

### 3.1 Land-Use Districts.

The Jefferson County *Comprehensive Plan* establishes ~~four~~ five principal land-use classes for the County. Each class permits a different level of activity. The general classes are Urban Growth Areas, Rural Lands, Resource Lands, Master Planned Resorts and Public Lands.

~~An additional designation, Potential Final Urban Growth Areas, has been named, as a reserved section, to reflect consistency with the Comprehensive Plan regarding the final disposition of the Tri Area/Glen Cove Special Study Area. Upon resolution of the status of the Special Study Area, amendments may need to be made to this UDC to be consistent with the Comprehensive Plan.~~

The individual land-use categories within the classes are referred to as “Districts.” This section of the Unified Development Code provides development regulations by identifying uses and activities which may or may not be established in these classes. These classes have been developed based on:

- Requirements of the Washington State Growth Management Act (RCW 36.70A);
- Natural systems and land capability;
- Existing land use patterns.

1. ~~Potential Final~~ **Urban Growth Areas (UGA) [RESERVED]** ~~There is currently one unincorporated UGA in Jefferson County—the Irondale & Port Hadlock Urban Growth Area. The Irondale & Port Hadlock UGA comprises three broad categories of urban land uses: urban residential; urban commercial; and urban industrial. These Comprehensive Plan land use categories are further defined into “zoning districts” that identify specific land use activities, densities and intensities of use allowed in the Irondale & Port Hadlock UGA. The specific land use and zoning provisions of the Irondale & Port Hadlock UGA are contained in Appendix D of this UDC.~~

2. **Rural Lands.** This land-use class includes three categories: rural residential; rural commercial; and rural industrial. These categories are further defined into specific “districts”:

a. **Rural Residential.**

- (1) **Rural Residential 1 unit/5 acres (RR 1:5).** The purpose of this district is to allow for continued residential development in areas of Jefferson County consisting of relatively high density pre-existing patterns of development, along the County's coastal areas, and within areas within or adjacent to Rural Centers and Rural Crossroads. In addition, this district seeks to support and foster Jefferson County's existing rural residential landscape and character by restricting new land divisions to a base density of 1 unit per 5 acres.
- (2) **Rural Residential 1 unit/10 acres (RR 1:10).** This district provides a transitional area between the Rural Residential One (1) per Five (5) Acre District and the Rural Residential One (1) Unit per Twenty (20) Acre District. Its intent is to preserve open space, protect critical areas, provide for the continuation of small-scale agricultural and forestry, and preserve and retain the rural landscape and character indigenous to Jefferson County.
- (3) **Rural Residential 1 unit/20 acres (RR 1:20).** The purpose of this district is to provide a buffer in areas adjacent to UGAs and designated forest and agricultural lands of long-term commercial significance, as well as protecting areas identified as possessing area-wide environmental features which constrain development such as shoreline areas or areas of steep and unstable slopes. The district also protects land from premature conversion to higher residential densities prior to an established need.

b. **Rural Commercial.**

- (1) **Rural Centers (Rural Village Center) (RVC).** Rural Village Centers provide for most of the essential needs of the surrounding rural population and the traveling public. These areas supply a variety of basic goods and day-to-day services, while also providing a limited range of professional, public and social services. They are typically small, unincorporated commercial and residential community centers that provide rural levels of service and serve as a focal point for the local population. The boundaries of the Rural Village Centers are predominantly defined by the contained, built environment as it existed in 1990 or before, as required by RCW 36.70A.070(5)(d). Designated rural village centers include: ~~Port Hadlock~~, Quilcene and Brinnon.
- (2) **General Crossroads (GC).** General Crossroads are existing historic commercial areas that provide a broad range of commercial goods and services for a larger population base in the northeastern part of Jefferson County. There ~~are three (3)~~ is one (1) General Crossroads designations identified in Jefferson County: ~~Ness' Corner, Irondale/SR 10 Intersection, and SR 19/20 Intersection.~~

