Sub-Standard Lots, Recorded Lots

When a lot has less than the minimum required area, width or depth in any zoning district, and said lot was of record on the effective date of these Zoning Regulations, such lot shall be deemed to have complied with the minimum required lot area, width or depth in such zoning district.

A legal building structure may be permitted on said lot of record providing it meets all front, side and rear yard requirements.

Section 5 Conditional Use Permit

The Planning Commission shall consider all applications for Conditional Use Permits and may grant said permits for such uses as by these regulations are required to be reviewed and which can be permitted only upon the granting of a Conditional Use Permit. The Planning Commission may refuse to issue a Conditional Use Permit if the characteristics of the incuded use as related to the specific proposed site are such as would defeat the purpose of these Zoning Regulations by introducing incompatible, detrimental or hazardous conditions.

In each application the Planning Commission may impose whatever restrictions or conditions it considers essential to protect the public health, safety and welfare, and to prevent depreciation of neighboring property.

Purpose of a Conditional Use Permit

The purpose of a Conditional Use Permit shall be to assure that the maximum degree of compatibility between uses shall be attained. The purpose of these regulations shall be maintained with respect to the particular use of the particular site and in consideration of other existing and potential uses within the general area in which such use is to be located.

Section 6 Variance & Decisions of Building Inspector

The Planning Commission shall consider written petitions for temporary uses, variances from area, height and space requirements in zoning regulations, to consider appeals from decisions of the Building Inspector and to grant or deny said petitions.

Requests for decisions by the Planning Commission shall follow this procedure:

1. Application shall be in writing on forms provided by the Building Inspector.
2. Applications shall be submitted to the chairman of the Planning Commission.
3. The Planning Commission shall fix a date of hearing on each application and shall at least ten (10) days prior to such date of hearing cause to be posted in conspicuous places within 400 feet of the proposed conditional use or variance a minimum of two (2) placards containing a notice advising the public of the proposed conditional use or variance and the time and place of the hearing.
4. The owners of property within 400 feet of the property on which it is proposed to establish the conditional use or variance may, not later than the day prior to the hearing, file with the City Clerk a written protest which must contain the legal description of the property owned by each protestant, and the City Clerk shall on the

LEGAL PUBLICATIONS

Action of the City Council on applications in regard to variances and Conditional Use Permits shall be held at public hearings and shall be final and conclusive.

Requests for Exceptions

All applications for exceptions from this Zoning Regulations shall contain all basic information along with other pertinent facts, maps and data required by the Planning Commission.

Permits Void After Six Months

All Variance and Conditional Use Permits shall become void six months from the date of granting such permits if use of the land or buildings has not taken place in accordance with the provisions in granting said requests.

Section 8 Filing Fees

The following fees, shall be paid upon the filing of an application to cover the expense of processing and advertising:

- Conditional Use, Variance, Special Permit \$15.00
 - Zoning Rezoning \$50.00
- All applications shall be processed by the Building Inspector prior to filing.

Section 9 Zoning Initiation by the Planning Commission

On its own action, or if requested by the Council, the Planning Commission shall cause to be prepared official controls which, when adopted by ordinance by the Council, will further the objectives and goals of the comprehensive plan. The Planning Commission may also draft such regulations, programs and legislation which, in its judgment, are required to preserve the integrity of the comprehensive plan and assure its systematic execution, and the Planning Commission may recommend such plans, regulations, programs and legislation to the Council for adoption.

Section 10 Amendments

In determining if an amendment to these regulations is needed the City Council shall give due consideration to the proper relationship of such amendment to the Comprehensive Plan and the entire zoning regulations; it being the intent to retain the integrity and validity of the zoning districts herein described, and to avoid any isolated spot zoning changes in the zoning map.

Any amendments adopted by the Council may be modified from the form in which they were advertised within the limits necessary to relate properly such amendment or amendments to the Zoning Regulations. Final action on such modifications shall be subject to review and report of the Planning Commission prior to final passage by the City Council.

