

ORDINANCE NO. 1709

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 pursuant to a hearing heretofore held in accordance with the law.

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 15th day of December, 1970.

Joseph W. Wrege
Mayor

Attest:

B. B. McNeese
City Clerk

Approved as to form:

Julius C. Moffett
City Attorney

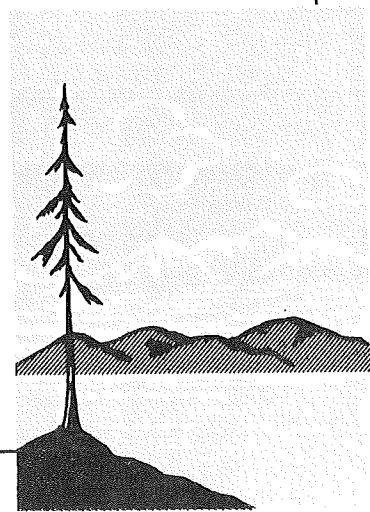
PUBLISHED:

Dec. 17, 1970

ZONING REGULATIONS

PORT ANGELES
WASHINGTON

ORDINANCE NO. 1709



"A" t:d:dx

TABLE OF CONTENTS

Article	Section	Title	Page
I		Purpose and Scope	1
II		Rules and Definitions	2
III		Establishing Mapped Zones and Regulations	6
IV		Classifications	
	1	RS-9 Residential Single Family District	7
	2	RS-7 Residential Single Family District	8
	3	RMF Residential Multi-Family District	9
	4	RTP Residential Trailer Park District	9
	5	RB Residential Buffer District	11
	6	CSD-N Neighborhood Shopping District	13
	7	CSD-C Community Shopping Districts (CSD-C1 & CSD-C2)	13
	8	CAD Commercial Arterial District	14
	9	CBD Central Business District	15
	10	PSC Planned Shopping Center District	15
	11	M-1 Industrial Park District	19
	12	M-2 Industrial District	19
	13	PBP Public Buildings - Park District	20
V		Parking Space Regulations	20
VI		Homes for the Elderly, Nursing Homes	21
VII		Wrecking Yards, Junk Yards	21
VIII		Signs, Billboards	21
IX		General Provisions, Conditions and Exceptions	22
X		Special Provisions	24
XI		Administration and Enforcement	26
		Variances, Conditional Use Permit	28
XII		Separability	29
XIII		Violations and Penalties	30
XIV		Effective Date	30

**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 offstreet 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 or the permitted uses within specified zoning districts.
10. To conserve the taxable value of land and buildings throughout the city.
11. To define and to limit the powers and duties of the administrative officers and bodies as provided herein.
12. Zoning Intentions:
It is the intent of the regulations in each zone to accomplish the following overall objectives:
 - RS-9 Zone - This zone is intended to represent building sites in that portion of the city which is transitional from rural to urban. It is essentially a single-family residential area with building sites of a larger size, and permitting the maintenance of private stables, small numbers of livestock, and non-commercial agriculture. Compatible uses (i.e. schools, churches) may be allowed on Conditional Use Permits.
 - RS-7 Zone - This is the basic single-family residential zone. Compatible uses may be allowed on Conditional Use Permits but commercial enterprises are not generally felt to be compatible.
 - RMF Zone - This zone is the designated area for multi-family residential structures. Compatible uses may be allowed on Conditional Use Permits but the zone is still regarded as a residential area, and commercial enterprises are not generally felt to be compatible.
 - RB Zone - This is a zone intended to serve as a buffer between commercial and residential areas. The uses allowed in this zone are those which would be unobjectionable to either residents or businesses abutting it.
 - RTP Zone - This zone is intended for mobile home occupancies only. Conventional dwellings are excluded, but the area is regarded as essentially residential in character.
 - CSD-N Zone - A neighborhood shopping area, laid out as a planned development with businesses oriented solely to serving the day to day needs of surrounding residential zones as opposed to commercial business activities, automotive-oriented businesses or industrial-oriented businesses.
 - CSD-C 1 Zone - This zoning is essentially the same as the CSD-N zone with the difference being lack of planned development as a single project. It represents those areas where businesses occur on small sites and are of the

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 or 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.

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 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 comply with all of these zoning regulations or of any amendment hereto governing use for the zoning district in which such use is situated.

Noxious Matter—material capable of causing injury to living organisms by chemical reaction, or is capable of causing detrimental effects upon the physical or economic well-being of individuals.