- (3) **Neighborhood/Visitor Crossroads (NC).** Neighborhood/ Visitor Crossroad Districts serve the nearby rural neighborhood and the commuting or traveling public. These historic areas typically provide an extended range of goods and services by establishment of restaurants, taverns/bars, auto part stores, hotel/motels and a limited range of specialty and professional services. There are five (5) Neighborhood Crossroads identified in Jefferson County: Mats Mats, Discovery Bay, Four Corners, Chimaicum and Gardiner.
  - (4) **Convenience Crossroads (CC).** Convenience crossroads consist of a single commercial property at a historical crossroads. Typically, the existing commercial use is a convenience or general store with associated uses that provide a limited selection of basic retail goods and services for the local population and the commuting or traveling public. Land uses are not oriented to markets beyond the local rural population. There are three (3) Convenience Crossroad designations in Jefferson County: Nordland, Beaver Valley and Wawa Point.
- c. **Rural Industrial.**
- (1) **Light Industrial/Manufacturing (LI/M).** The purpose of this district is to provide for rural economic development by regulating light industrial and manufacturing uses in the Quilcene area. The light industrial uses and activities associated with this district are intended to be compatible with the rural character. rural character. There are two light industrial/manufacturing districts in Jefferson County: Quilcene and Eastview.
  - (2) **Glen Cove Light Industrial/Commercial (LI/C).** The intent of this district is to facilitate economic development and provide for a broader range of light industrial and associated commercial activities in the Glen Cove area until the Potential Final Urban Growth Area (PFUGA) designation process for the Glen Cove area may be considered. Associated commercial activities are intended to directly serve the needs of the land use activities existing within this district.
  - (3) **Glen Cove Light Industrial (LI).** The purpose of this district is to facilitate economic development and provide for a broad range of light industrial uses. The light industrial uses and activities associated with this district are intended to be compatible with the Glen Cove area.
  - (4) **Heavy Industrial (HI).** The intent of this district is to facilitate economic development and regulate development of more intensive heavy industrial and manufacturing activities, including and associated with the Port Townsend Paper Mill.
  - (5) **Resource Based Industrial (RBI).** This district recognizes existing forest resource-based industries in Jefferson County, in particular active sawmills and related activities. The district is intended to facilitate the continued operation of existing functional sawmills and related resource-based industrial activities in the County. There are three (3) Resource Based Industrial site designations in Jefferson County: Gardner, Center Valley, and the West End.
- d. **Forest Transition Overlay 1 unit/five acres (FTO 1:5).** This category provides a transitional area between Forest Resource Lands and abutting rural residential lands characterized by pre-platted lots of density greater or equal to one acre in size. The FTO category does not automatically attach to any lands, but parcel(s) may be approved for such designation in accordance with the provisions of Section 3.6.14 of this Code. Its intent is to promote the continued viability of resource-based activities in rural areas by minimizing the potential for conflict and incompatibility between these uses and surrounding residential uses.
3. **Resource Lands.** This land-use class includes three main categories and several distinct "districts."
- a. **Agricultural Resource Lands (AG).**
    - (1) **Commercial Agricultural (AG-20).** The Commercial Agricultural District is to protect and preserve areas of prime agricultural soils for the continued production of commercial crops, livestock, or other agricultural products requiring large tracts of agricultural land. It is intended to preserve the open space character of the area and thereby protect the business and lifestyle associated with commercial agriculture and upland-associated aquaculture.
    - (2) **Local Agriculture (AG-5).** The Local Agriculture District is to protect and preserve areas of locally important agricultural lands for the production of crops or other agricultural products requiring smaller tracts of agricultural land. It is intended to preserve areas meeting the requirements of "agricultural lands of local significance" criteria as defined in the Comprehensive Plan, including upland-associated aquaculture.
  - b. **Forest Resource Lands (FOR).**

- (1) **Commercial Forest (CF-80).** The purpose of the Commercial Forest District is to ensure large tracts of forest lands of long-term significance are protected from incompatible uses thereby sustaining the ability of forest resource extraction activities to be maintained as a viable commercial activity.
  - (2) **Rural Forest (RF-40).** The purpose of the Rural Forest District is to ensure forest lands of long-term significance are protected from incompatible uses thereby sustaining the ability of forest resource extraction activities to be maintained as a viable commercial activity, while allowing for diversity in the size of forest tracts.
  - (3) **Inholding Forest (IF).** This district encompasses parcels at least 20 acres in size that are entirely surrounded by designated forest resource lands and that are not vested for development under Washington state law.
- c. **Mineral Resource Lands (MRL).**
- (1) **Mineral Resource Lands Overlay District (MRL).** The Mineral Resource Land District is to provide for the conservation of mineral lands of long-term commercial significance (Section 3.6.3). The intent of this district is to aid in sustaining and enhancing mineral extraction and processing activities of long-term commercial significance by protecting designated lands from incompatible development and to allow for the continued contribution of mineral lands to the Jefferson County economy.
4. **Master Planned Resort.** Per RCW 36.70A.360, a new master planned resort means a self-contained and fully integrated development with primary focus on resort destination facilities that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. A resort may include other residential uses, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.
- a. **Port Ludlow Master Planned Resort (MPR).** The only existing officially designated Master Planned Resort in the County is the Port Ludlow MPR, which is designated in accordance with RCW 36.70A.362 as an existing Master Planned Resort and is subject to the provisions of Ordinance No. 081004-99 contained in the Appendix of this Code. The master planned resort of Port Ludlow is characterized by both single-family and multi-family residential units with attendant recreational facilities including a marina, resort and convention center. The Master Planned Resort of Port Ludlow also includes a large residential community. The entire resort is served by a Village Commercial Center, which accommodates uses limited to serving the resort and local population. The Master Planned Resort's internal regulations and planning restrictions such as codes, covenants and restrictions may be more restrictive than the requirements in Ordinance No. 081004-99. However, Jefferson County does not enforce private codes, covenants and restrictions.
5. **Public.** This land use class consists of non-federal public lands used for special purposes. It includes one main district:
- a. **Parks, Preserves and Recreation (PPR).** This land use district consists of state and county parks, preserves and recreational sites. It is intended to provide for public recreational opportunities consistent with the rural character of the County and preserve significant natural amenities of special or unique character.

## Table 3-1: Allowable and Prohibited Uses

### How To Use This Table

Table 3-1 displays the classifications of uses for Land Use Districts, [except for land use and zoning districts in the Irondale & Port Hadlock UGA which are specified in Appendix D of the UDC.](#)

The allowability and classification of uses as represented in the table are further modified by the following:

- The location may have a multiple designation. This would be true of the Shoreline Master Program, a subarea plan, or an overlay district applied to the location. The Shoreline Master Program (SMP) should be consulted if the location of interest is subject to the SMP jurisdiction. See also Notes 1-3 to this table.
- All regulations in this Code apply to the uses in these tables. To determine whether a particular use or activity can occur in a particular land use district and location, all relevant regulations must also be consulted in addition to this table.