No application for a change of zoning of any lot, parcel or portion thereof shall be considered by the Council within one year of the final action of the Council upon a prior application covering any of the same described land. This provision, however, shall not impair the right of the Council to propose any amendment or change in the boundaries of any of the districts in these regulations, on its own action.

Section 11 Subdividing and Platting

The City Council shall review all proposed land plots and subdivisions and shall have the power to approve or deny said plats and to require any modifications necessary to assure conformance to the general pur-

LEGAL PUBLICATIONS

ARTICLE XIII VIOLATIONS AND PENALTIES

Any person, firm or corporation violating any provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500 or by imprisonment for a term not to exceed six months, or by both fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this Ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

BIRTHS

September 30

Mr. and Mrs. Maurice Frazell, Sequim, girl, 5 lbs 3 oz, 12:27 a.m.

October 1

Mr. and Mrs. Ronald James, 437 Lopez, girl, 6 lbs 3½ oz, 1:11 a.m.

Mr. and Mrs. Helmer Hanson, Rt. 3, Sequim, girl, 8 lbs 10½ oz, 9:51 a.m.

Mr. and Mrs. Patrick Bucknell, 320 E. 10th, girl, 7 lbs 4 oz, 12:27 p.m.

October 2

Mr. and Mrs. Donald Thorsen, 236 E. 6th, boy, 7 lbs 13 oz, 6:30 p.m.

October 3

Mr. and Mrs. Willard Lausche, Forks, boy, 5 lbs 3½ oz, 12:11 a.m.

Mr. and Mrs. Frank Morris, Rt. 3, girl, 6 lbs 4½ oz, 9:04 a.m.

October 4

Mr. and Mrs. Eddie Charles, 729 E. First, boy, 7 lbs, 11:24 a.m.

October 5

Mr. and Mrs. William Knapman, Sequim, girl, 7 lbs 4½ oz, 11:55 a.m.

October 7

Mr. and Mrs. Eliot Clark, Rt. 1, girl, 9 lbs, 3:23 a.m.

MARRIAGES

William F. Carter and Alice Della Santana, Forks

Bert C. Grall and Mildred R. Miller, both Port Angeles

Leslie D. Love and Gwen R. Swan, both Neah Bay

William R. Jones, Port Angeles and Linda Gustafson, Sequim.

George Earley, Forks and Cheryl Lofrenier, Orofino, Idaho. Larry H. Christianson, Seattle

date of damage.
2. After such repair has been completed, the building can be repaired or altered only if its use and the damaged portions conform to the regulations of the district in which the building or structure is located.

The extent of damage to a nonconforming building or structure shall be determined by the findings of three appraisers, one to be chosen by the City, one by the building owner and the third by the first two appraisers. All costs incurred in obtaining the estimates are to be paid by the building owner.

Final decisions in regard to the extent and cost of damage are to be made by the Building Inspection Department.

Nonconformance as a Result of Annexation

All above regulations shall apply to each nonconforming structure or building which comes with the City by means of annexation.

Section 4. Yards to be Enclosed Within a Solid Fence

Every wrecking, salvage, junk and used lumber yard, equipment and material storage yards, auction house or second-hand store which, after the effective date of these regulations, exists as a nonconforming use shall in the interest of public safety, within six (6) months after the same becomes a nonconforming use, be completely enclosed within a building or within a continuous solid fence no less than seven (7) feet in height or to a greater height if such height is needed to screen completely all the operations of such yards. The plans of said building or fence shall have first been approved by the Planning Commission, and said building or fence shall be maintained in full conformity with any conditions attached to such approval.

New uses shall be subject to site approval of the Planning Commission and shall be subject to any restrictions and modifications said Commission may stipulate.

Noise abatement is to be enforced from 6:00 P.M. to 7:00 A.M. Burning of items on the premises is prohibited.

Auction houses, second-hand barns, salvage lumber and used parts establishments shall contain all items for display or sale within a structure or behind a sight-obscuring fence not less than six (6) feet in height. No part of any required front, side or rear yard shall be used for the sale or display of any said items.

Section 5 Moving of Buildings

No building pre-constructed either partly or completely shall be moved onto any site until such site and such building have been approved by the Planning Commission and the Building Inspector.