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 repair (not including recapping); battery service, charging and replacement (not including repair and rebuilding; radiator cleaning and flushing (not including steam cleaning and repair); installation of accessories; and the following operations if conducted wholly within a building; lubrication of motor vehicles, brake servicing, wheel balancing, the testing and replacement of carburetors, coils, condensers, fan belts, wiring, water hoses and similar parts.

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 and 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 loca-

tion 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 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, 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 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 as 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	ABBREVIATED 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

ZONING DISTRICT	PERMITTED USES	CONDITIONAL USES	Lot AREA	Lot WIDTH	YARD REQUIREMENTS Front Side Corner Rear	Lot COVERAGE	Building HEIGHT	Off Street PARKING	SIGNS
RS-9 RESIDENTIAL SINGLE FAMILY	Single Family Dwellings Garden & Greenhouse (non-commercial) Orchards Private Garages, Cabanos, Swimming Pools & Cabanas	Private Stables Junior Colleges Public Parks Golf Courses Elementary Schools Junior High School Senior High School Churches Cottages Mobile Structures & Buildings Hospitals, Sanitariums Private Schools, Day Nurseries, Pre-Schools Rest Homes, Nursing Homes Duplexes	9000 1 Acre per horse 40 Acres 25 Acres 10 Acres 20 Acres 25 Acres 100 100 75 300 20,000 2 Acres 14,000	75 250	25 100 40 40 45 45 45 40 40 40 40 35 35 25 8 25 25	30% 25% 25% 25% 25% 25%	30 30	See Art. V See Art. V	15 Sq. Ft. Unlighted Showing only Name of Owner. 10 Sq. Ft. Unlighted 10 Sq. Ft. Unlighted 16 Sq. Ft. Unlighted 10 Sq. Ft. Unlighted
RS-7 RESIDENTIAL SINGLE FAMILY	SAME AS RS-9	SAME AS RS-9 (Except Stables) Duplexes	7,000 10,500	50 75	25 25 7 13 13 25 25	30% 30%	30	See Art. V See Art. V	15 Sq. Ft. Unlighted 15 Sq. Ft. Unlighted
RMF RESIDENTIAL MULTI-FAMILY	SAME AS RS-7 Multi-Family Dwellings, Apartments Dwellings, Duplexes Motels, Funeral Parlors	SAME AS RS-7 Boarding and Rooming Houses Motels Business Parking	7,000-11,000 each add'l unit 14,000 14,000 7,000-11,000 each add'l unit	100 100 100	25 25 7 13 13 25 25	30%	35	See Art. V	10 Sq. Ft. Lighted or Flashing 10 Sq. Ft. Unlighted 2 Sq. Ft. Unlighted
RTP RESIDENTIAL TRAILER PARKS	Mobile Homes		4 Acres	400					
RB RESIDENTIAL	One, Two & Three-Family Dwellings Mobile Dwellings, Apartments, Motels On-Street Parking Facilities, Accessory Bldg. Boarding or Rooming Houses Beauty-Dental Clinics Professional Offices Business Parking Private Garages, Cabanos Banks & Financial Institutions	SAME AS RMF Business Colleges, Trade Schools Lodges, Clubs Music Conservatories Government Offices & Buildings Telephone Exchanges	7,000 7,000-11,000 each add'l unit 14,000 14,000 21,000 21,000 7,000 7,000 7,000	50 1 & 2 Family 100 All Other 100 100	25 25 7 13 13 25 25	45%	30	See Art. V	15 Sq. Ft. Lighted or Flashing 15 Sq. Ft. Unlighted 15 Sq. Ft. Unlighted

5	RB	Residential Buffer District
6	CSD-N	Neighborhood Shopping District
7	CSD-C1	Community Shopping District
	CSD-C2	Community Shopping District
8	CAD	Commercial Arterial District
9	CBD	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
- Non-commercial gardens and greenhouses, orchards
- Private garages, carports, swimming pools and cabanas

Conditional Uses

- DUPLEXES**, subject to the following conditions:
 - a. Minimum site area: 14,000 square feet.
 - b. Minimum lot width: 100 feet.
 - 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	senior high schools . . . 35 acres
junior high schools . . . 20 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-obscuring 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 adequately screened to prevent lights 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 foot 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 and cabanas.

Minimum Lot Area

9,000 sq. ft., if connected to public sewer system, if not, lot area as required by the Olympic Health District, in excess of 9,000 sq. ft.

Minimum Lot Width - 75 feet.