### Categories of Uses

<b>Yes</b>	=	Uses allowed subject to the provisions of this Code, including meeting applicable performance standards (Section 4) and development standards (Section 6); if a building or other development permit is required, this use is also subject to project permit approval; see Section 8.
<b>D</b>	=	Discretionary uses are certain named and all unnamed uses which may be allowed subject to administrative approval and consistency with the UDC, unless the Administrator prohibits the use or requires a conditional use permit based on project impacts; see Section 3.2.b and Section 8.
<b>C</b>	=	Conditional uses, subject to criteria, public notice, written public comment and public hearing procedure; see Section 8.8.
<b>C(a)</b>	=	Conditional uses, subject to criteria, public notice, written public comment, and an administrative approval procedure, but not a public hearing; see Section 8.8.
<b>C(d)</b>	=	Conditional uses, subject to criteria, public notice, written public comment and, at the discretion of the Administrator, a public hearing procedure, if warranted, based on the project's potential impacts, size or complexity, according to criteria in Section 8.8.4 of the UDC; see Section 8.8.
<b>No</b>	=	Prohibited use.

**NOTES:**

1. All uses must be consistent with the purpose of the land use district in which they are proposed to occur; *See the Land Use Element of the Comprehensive Plan*. All land uses in all districts must meet the general regulations in Section 3.3 unless otherwise stated herein.
2. A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is subject to the applicable provisions of Section 3 of the UDC and of the SMP, as well as the applicable provisions and permit requirements indicated in this table. Please refer to the Shoreline Master Program for specific use regulations and regulations by shoreline environment.
3. Overlay districts provide policies and regulations in addition to those of the underlying land use districts for certain land areas and for uses that warrant specific recognition and management. For any land use or development proposed to be located entirely or partly within an overlay district, or within the jurisdiction of a subarea plan, the applicable provisions of the overlay district or subarea plan as provided in Sections 3.6 and 3.7 shall prevail over any conflicting provisions of the UDC.
4. The assignment of allowed or prohibited uses may not directly or indirectly preclude the siting of "essential public facilities" (as designated in the *Comprehensive Plan*) within the County. See Section 3.3.5 of this Code.

5. Land Use Districts:

<b>AG</b>	<b>Agricultural Resource Lands</b>	<b>I</b>	<b>Rural Industrial</b>
AG-20	Commercial Agriculture	RI	Resource Industrial
AG-5	Local Agriculture	LI/C	Light Industrial/Commercial (Glen Cove)
		LI	Light Industrial
		HI	Heavy Industrial
<b>F</b>	<b>Forest Resource Lands</b>	<b>P</b>	<b>Public</b>
CF-80	Commercial Forest	PPR	Parks, Preserves and Recreation
RF-40	Rural Forest		
IF	Inholding Forest		
<b>RR</b>	<b>Rural Residential</b>	<b>UGA</b>	<del>Future Potential</del> <b>Urban Growth Area (Reserved)</b>
RR 1:5	Rural Residential – 1 DU/5 Acres		<a href="#">[See Appendix D]</a>
RR 1:10	Rural Residential – 1 DU/10 Acres		
RR 1:20	Rural Residential – 1 DU/20 Acres		
<b>RC</b>	<b>Rural Commercial</b>		
RVC	Rural Village Center		
CC	Convenience Crossroad		
NC	Neighborhood/Visitor Crossroad		
GC	General Crossroad		

6. Forest Practices (including timber harvesting), except for Class IV, General (see Section 4.16), are regulated by the Washington Department of Natural Resources.

Specific Land Use	Resource Lands		Rural Residential			Rural Commercial				Rural Industrial				Public	UGA	
	Agriculture – Commercial & Local	Forest – Commercial, Rural & Inholding	1 DU / 5 Acres	1 DU / 10 Acres	1 DU / 20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/ Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves & Recreation	<a href="#">Final Irondale &amp; Port Hadlock Urban Growth Area (Revised)</a>
	AG	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RI	LI/C	LI	LI/M	HI	PPR	UGA
<b>Residential Uses</b>																<a href="#">SEE APPENDIX D</a>
<b>Single-Family Housing</b>																
Accessory Dwellings Units	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Caretaker Residence (Public Parks)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Ca	
Co-Housing/Intentional Communities (Subject to PRRD Overlay in RR Districts)	Yes	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Manufactured/Mobile Home Parks (Subject to PRRD Overlay in RR Districts)	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	No	No	
Single-Family Residences	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Transient Rental of Residence or Accessory Dwelling Unit	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Duplexes (Subject to meeting underlying density requirements)	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
<b>Multifamily Housing</b>																
Multifamily Residential Units (3+ Units)	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	
Residential Care Facilities w/ Up to 5 Persons	No	No	Yes	Yes	Yes	Yes	No	No	Yes	No	No	No	No	No	No	
Residential Care Facilities w/ 6 to 20 Persons	No	No	C	C	C	Yes	No	No	No	No	No	No	No	No	No	
Nursing/Convalescent /Assisted Living Facilities	No	No	C	C	C	Yes	No	Yes	Yes	No	No	No	No	No	No	
Unnamed Residential Uses	No	No	D	D	D	D	No	D	D	No	No	No	No	No	No	
<b>Accessory Uses</b>																
Home Businesses	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	No	No	No	
Cottage Industry	Ca	Ca	Cd	Cd	Cd	Yes	No	Yes	Yes	No	Yes	Yes	No	No	No	



### 3.2 Land Use Regulations Allowable and Prohibited Uses by Designation.

The land-use regulations in this Section implement the *Comprehensive Plan*. They are broken down into broad categories which should include almost any type of land use that might be proposed. The use regulations establish standard procedures for all new development.