Section 6 Temporary Buildings

Temporary buildings used in conjunction with construction projects, or buildings used as real estate tract offices, may be located in any zone for a period not to exceed six (6) months. Buildings intended for a longer period of use shall conform in every respect to all provisions of these regulations.

Section 7 Dwelling Units in Commercial Areas

Dwelling units that are permitted in Commercial Districts shall be situated in apartment buildings and motels. No one-family or two-family

units for the promotion of public health, safety and welfare.

Where the conditions imposed by any provision of these Zoning Regulations upon the use of land or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of these Zoning Regulations or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are most restrictive (or which impose higher standards or requirements) shall govern.

These Zoning Regulations are not intended to abrogate any easement, covenant, or any other private agreement, provided that where these regulations are more restrictive (or impose higher standards or requirements) than such easements, covenants or other private agreements, the requirements in these Zoning Regulations shall govern.

No building, structure or use which was not lawfully existing at the time of the adoption of these Zoning Regulations shall become or be made lawful solely by reason of the adoption of these Zoning Regulations, and to the extent and in any manner that said unlawful building, structure or use conflicts with the requirements of these Zoning Regulations said building, structure or use remains unlawful.

Section 3 Rules for Interpreting Zoning Boundaries

When uncertainty exists as to the boundaries of zones as indicated on the official zoning map, the following rules shall apply:

- Boundaries shown on the zoning map as approximately following the center line of streets, alleys, highways or site limits shall be construed as following such center lines and city limits.
- Distances not specifically indicated on the Zoning Map shall be determined by applying the scale of the map.
- Where a zone boundary line parallel, or approximately parallel, to a street divides a lot or property in single ownership having street frontage in a less restrictive zone, the provisions applicable to the less restrictive may be extended to the entire lot, but in no case for a distance of more than twenty-five (25) feet. Where such zone boundary line divides a lot having street frontage only in a more restrictive zone, the provisions of these Regulations covering the more restrictive portion of such lot shall extend to the entire lot.
- Where a zone boundary line divides a lot of single ownership and such line is at right angles or approximately at right angles to the street, highway or place upon which said lot fronts, the provisions of these Regulations applicable in the less restrictive zoned portion of the lot may be extended to the entire lot or for a distance of twenty-five (25) feet from such zone boundary line, whichever is the lesser distance.
- Where a zone boundary line, as indicated on the zoning map, follows the top or bottom of a bluff or bank, such line shall be at the point which is the average grade of the slope for the bank and top, or bottom, as determined by the City Engineer.

lost which must contain the legal description of the property owned by each protestant, and the City Clerk shall on the same day advise the Chairman of the Planning Commission of the protests so filed.

In considering any petition for variances and temporary uses, the members of the Planning Commission shall consider and shall base their decisions upon the following standards:

- That the granting of this request will not cause depreciation of surrounding property.
- That the denial of this request will not cause an unnecessary hardship that is beyond the control of the petitioner.
- That this request, if granted, will be in conformance with the Comprehensive Plan.

The purpose of a variance shall be to prevent discrimination. No variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity and zoning district.

Required Showing for a Variance

The City Council may not approve a request for variance unless three or more of the following criteria can be shown to exist:

- That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of these regulations is found to deprive the subject property of rights and privileges enjoyed by other properties in the same vicinity and zoning district.
- That the granting of the variance will not be materially detrimental to the public health, safety or general welfare or injurious to the property or improvements in the vicinity and the zoning district which subject property is situated.
- That the denial of the variance will cause an unnecessary hardship that is beyond the control of the petitioner.
- That the granting of the variance will not adversely affect the intent and purpose of the comprehensive plan.

Section 7 Hearing & Appeal of Conditional Use & Variance Applications

Notice & Hearing for Variance & Conditional Use Permits

Upon filing an application for a Variance or a Conditional Use Permit in which the application sets forth fully the grounds for, and the facts deemed to justify the granting of the Variance or the Conditional Use Permit, the Planning Commission shall give public notice, as provided in the Laws of the State of Washington and articles in these Regulations which are applicable hereto, of the intention to consider at a public hearing the granting of the Variance or Conditional Use Permit. The Planning Commission shall after said hearing refer its recommendation to the City Council for final action.