Minimum Yard Requirements

- Front: 25 feet from front lot line.
- 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 3 feet of the side line. On corner lots, the side yard abutting a street shall have the same requirements as the front yard unless more is required by Ordinance No. 1635.
- Rear: No residential structure shall be permitted within 25 feet of the rear property line. Detached 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

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. Single family residences, non-commercial gardens, greenhouses, orchards, private garages, carports, swimming pools and cabanas.

Conditional Uses

Same as RS-9, except stables. Duplexes, public parks, churches, golf courses, public and private schools, libraries, utility buildings and structures, hospitals and rest homes.

Minimum Lot Area

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

Minimum Lot Width

Duplexes - 75 feet Single family - 50 feet

Minimum Yard Requirements

Front: 25 feet from front lot line.

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 3 feet of the side line. On corner lots, the side yard abutting a street shall have a setback of 13 feet unless more is required by Ordinance No. 1635.

Rear: No residential structure shall be permitted within 25 feet of the rear property line. Detached 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. RMF - 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 and 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 and Buildings

Propane fuel storage tanks	Community recreation rooms
Shower and laundry rooms	Playground equipment
Lavatories	Swimming pools, patios
Lights (overhead, outdoor)	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, one 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 individual sites when permitted outside of transient parks - \$1.00.

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 specification 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 square feet and a minimum lot width of 40 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 sold 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 building 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 upon 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 statutes regulating buildings, electrical installations 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 condition at all times. Garbage and rubbish shall be collected 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 and financial institutions.

Conditional Uses

- Same as RMF.
- Lodges, clubs.
- Business colleges, trade schools, music conservatories and similar organiza-

tions 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. of 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.

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 3 feet of the side line. On corner lots, the side yard abutting a street shall have a building line setback of 13 feet,

Rear: No residential structure shall be permitted within 25 feet of the rear lot line. Detached 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 200 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 lot line when abutting a street; in accordance with Ordinance No. 1635 when abutting an arterial street; 15 feet abutting residential zoned lot; no side yards required when abutting another commercial zoned lot.
 Rear: 15 feet when abutting an alley or a residentially 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).
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. Maximum height 30 feet.

Section 7 CSD-C – COMMUNITY SHOPPING DISTRICTS

CSD-C1 – Permitted Uses
 Bakery shops
 Barber shops, beauty shops
 Delicatessens, grocery stores, supermarkets
 Drug stores, pharmacies
 Frozen food or cold storage lockers
 Hardware stores, shoe repair shops
 Medical, dental offices and clinics
 Professional offices
 Restaurants, cafeterias
 Self-service laundries
 Apartments above commercial buildings
 Specialty shops:
 gift, florist, hobby, antique
 Banks, financial institutions

CSD-C2 – Permitted Uses
 Same as CSD-C1 plus taverns and cocktail lounges, service stations, creameries.

CSD-1 and C2
Conditional Uses
 Same as CSD-N. Churches, offstreet parking lots, apartments above commercial buildings, utility buildings and structures.
 That portion of the CSD-C1 zone along "C" Street from 9th Street to Lauridsen Boulevard may be granted Conditional Use Permits for residential occupancies at the discretion of the Planning Commission.
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. Setbacks shall conform to the requirements of Ordinance No. 1635 for arterial streets.
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 100 feet to all property in a Residential District. No billboards shall be permitted within a Community Shopping District. Maximum height 30 feet.