1. **Categories of Land Use.** Land uses regulated under this Code are divided into four categories, as identified in Table 3-1.

a. **Uses Allowed.** Uses allowed subject to meeting the applicable performance standards (Section 4) and development standards (Section 6) and other applicable provisions of this Code, (including project permit approval, see Section 8, if a building or other development permit is required) are designated by a “YES,”

b. **Discretionary Uses.** Discretionary uses are certain named and all unnamed uses which may be allowed subject to the applicable development and performance standards (Section’s 4 and 6) and an administrative review of potential impacts are designated by a “D” (for “discretionary”). On the basis of the administrative review the Administrator may classify the proposed “D” use as either an allowed use, a prohibited use, or a conditional use in the particular land use district affected.

Discretionary “D” uses are subject to a Type II administrative review as specified in Section 8. Decisions classifying “D” uses made under this section may be appealed to the Hearing Examiner (see Section 8). The Administrator may classify the discretionary use as an allowed “YES” use in the particular district affected, only if the proposed development:

- (1) Complies with the applicable development standards of Section 6;
- (2) Complies with the performance and use-specific standards unique to the proposed use specified in Section 4;
- (3) Is appropriate in design, character, and appearance with the goals and policies for the land use designation and district in which the proposed use is located;
- (4) Is consistent with the goals and policies of the *Comprehensive Plan* and the applicable regulations of the Shoreline Master Program if the application involves property located within the jurisdiction of the state Shoreline Management Act, but does not require a shoreline permit;
- (5) Will be served by adequate facilities including access, fire protection, water and sewer facilities (municipal, community, or on-site systems);
- (6) Does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70);
- (7) Shall not adversely impact the public health, safety and general welfare of the residents of the County;
- (8) Shares characteristics common with but not of significantly greater intensity, density or that generates more environmental impact than those uses allowed in the district in which it is to be located; and
- (9) Will not result in impacts on the human or natural environments determined by the Administrator to require review as a conditional use.

If the preceding conditions are not met to the satisfaction of the Administrator, the Administrator may either prohibit the use or require a conditional use permit.

c. **Conditional Uses.** All conditional uses are designated by a “C” and may be allowed subject to meeting the applicable development standards (Section 6), performance standards unique to the proposed use (Section 4), and the criteria for a Conditional Use Permit (Section 8.8), as provided for in this Code. All conditional uses shall be reviewed in accordance with a Type III quasi-judicial permit review process (requiring public notice, written comment and a public hearing) outlined in Section 8 of this Code; EXCEPT that *conditional administrative uses* (designated by a “C(a)”) may be allowed subject to a Type II administrative permit review process (requiring public notice and written comment, but not a public hearing); and *conditional discretionary uses* (designated by a “C(d)”) may be allowed subject to a Type II permit review process, unless the Administrator determines that a Type III permit review process (requiring a public hearing) is warranted based on the project’s potential impacts, size or complexity, according to criteria in Section 8.8.4 of the UDC.

d. **Prohibited Uses.** Uses designated with a “No” are not allowed in the applicable land-use district.

2. **Unnamed Uses.** This Code recognizes that not every conceivable use can be identified and that new uses may evolve over time. Furthermore, it establishes the Administrator’s authority to review proposed “unnamed” uses for similarity with other uses listed in this Code and to ensure consistency of the proposed use with the applicable district. When a use is not specifically listed in Table 3-1 [\(or if proposed within the Irontdale & Port Hadlock UGA –in Appendix D of this UDC\)](#), it shall be reviewed as a

discretionary “D” use by the Administrator, using a Type II process specified in Section 8. The Administrator shall use the criteria contained in Section 3.2.1.b, to determine and establish whether the proposed unnamed use shall be classified as an allowed use, a conditional use, or prohibited within the applicable district.

3. **Multiple Designations.** Some properties or developments may be subject to the regulations for two or more applicable land-use districts, shoreline environments, or overlay districts.
4. **Allowable Residential Density.**
  - a. The maximum allowable residential density for all parcels is shown on the Official Maps of the Jefferson County *Comprehensive Plan*.
  - b. The maximum allowable density reflects the general intent of the Comprehensive Plan and should be allowed unless maximum density would exceed site capabilities or unless it would thwart other applicable County land-use regulations.
  - c. The residential densities specified on the Official Maps shall not constitute and shall not be construed as minimum lot sizes. If specific site considerations dictate a lower density than that shown on the Official Maps, the County shall have authority to impose a lower density.
5. **Development Standards and Use Limitations.** All uses are subject to certain bulk and dimensional standards, such as setbacks and off-street parking requirements. These standards are specified in Section 6 of this Code [and supplementary standards for land uses in the Irondale & Port Hadlock UGA are identified in Appendix D of this UDC.](#)
6. **Criteria for Site-specific Redesignations and Master Planned Resort Approval.** The criteria for decision-making on these actions are specified in Sections 8 and 9 of this Code.
7. **Application, Notice, and Appeal Requirements.** The requirements to file an application, the administrative processes for handling the application, and appeal procedures, are specified in Section 8 of this Code.
8. **Variances from Standards.** Variances to performance standards of Section 4 and of Section 6 may be requested in accordance with the requirements of Section 8.
9. **Change of Use.** Any time a change of use occurs within an existing building or structure, such uses shall only be allowed if consistent with the uses allowed in the applicable land use [and zoning](#) district as specified in Section 3 [or Appendix D](#) of this Code and if such uses meet the applicable performance standards of Section 4 and the development standards of Section 6 of this Code unless waived by the Administrator.

