

- 18.20.400 Utility developments, minor.
- 18.20.410 Utility developments, major.
- 18.20.420 Veterinary clinics or hospitals.
- 18.20.010 General provisions.

The performance standards provided in this chapter are those specific requirements that must be met before approval may be given for a proposed development or use within a particular land use district.

Note also that specific proposals for new development may be subject to more than one set of performance standards. For example, a proposal for an RV park would be subject to the performance standards for all commercial uses in JCC 18.20.140, for recreational developments in JCC 18.20.290, and for small-scale recreation and tourist uses in JCC 18.20.350. Where the development is subject to the jurisdiction of the Shoreline Master Program, additional regulations and standards may apply, and additional permits may be required.

To illustrate the way that this chapter works in conjunction with the tables of allowable and prohibited rural uses in Chapter 18.15 JCC (Table 3-1) and urban uses in Chapter 18.18 JCC (Irondale and Port Hadlock UGA Implementing Regulations), if, for example, an application is submitted to develop an RV park, the first question is whether it is an allowable use in the land use district where it is proposed. Table 3-1 identifies allowable and prohibited uses in each land use district. For RV parks, Table 3-1 contains a “C(d)” for all rural residential districts, which means that a proposal to develop an RV park in these districts is a conditional discretionary use and may be allowed if it met the applicable performance standards set forth in this chapter and would be allowed by the administrator only if the impacts were appropriate according to the criteria set forth in Chapter 18.40 JCC for a conditional (discretionary) use permit. Table 3-1 contains a “Yes” for RV parks in rural village centers, which means that a proposal to develop an RV park in a village center is a permitted use and would be allowed subject to meeting the performance standards of this chapter.

The development standards in Chapter 18.30 JCC would also apply to any and all project permit applications that might be brought forth to the county by an applicant. [Ord. 10-04 § 3; Ord. 11-00 § 4.1]

18.20.020 Accessory uses and structures.

Accessory uses are customarily incidental and subordinate to the principal use of a structure or site. They must be:

- Clearly secondary to, supportive of, and compatible ~~with-to~~ the principal ~~or proposed permissably~~ ~~principle~~ principal uses;
- Consistent with the purpose of the land use district; and
- In compliance with the provisions of this code. The land use category of an accessory use shall be the same as that of the principal use(s) listed in Table 3-1 or Chapter 18.18 JCC, unless otherwise specified.

(1) Limitations on Accessory Uses and Structures. Accessory uses and structures are permitted in any district, except as limited or prohibited in this section, in Table 3-1, or in the sections covering the various land use districts in Chapter 18.15 JCC, or in Chapter 18.18 JCC.

(2) Accessory Dwelling Units. One accessory dwelling unit is permitted per legal lot of record as an accessory to an existing single-family dwelling or on a legal lot of record

as an accessory to an existing industrial use in LI or LI/C zones; provided, that the following requirements are met:

- (a) Maximum Size. An accessory dwelling unit shall have a maximum size of 1,250 square feet of gross floor area.
 - (b) Owner Occupied. To obtain an accessory dwelling unit (ADU) designation, the owner of the subject property shall reside on the premises, either in the main or accessory dwelling. An employee of the property owner or tenant business may occupy an ADU in place of the owner within LI or LI/C zones.
 - (c) Certificate of Occupancy. A certificate of occupancy is required pursuant to the Uniform International Building Code and shall be obtained from the building official and posted within the ADU. The code inspection and compliance required to obtain a certificate of occupancy in an existing building shall be restricted to the portion of the building to be occupied by an ADU and shall apply only to new construction, rather than existing components.
 - (d) Outbuildings. Outbuildings may be constructed or expanded to accommodate an ADU within the structure. ADUs established in these outbuildings shall not be larger than 1,250 square feet in floor area. ADUs in LI and LI/C zones are exempt from the special setback requirements for residential uses abutting light industrial uses or zones specified in 18.30 JCC.
 - (e) Exterior Entrance. In order to preserve the outward appearance of single-family neighborhoods, the front of the house shall have only one exterior entrance. A separate exit doorway to the outside is required for each dwelling unit.
 - (f) Water and Wastewater Disposal Service. Prior to obtaining a permit to construct or place an ADU, the applicant shall provide proof of an adequate potable water supply as provided in RCW 19.27.097 and applicable regulations and policies established by the Jefferson County board of health or the Jefferson County board of commissioners, and proof of on-site septic system approval from the Jefferson County department of environmental health.
 - (g) Travel Trailer/Recreational Vehicles. For the purpose of this chapter, accessory dwelling units shall not be travel trailers, recreational vehicles, recreational park trailers, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for residences and built to the Uniform International Building Code adopted by Jefferson County.
 - (3) Outdoor Residential Storage. This subsection shall apply only to outdoor storage accessory to residential uses in residential districts. Outdoor storage other than accessory uses subordinate to a primary residential use may be permitted only in those districts where specified as a permitted use in Table 3-1 or Chapter 18.18 JCC, and shall meet other applicable requirements of Chapter 18.20.280 relative to outdoor storage yards.
 - (a) Outdoor residential storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard;
 - (b) Not more than two unlicensed or inoperable vehicles shall be stored on any lot less than one-half acre unless totally screened from view of neighboring dwellings and rights-of-way. Such screening shall meet all applicable performance and development standards specific to the district in which the storage is kept, and shall be in keeping with the character of the area. Screening shall meet the requirements of Chapter 18.30 JCC.
- Outdoor storage of 13 or more unlicensed or inoperable junk motor vehicles is prohibited