ZONING DISTRICT	PERMITTED USES	CONDITIONAL USES	Lot AREA	Lot WIDTH	YARD REQUIREMENTS			Lot COVERAGE	Building HEIGHT	Off Street PARKING	SIGNS
					Front	Side	Corner	Rear			
CSD-N NEIGHBORHOOD SHOPPING	Bakery Shops Barber and Beauty Shops Delicatessens, Grocery Stores, Supermarkets Drug Stores, Pharmacies Self-Service Laundries	Apartments above Com'l Bldgs. Offices Offstreet Parking Lots Utility Bldgs. and Structures	7,000	50	25 (35)	None Along Resid.	25	15	50%	30	See Art. V 100 Sq. Ft. Lighted or flashing No Billboards
CSD-C1 COMMUNITY SHOPPING	Same as CSD-N plus Restaurants, Cafeterias Specialty Shops: Gift, Hobby, Florist Frozen Food or Cold Storage Lockers Hardware Stores Medical/Dental Offices and Clinics Professional Offices Apartments above Com'l Bldgs. Banks & Financial Institutions	Same as CSD-N	7,000	50	15	Nothing Along or Resid. Dist.			50%	30	See Art. V 100 Sq. Ft. Lighted or flashing No Billboards
CSD-C2 COMMUNITY	Same as CSD-C1 plus Taverns, Cocktail Lounges Service Stations Creameries	Same as CSD-C1	7,000	50	15	Nothing Along or Resid. Dist.			50%	30	See Art. V 100 Sq. Ft. Lighted or flashing No Billboards
CAD COMMERCIAL ARTERIAL	Same as CSD-C2 plus 2nd-4th Floor Automobile, Truck, Trailer, Motorcycle Trader Sales & Repair (including Auto Landfills) Boat Sales and Repair Cabinet Shops, Specialty Shops: Gift, Hobby, Pet, Antique Concessions, Ledges Concessions, Retail, Pool Halls Delicatessens, Grocery Stores, Supermarkets, Drug Stores, Pharmacies Drive-In, Restaurants, Restaurants Frozen Food and Cold Storage Lockers Furniture Sales, Repair, Upholstering Glass Cutting, Beerery, Silvering Jewelry, Lumber, Milling Shops Hobby, Music, Specialty Stores Printing, Signprinting, Photostrating Self-Service Laundries Service Stations, Automobile Repair & Maintenance Shops, Tire Shops Wholesale business, storage Bldgs. & Yards Bakery and Bakery Shops Florist Shops, Nurseries & Garden Supplies	Same as CSD-C2 plus Automobile, Boat & Trailer Shops, Paint Shops Lumber Yards, Building Supplies Signs & Billboards, Sign Shop Salvage Stores, Licenses, Trucking Yards Storage Yard and/or Buildings Veterinary Clinics, Offices, Kennels Offstreet Parking Buildings and Lots	7,000	50	15	Nothing Along or Resid. Dist.			60%	30	See Art. V 100 Sq. Ft. Lighted or flashing No Billboards

Section 8

CAD - COMMERCIAL ARTERIAL DISTRICT

Permitted Uses

Same as CSD-C2 plus
 Automobile, truck, trailer, motorcycle,
 tractor sales and repair (including auto-
 mobile laundries), ambulance service
 Boat sales and repair
 Cabinet shops, specialty shops: gift,
 hobby, pet, antique
 Churches, clubs, lodges
 Commercial recreation, pool halls
 Delicatessens, grocery stores, super-
 markets, 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, hotels, apartments
 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 stores, licensed wrecking yards
 Storage yard and/or buildings
 Offstreet parking buildings and lots

Veterinary clinics, offices, kennels, pro-
 vided: (1) buildings and structures are
 soundproof (2) all run areas are sur-
 rounded by an 8 foot solid 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 a type
 approved by the City Health Depart-
 ment is installed.

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 residen-
 tial 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. Maxi-
 mum height 35 feet.

ZONING DISTRICT	PERMITTED USES	CONDITIONAL USES	Lot AREA	Lot WIDTH	YARD REQUIREMENTS Front Side Rear	Lot COVERAGE	Building HEIGHT	Off Street PARKING	SIGNS
CBD CENTRAL BUSINESS	Barber Shops, Beauty Shops Bus & Ferry Offices, Terminals Business Schools, Travel Agencies Clothes Cleaning Agency or Pressing Shop Clubs and Lodges Finance Offices, Pawn Shops Furniture and Appliance Stores Government Offices and Buildings Judicial Courts, Post Offices, and Child Development Centers, Pool Halls Offices, Banks, Savings, & Loan Assn. Radio and Television Studios Restaurants, Cafeterias, Taverns, Cocktail Lounges Retail Stores, Drug Stores, Pharmacies, Liquor Stores Shoe Repair Shops Shops: Gift, Florist, Hobby, Pet Signs, Billboards Specialty Shops Studios: Music, Art, Voice, Dance Theatres Offstreet Parking Buildings & Lots Hotels, Motels, Apartment Buildings Food Stores, Supermarkets	Auditorium Utility Buildings and Structures Wholesale Establishments	3,900	25	10 ABUTTING RESP. DIST. 15 ABUTTING ALLEY			See Art. V	Lighted Intermittent or Flashing Prohibited
PSC PLANNED SHOPPING CENTER	SEE ART. IV, SECTION 10	SEE ARTICLE IV, SECTION 10	3 Acres						Lighted Intermittent or Flashing Prohibited
M-1 INDUSTRIAL PARK	SEE ART. IV, SECTION 11 To be determined by method of manufacture or processing	SEE ART. IV, SECTION 11 Specific conditions & provisions to be determined in application	5 Acres						Lighted Intermittent or Flashing Prohibited
M-2 INDUSTRIAL	SEE ART. IV, SECTION 12 Any manufacturing, processing, commercial or industrial use not heretofore listed which may be classified M-2 because of possible obnoxious odor, noise, smoke or unsight- liness. Residential uses are prohibited in this district. Automobile Wrecking Yards Restaurants, Cafeterias Bowling alleys and Marinas				30 ABUTTING PUBLIC RIGHT-OF-WAY			See Art. V	Lighted Intermittent or Flashing Prohibited
PBP PUBLIC BUILDINGS- PARKS	SEE ART. IV, SECTION 13 Child Care Centers and Offices Swimming Pools and Piers Marinas, Boat Storage, Fishing, Docks Parks, Playgrounds, Greenbelts Picnic - Camping Area and Facilities Recreation Structures and Facilities Reservoir, Utilities Schools, Museums Roxys, Pools, Brule Trails, Offstreet Park- ing Areas Beaches, Grandstand				35 ABUTTING PUBLIC RIGHT-OF-WAY			See Art. V	10 Sq. Ft. Unlighted