### 3.3 Land Use Regulations — General Provisions.

The regulations in this Section 3.3 apply to all land uses in all districts unless stated otherwise.

#### 1. Archaeological and Historical Site Protection.

- a. When an application for development is received for an area known to be archaeologically or historically significant, no action shall be taken on the application and the applicant shall not initiate any excavation or development activity until the site has been inspected by a qualified archaeologist, historian, or architect, as appropriate, designated by the Administrator.
- b. If during excavation or development of a site an area of potential archaeological significance is uncovered, all activity in the immediate vicinity shall be halted, and the Administrator shall be notified at once.
- c. The following shall be stated as a condition of approval on all development permits issued by the County:  
"If during excavation or development of the site an area of potential archaeological significance is uncovered, all activity in the immediate area shall be halted, and the Administrator shall be notified at once."

#### 2. Right to Farm and Forestry Provisions.

- a. **Applicability.** Right to Farm and Forestry Provisions apply to all Resource and Rural Land-Use Districts except Rural Residential 1:5. The provisions of Section 3.3.2 are not to be construed to in any way modify, supersede or abridge state or county law relative to nuisances; rather, they are only to be used in the interpretation and enforcement of the provisions of this Code.
  - b. **Purpose.** To provide the residents of the County proper notification of the County's recognition and support of farming and forestry activities.
  - c. **Nuisance.** The following shall not be considered a nuisance: Agricultural and forestry activities, lumber mills (operating between 7:00 a.m. and 7:00 p.m.), and other facilities, or appurtenances thereof, conducted or maintained for commercial agricultural or forestry purposes on land designated as Rural Residential 1:10 and 1:20, Rural Industrial, Rural Commercial, Agricultural Resource, or Forest Resource.
  - d. **Disclosure.** The disclosure statement in Section 3.3.2.d(2) below shall be used under the following circumstances and in the following manner:
    - (1) Approval of any land division, land use, building, or development of any lands within five hundred (500) feet of lands which are designated as Agricultural Resource, Forest Resource, or Mineral Resource, shall be conditioned on the execution by the applicant of a statement of acknowledgment containing the disclosure statement on a form provided by the Department of Community Development. However, if disclosure conforming to the provisions of this section has been recorded for a prior permit, subsequent disclosures shall not be required.
    - (2) The required disclosure statement is as follows:  
"Jefferson County has determined that the use of real property for agricultural and forestry operations is a high priority and favored use in the county. The county will not consider to be a nuisance those inconveniences or discomforts arising from such operations, if such operations are consistent with commonly accepted best management practices in compliance with local, state, and federal laws. If your real property includes or is within five hundred (500) feet of real property designated as Rural Residential 1:10 or 1:20, Rural Industrial, Rural Commercial, Agriculture, or Forestry, you may be subject to inconveniences or discomforts arising from such farming and forestry operations, including but not limited to noise, tree removal, odors, flies, fumes, dust, smoke, the operation of farm and forestry machinery during any 24-hour period, the storage and disposal of manure, and the application of permitted fertilizers and permitted pesticides. One or more of these inconveniences may occur as a result of agricultural and forestry operations which are in conformance with existing laws and regulations."
3. **Development Permits and Resource Lands.** Development permit approvals for the use of lands adjacent to lands designated as AG and FOR Resource Lands or lands with a Mineral Resource Land (MRL) Overlay designation, may be conditioned to ensure that the use of such lands shall not interfere with the continued use in the accustomed manner and in accordance with best management practices of those lands designated for resource purposes.
  4. **Overlay Districts and Subarea Plans.** Overlay districts and subarea plans provide policies and regulations in addition to those of the underlying land-use districts. The regulations for these areas are found in Sections 3.6 and 3.7.

- 5. Special Use Permit — Siting of Essential Public Facilities.** The Growth Management Act directs that no comprehensive plan or development regulation may preclude the siting of essential public facilities (RCW 36.70A.200(2)). The location and permitting of essential public facilities shall be guided by the policies of the *Comprehensive Plan*, and subject to the following procedures:
- a. The siting and location policies and strategies of the Jefferson County *Comprehensive Plan* and Countywide Planning Policy #4 shall be followed to the maximum extent possible.
  - b. Essential public facilities shall be located if possible within land-use designations for which the uses are allowed (*cf.* Tables 3.1 [or Appendix D](#)).
  - c. Only if no practicable alternative exists, and then only to the minimum extent possible and in accordance with applicable regulations, may such facilities be located where the uses are prohibited.
  - d. A Special Use Permit shall be required only for the siting of essential public facilities under this Code.
    - (1) **Process.** A special use permit shall be reviewed under the same process as a Comprehensive Plan Amendment, as specified in Section 9.
    - (2) **Application Requirements.** An applicant for a special use permit shall provide the same application materials as for a petition for a site-specific land use redesignation, as specified in Section 9. A special use permit shall also include an alternative site analysis evaluating at least two (2) other alternative sites for the proposed facility.
    - (3) **Approval Criteria.** The burden of proof shall be on the applicant to provide evidence in support of the application. The criteria for approval or denial shall include the following elements:
      - i. The characteristics of the special use will not be unreasonably incompatible with the types of uses permitted in surrounding areas;
      - ii. The proposed special use will not create undue noise, odor, heat, vibration, air or water pollution impacts on surrounding existing or potential dwelling units;
      - iii. The special use will not materially endanger the health, safety and welfare of the community;
      - iv. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous to or significantly conflict with existing and anticipated traffic in the local area;
      - v. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts;
      - vi. The location, size and height of buildings, structures, walls and fences and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties;
      - vii. The special use is not in conflict with the policies of the Comprehensive Plan, the comprehensive plans of adjacent jurisdictions that may be affected by the use, or the basic purposes of this Chapter;
      - viii. For special uses outside of UGAs, extension, construction, or maintenance of urban services and facilities is not required, unless no practicable alternative exists;
      - ix. No feasible alternative sites exists which better meet the requirements of these criteria;
      - x. The need for the special use at a specific location is documented, taking into account regionwide distribution of facilities and the capacity and location of equivalent facilities;
      - xi. For special uses in or adjacent to Resource Lands, the impacts on the long-term natural resource management and production will be minimized;
      - xii. For state-owned essential public facilities, the state shall provide justification for the facility and its location in Jefferson County based on forecasted needs and a logical service area; and
      - xiii. For state-owned essential public facilities, the state shall have established a public process by which the residents of the County and of affected and “host” municipalities have a reasonable opportunity to participate in the site selection process.
    - (4) **Conditions of Approval.** If approved, conditions of approval for the special use may include conditions of approval which address the criteria listed above and the following:

- i. Accessibility;
- ii. Transportation needs and services;
- iii. Public facility and service needs and availability;
- iv. Site design;
- v. Control of on-site and off-site impacts during construction;
- vi. Facility operations; and
- vii. Impacts on environmentally sensitive areas.

## 3.6 Overlay Districts

### 3.6.1 Purpose.

Overlay Districts provide regulations in addition to those of other sections in this Code for certain land areas and for uses which warrant specific recognition and management. See the Official Maps for the location of the Overlay Districts. Except as otherwise provided in this Section, the provisions of an overlay District shall prevail over any conflicting provisions of this Code for the duration of the overlay district, subject to Chapter 36, RCW. All other provisions of this Code shall remain in full force and effect within the Overlay District. The following types of Overlay Districts are provided by this Code:

1. Mineral Resource Lands (MRL);
2. Environmentally Sensitive Areas (ESA);
3. Airport Essential Public Facility District (A);
4. Remote Rural (RR) overlay for West End Planning Area (WEPA) and Brinnon Planning Area (BRPA),
5. Planned Rural Residential Development (PRRD); and
6. Small-scale Recreation & Tourist (SRT).

### 3.6.2 Maps.

1. **Official Maps.** The Official Maps do not portray survey accuracy and do not provide a definitive answer as to whether any Overlay District regulations apply to a specific property. Persons may request a written interpretation from the Administrator as to the presence or absence of an Overlay District(s) on specific property, except as provided for ESAs in 3.6.2.2 below. In those cases where the Administrator provides a written interpretation, the interpretation shall be binding on the County. If written interpretations require a field investigation by a qualified professional, it will be done at the requestor's expense.
2. **Environmentally Sensitive Areas (ESA) Maps.** The ESA maps are provided only as a general guide to alert the viewer to the possible location and extent of environmentally sensitive areas and are generally found to be accurate within 300 feet. The maps may not be relied on to establish the existence or boundaries of a sensitive area, nor to establish whether all of the elements necessary to identify an area as an ESA actually exist. Conditions in the field are controlling: in the event of a conflict between the information shown on the maps and information shown as a result of field investigations, the latter shall prevail.

### 3.6.3 Mineral Resource Lands District (MRL).

1. **Designation Procedures.** A Mineral Resource Land (MRL) Overlay District may be applied based upon the following criteria, only upon acceptance by the County of a complete application from a property owner and upon approval of a redesignation in accordance with Section 9 of this Code and processed as a comprehensive plan amendment. MRLs of long-term commercial significance are those lands from which the commercial extraction of minerals (sand, gravel, rock, and other valuable aggregate or metallic substances) can be anticipated within 20 years and which are characterized by all of the following:
  - a. Have a known or potential extractable resource in commercial quantities verified by submittal of a geologic and economic report prepared by a qualified professional;
  - b. The parcel is a minimum of ten (10) acres in size;
  - c. The subject property is surrounded by parcels no smaller than five (5) acres in size on 100% of its perimeter;
  - d. The current or future land use designation will not exceed a residential density of one dwelling unit per five acres;
  - e. Are not within any Shoreline designation, [Urban Growth Area](#) or Rural Village Center or within one-half mile of any established or potential Urban Growth Area or Rural Village Center boundary, as shown on the Official Maps of the Comprehensive Plan; and
  - f. Are not within a regulated wetland or fish and wildlife habitat area pursuant to Section 3.6.8 and 3.6.9 of this Code.
2. **Allowable and Prohibited Uses.** Allowable and prohibited uses within Mineral Resource Lands Overlay Districts are specified in Table 3.1 for the underlying designation. All uses must comply with any applicable performance standards in Section 4 and development standards in Section 6 of this UDC; unless otherwise specified in this Code.
3. **Nuisance and Disclosure Provisions.**