Notice of Action on Application

When the action of the Council is to approve or deny an application, the Building Inspector, within fourteen (14) days from the date of such action, shall notify the applicant by forwarding a copy of the action.

Decision of the Council Shall be Final

or deny said plats and to require any modifications necessary to assure conformance to the general purposes of the comprehensive plan and to standards, specifications and regulations established by State Law, by City of Port Angeles Subdivision Regulations and by these Zoning Regulations.

Section 12 Enforcement

It shall be the duty of the Building Inspector to enforce all provisions of this Ordinance. No oversight or dereliction on the part of the Building Inspector or any official or employee of the City of Port Angeles vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive or excuse the violation of any of the provisions of this Ordinance.

No Permit or license for any use, building or purpose shall be issued by any official or employee of the City of Port Angeles if the same would be in conflict with the provisions of this Ordinance or any other Ordinance now in force referring to this Ordinance. Any permit or license so issued shall be null and void.

In the event any person, firm or corporation should use, erect, construct, move or alter or attempt to use, erect, construct, move or alter any property, building or structure in violation of the provisions of this Ordinance, the same is hereby declared a public nuisance and it shall be the duty of the City Attorney to bring and to prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing such use, erection, construction, moving or altering. If such use, erection, construction, moving or alteration is being or has been accomplished, the City Attorney shall enjoin such person, firm or corporation from maintaining same.

Section 13 Entry Upon Private Property

The Building Inspector, members of the Commission and the Planning or Engineers staff in the performance of their functions and duties, on notification except in an emergency, may enter upon any land and make examinations and surveys. Provided, that such entries and examinations do not damage or interfere with the use of the land by those persons lawfully entitled to the possession thereof.

ARTICLE XII SEPARABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Zoning Ordinance are separable, in accordance with the following:

- If any court of competent jurisdiction shall adjudge any provision of this Zoning Ordinance to be invalid, such judgment shall not affect any other provision of this Zoning Ordinance not specifically included in said judgment.
- If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Zoning Ordinance to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in said judgment.

Cheryl Lofrenier, Orofino, Idaho.
Larry H. Christianson, Seattle and Susan L. Tazzar, Port Angeles.
F. Burke Webster and Jeanne Dunlap, both Port Angeles.

DEATHS

Bert Adams, 77, 914 W. 14th, born Dec. 10, 1889; died October 6, 1967.

Marjorie N. Sprague, 80, 828 E. 4th, born November 9, 1886; died October 8, 1967.

Nina N. Sorgenfrei, 64, Rt. 1, Box 900, Sequim, born November 7, 1902; died October 7, 1967.

DIVORCES

Brown, Byrnadine vs David R. Swagerty, Rose C. vs Burl J.

FOREIGN WARS AUXILIARY HOST TO VISITORS FROM OUT OF TOWN

Friday evening, October 6, the meeting of Veterans of Foreign Wars Auxiliary 1024 marked the official visit of District President Louella Butts of Hadlock. Mrs. Margaret Minty of Sequim and Mrs. Sybil Merritt of Forks were guests.

Mrs. Butts gave instructions on changes that have made and suggested some new projects for the auxiliary. She was presented a corsage and a gift by president Mrs. Fred Feakes.

The resignation of Mrs. Lloyd O'Green as senior vice president was accepted. Mrs. O'Green is leaving to make her home in West Lynn, Oregon. A surprise farewell party was held by the members for her last week. The office will be filled by election at the October 20 meeting.

Contributions were made to the UGN and Alaska Flood Relief Fund. More than two thousand Betty Crocker Coupons have been sent to the Fircrest Bus project fund towards the purchase of a bus for the school.

Refreshments were served to Post and Auxiliary members by Mrs. James Deaton, Mrs. John Woodcock, Mrs. Lewis Tucker and Pearl Ronalds.