Section 9

CBD - CENTRAL BUSINESS DISTRICT

Permitted Uses

- Barber shops, beauty shops
- Bus and ferry offices and terminals
- Business schools, travel agencies
- Clothes cleaning agency or pressing shop (excluding cleaning and/or dyeing on the premises, other than spot cleaning)
- Clubs and lodges
- Finance offices, pawn shops
- Furniture and appliance stores
- Government buildings and offices
- Hotels, motels, apartment buildings
- Medical, dental offices and clinics
- Offices, banks, savings & loan ass'ns
- Radio and television studios
- Offstreet parking buildings and 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. Intermittent or flashing types are prohibited.

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 5 to 15 stores generally oriented around 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 recreation. It may contain 20 to 40 stores generally oriented around a junior department or variety store on a site of 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 purpose. 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 replating 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 plan for the tract includes the elimination of the non-conforming 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 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 streets 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 Districts 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 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 support-

ed 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:

- a. The trade area of the proposed shopping center;
- b. Trade area population, present and future;
- c. Effective buying power in the trade area;
- d. Net potential customer buying 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 rezoning 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 rededication of such vacated streets and/or alleys, the replatting 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 and 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, conditioned 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 on file 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 re-stroke 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 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 the Planning Commission or 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 and 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 | Grocery, fruit or vegetable store, meat market, supermarket |
| Bank, savings & loan association | Hardware or appliance store |

- | | |
|--|---|
| Barber shops, beauty shops | Hobby shop, fixit shop |
| Clinics, medical and dental | Laundry agency or self-service laundry (excluding laundry) |
| Clothes cleaning agency or pressing shop (excluding cleaning and dyeing on the premises, other than spot cleaning) | Shoe store or shoe repair shop |
| Confectionery or candy store | Soda fountain, lunch counter, restaurant, cafeteria (excluding cabaret, cocktail lounge, bar or tavern, and excluding restaurant where food is served or consumed in automobiles) |
| Delicatessen | Utility buildings and structures |
| Drug store | |
| Dairy products store | |
| Dry goods store | Variety store, 5 and 10 cent store |

SIGNS PERMITTED

Signs, excluding billboard, are permitted on buildings and marquees and must meet standards specified in the Sign Codes. One additional fee-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. Intermittent, flashing or 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.

- | | |
|---|---|
| Antique shop | Dry goods store, millinery, dress shop |
| Art supply store, art shop | Finance company |
| Auto accessory store | Florist shop |
| Auto, boat and motorcycle sales, conducted entirely within a building | Furniture, appliance store |
| Bicycle shop | Gift shop, antique shop |
| Blueprinting, photostating, engineering & office supply store | Offices (business, professional) |
| Branch post office | Pet shop, not including veterinary hospital or keeping or boarding animals not for sale on the premises |
| Book or stationery store | Photographers shop or studio, camera shop |
| Bowling alley, gymnasium, skating rink, auditorium, ballroom | Radio, television, tape recorder sales and repair |
| Business school | Retail stores |
| Clothing store, tailor shop | Studios (music, art, voice, dance) |
| Cocktail lounge, tavern, restaurant, Drive-in restaurant, cafeteria | Service station |
| | Travel agency |
| | Accessory uses incidental to the above permitted uses |