- a. **Nuisance.** The following shall not be considered a nuisance: Mineral resource extraction and processing activities, operations (except between 7:00 p.m. and 7:00 a.m. and on weekends), facilities or appurtenances thereof, conducted or maintained for commercial mineral resource extraction and processing purposes on land designated as Mineral Resource Land (MRL), regardless of past or future changes in the surrounding area land use or land use designation.
- b. **Disclosure.** The Disclosure statement in Section 3.6.3.b(2), *below*, shall be used under the following circumstances and in the following manner:
  - (1) Approval of any land division, land use, building, or development of lands adjacent to or within five hundred (500) feet of lands designated as Mineral Resource Land (MRL) shall be conditioned on the execution by the applicant of a statement of acknowledgment containing the disclosure statement on forms provided by the Department of Community Development. However, if a disclosure conforming to the provisions of this section has been provided for a prior permit, subsequent disclosures shall not be required.
  - (2) The required disclosure statement is as follows:

“If your real property is within five hundred (500) feet of real property within an area designated as Mineral Resource Land (MRL), you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, tree removal, odors, fumes, dust, smoke, the operation of machinery, and the storage and disposal of aggregate products. One or more of the inconveniences described may occur as a result of extraction and processing operations which are in conformance with existing laws and regulations. Jefferson County has determined that the use of certain real properties for mineral resource extraction and processing activities is necessary to ensure resource availability in the County. The County will not consider to be a nuisance those inconveniences or discomforts arising from extraction and processing operations, if such operations are consistent with commonly accepted best management practices and comply with local, state, and federal laws.”

#### 3.6.4 Environmentally Sensitive Areas District (ESA).

- a. **Purpose.** The Environmentally Sensitive Areas Overlay District (ESA) is adopted to implement the policies of the Comprehensive Plan for five types of Environmentally Sensitive Areas as defined in Sections 3.6.5–3.6.9:
  - (1) Critical Aquifer Recharge Areas.
  - (2) Frequently Flooded Areas.
  - (3) Geologically Hazardous Areas.
  - (4) Fish and Wildlife Habitat Areas.
  - (5) Wetlands.
- b. **Applicability.** Any land use or development activity which is subject to a development permit or approval under this Code may only be undertaken on land located within or containing an ESA or its buffer if the provisions of this Section 3.6.4 are met. Uses and activities in environmentally sensitive areas, or their buffers for which no permit or approval is required by any other county ordinance, remain subject to the development standards and other requirements of this Section.
- c. **Allowable Uses.** All uses shall be subject to requirements specified in Table 3.1 [and Appendix D](#) for the underlying district, unless otherwise specified in this Code.
- d. **Coverage.** This Section applies to all uses and activities within ESAs or their designated buffers unless otherwise exempt. The following permits and approvals shall be subject to and coordinate with the requirements of this section: clearing and grading; site plan approval; sewage disposal; subdivision or short subdivision; binding site plans; building permit; planned residential development; shoreline substantial development; variance; conditional use permit; certain forest practice permits (Class IV General, Class III Conversion Option Harvest Plans); other permits leading to the development or alteration of land; and rezones if not combined with another development permit. In instances where a proposal involves a parcel of real property with more than one ESA or ESA buffer, the standards that pertain to each identified ESA shall apply. When provisions of this section conflict with one another, or when provisions of this section conflict with any other local law, the provision that provides more protection to the ESA shall apply. No permit involving a designated environmentally sensitive area shall be approved unless it is determined to be in compliance with this code.

Any action taken in an Environmentally Sensitive Area designated under this section that is in violation of the standards and conditions contained herein is expressly prohibited.

Suggested revisions to UDC Section 1.4 Introductory Provisions:  
[\[Revisions recommended only to Table 1-1\]](#)

**1.4 Establishment of Land Use Districts and Official Maps.**

- 1. Land-Use Districts.** This Unified Development Code applies to the land-use designations and map symbols in Table 1-1, *below*, that are established by the Jefferson County *Comprehensive Plan* and Official Maps.

Areas subject to subarea plans fall under the guidelines of those particular regulations (see Section 3.7). The boundaries of the various land-use districts and subarea plans, are shown on the Jefferson County *Comprehensive Plan* Official Maps (see Section 1.4.2).

- 2. Official Maps.** There is hereby made a part of this Unified Development Code a series of maps that shall be known officially as the “Jefferson County Comprehensive Plan Official Maps,” (hereafter, “the Official Maps”). The Official Maps shall show all those areas of Jefferson County that fall under the jurisdiction of this Code and the designated land-use classes, [land use districts](#) and [zoning districts](#) for all areas of Jefferson County.

There shall be only one official copy of the Official Maps, which shall reside in the custody of the Jefferson County Department of Community Development. Whenever any portion of the Official Maps is legally amended, the official copy shall be altered annually to reflect the amendment.

At the time of adoption of this Unified Development Code, one copy of the Official Maps shall be filed with the Jefferson County Auditor. In addition, at least once every twelve months following the filing of the initial Official Maps with the Auditor, the Community Development Department shall make an additional copy of the Official Maps and file it with the initial Official Maps in the Auditor's office. If the Official Maps have not been amended during the twelve-month period, the Community Development Department may file with the Auditor a notice to that effect, signed by the Department Director, in lieu of a copy of the Official Maps. The purpose of these annual filings is to maintain an official record of the changes occurring over time to the land use classes and districts. At no time shall the copies of the Official Maps filed with the Auditor be altered in any way.

Where questions arise regarding the precise boundaries of any designated environment, the Administrator shall make the final determination, subject to the provisions of Section 8.6, Unified Development Code Interpretations. Unofficial copies of the Official Maps may be prepared for administrative purposes and for sale to the public.