D. Minimum Area Requirements

Minimum Requirements	PSC-1	PSC-2
HEIGHT	30 feet	35 feet
BUILDING LINE SETBACKS FROM:		
Residential District	60 feet	80 feet
Public street	60 feet	80 feet
Commercial or Industrial District	20 feet	20 feet

PARKING AREAS

Area to be permanently reserved and used for customer and employee vehicle parking. Parking spaces per 1000 sq. ft. of total floor areas in PSC buildings	5	5
LOADING AREA	6	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 4½ 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 situate 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.

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** * When abutting a commercial or industrial use.
- SIDES: 50*, 200**
- CORNER: 50*, 200** ** When abutting a non-commercial or non-industrial District.
- REAR: 50*, 200**

Maximum Lot Coverage - As determined in application

Maximum Height - As determined in application

Offstreet Parking and 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 of 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 & recapping
- Boiler works
- Book, newspaper & magazine printing and 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
- 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
- Transportation or freight terminal
- Truck, trailer, motorcycle, repairing, overhauling, rental, sales
- Veterinary or pet shop hospital, kennel and hatchery
- Warehousing, distributing plants
- Wood products manufacture
- Utility buildings and structures
- Restaurants, cafeterias

Manufacture, processing, packing, storage of:

- alcohol
- asbestos
- asphalt
- brick, tile or terre-cotta
- brooms, brushes
- chemicals
- ceramics
- celluloid or similar cellulose materials
- cloth, cord or rope
- concrete
- drugs, pharmaceuticals
- electrical products and appliances
- food and food products
- kelp reduction
- lumber
- machinery
- perfumes
- paint, lampblack, varnish, oil & turpentine
- paper and pulp
- plastics
- prefabricated buildings
- signs, all types
- salt works
- soap & soap products, toiletries
- tar roofing or waterproofing
- vegetable oil or other oil

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 buildings shall be constructed closer than 30 feet to any public right-of-way line, nor closer than 15 feet to any property line.

Offstreet Parking - (See Article V and Ordinance No. 1588).

Signs Permitted

Signs and billboards as permitted by City of Port Angeles sign codes. Intermittent or flashing types are prohibited.

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)
- Bride 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 and 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.

Offstreet Parking - (See Article V and Ordinance No. 1588).

Signs Permitted

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

Landsaped 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 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, site-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 set-back 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 or constant in intensity and color at all times when such sign is in use. For the purpose of this zoning ordinance any revolving illuminated sign shall also be considered a flashing sign.

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 billboards 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.

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

Storage of Merchandise, Vehicles in Yards and 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 offstreet 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 have 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 designed 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 three feet to the side property lines, except abutting a street.

**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 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 or 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 OR 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 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.

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 within 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 six (6) 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 preconstructed either partly or completely shall be moved onto any site until such site and such building have been approved by the Building Inspector, subject to review by the Planning Commission.

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 buildings 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 8 - 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 a 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 to be reviewed by the Planning Commission for approval or denial in light of the zoning intentions, for each application.

Section 11 - NON-ZONED ANNEXATION AREAS

If any area not previously zoned is annexed to the City, it shall automatically on annexation 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 be the minimum requirements 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 buildings 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:

- a. 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.

- b. Distances not specifically indicated on the Zoning Map shall be determined by applying the scale of the map.
- c. 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.
- d. 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 restrictively 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.
- e. 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.

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 intended 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 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:

1. That the granting of this request will not cause depreciation of surrounding property.
2. That the denial of this request will not cause an unnecessary hardship that is beyond the control of the petitioner.
3. 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:

1. 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.
2. 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.
3. That the denial of the variance will cause an unnecessary hardship that is beyond the control of the petitioner.
4. 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 AND VARIANCE APPLICATIONS

Notice & Hearing for Variance and 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

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 plats 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 purposes of the comprehensive plan, and to standards, specifications and regulations established by State Law, by City of Port Angeles Sub-division 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, may, on notification, except in an emergency, 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:

1. 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.
2. 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.

**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.

**ARTICLE XIV
EFFECTIVE DATE**

Effective date of this Zoning Ordinance shall be the date of publication of this Ordinance.

Date of official adoption of this Zoning Ordinance

Effective date of this Zoning Ordinance

Attest: _____ MAYOR, City of Port Angeles

City Clerk

City Attorney