**Table 1-1. *Comprehensive Plan*  
Land Use District Designations.**

<b>Abbreviation</b>	<b>Land Use District</b>	<b><a href="#">Zoning District (See Appendix D)</a></b>
<b><del>Future</del> Urban Growth Areas <a href="#">[Reserved]</a></b>		
<a href="#">UCA</a>	<a href="#">Urban Growth Area <del>[Reserved]</del></a>	
<a href="#">UR</a>	<a href="#">Urban Residential</a>	<a href="#">Urban Low Density Residential (ULDR)</a> <a href="#">Urban Moderate Density Residential (UMDR)</a> <a href="#">Urban High Density Residential (UHDR)</a>
<a href="#">UC</a>	<a href="#">Urban Commercial</a>	<a href="#">Urban Commercial (UC)</a> <a href="#">Visitor-Oriented Commercial (VOC)</a>
<a href="#">ULI</a>	<a href="#">Urban Industrial</a>	<a href="#">Urban Light Industrial (ULI)</a>
<b>Rural Lands</b>		

**Table 1-1. Comprehensive Plan  
Land Use District Designations.**

<b>Abbreviation</b>	<b>Land Use District</b>	<b><a href="#">Zoning District (See Appendix D)</a></b>
<b><i>Rural Commercial</i></b>		
RVC	Rural Village Center	
CC	Convenience Crossroad	
NVC	Neighborhood/Visitor Crossroad	
GC	General Crossroad	
<b><i>Rural Industrial</i></b>		
RI	Resource Based Industrial	
LI/C	Light Industrial/Commercial	
LI	Light Industrial	
HI	Heavy Industrial	
<b><i>Rural Residential</i></b>		
RR 1:5	Rural Residential 1:5	
RR 1:10	Rural Residential 1:10	
RR 1:20	Rural Residential 1:20	
<b>Resource Lands</b>		
<b><i>Agricultural Resource Lands</i></b>		
Prime AG-20	Prime Agricultural Land	
Local AG- 20	Agricultural Land of Local Importance	
<b><i>Forest Resource Lands</i></b>		
CF-80	Commercial Forest	
RF-40	Rural Forest	
IF	Inholding Forest	
<b>Master Planned Resorts</b>		
MPR	Port Ludlow Master Planned Resort	
<b>Public</b>		
PPR	Parks, Preserves and Recreation	
<u>P</u>	<u>Public</u>	<u>Public (P)</u>
<b>Overlay Designations</b>		
ESA	Environmentally Sensitive Areas	
MRL	Mineral Resource Lands	
WEPA-RR	West End Planning Area-Remote Rural	
BRPA-RR	Brinnon Planning Area- Remote Rural	
A	Airport Essential Public Facility	

**Table 1-1. Comprehensive Plan  
Land Use District Designations.**

Abbreviation	Land Use District	<a href="#">Zoning District (See Appendix D)</a>
SRT	Small-scale Recreation and Tourist	

**3. Land Use District Boundaries.**

- a. Land use district boundaries, unless otherwise indicated by natural land forms, shall follow lot lines or the centerline of streets and alleys as shown on the Official Maps. Where the street layout on the ground varies from that shown on the Official Maps, the districts shown on the Official Maps shall be applied to the streets as actually laid out so as to carry out the intent and purpose of this Code.
- b. Land use district boundary lines shall extend parallel from their landward location to a point of intersection at the center of all bodies of water. Bodies of water include all saltwater bodies, streams, and lakes.

**4. Environmentally Sensitive Area Maps.** Environmentally Sensitive Area maps are provided only as a general guide to alert the viewer to the possible location and extent of environmentally sensitive areas. The maps should not be relied upon to establish the existence or boundaries of a sensitive area nor to establish whether all of the elements necessary to identify an area as an environmentally sensitive area actually exist. However, the maps may be relied upon by the Administrator as a basis for requiring field investigation and special reports. In the event of a conflict between information shown on the maps and information shown as a result of field investigation, the latter shall prevail. At the request of an applicant, the Administrator will conduct a site visit before requiring field investigations or special reports.

The definitions and classifications provided in this Code are the controlling factors in determining the actual presence and extent of an Environmentally Sensitive Area.

## Suggested revisions to UDC Section 4.1 General Provisions:

### 4.1 General Provisions.

The performance standards provided in Section 4 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 Section 4.14, for Recreational Developments in Section 4.29, and for Small-Scale Recreation and Tourist Uses in Section 4.35. 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 Section 4 works in conjunction with the tables of allowable and prohibited [rural](#) uses in Section 3 (Tables 3.1) [and urban uses in Appendix D \(Irondale & Port Hadlock UGA Implementing Regulations\)](#), 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 “**Cd**” 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 Section 4 and would be allowed by the Administrator only if the impacts were appropriate according to the criteria set forth in Section 8 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 Section 4.

The development standards in Section 6 of this UDC would also apply to any and all project permit applications that might be brought forth to the County by an applicant.

## Suggested revisions to UDC Section 4.2 Accessory Structures:

### 4.2 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 the principal uses(s);
- 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 Appendix D](#), 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 Section 3, [or in Appendix D](#).
2. **Accessory Dwelling Units.** One accessory dwelling unit is permitted per legal lot of record as an accessory to an existing single-family dwelling 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.
  - c. **Certificate of Occupancy.** A certificate of occupancy is required pursuant to the Uniform 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.
  - 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 ordinance, accessory dwelling units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for residences and built to the Uniform 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 Appendix D](#) of this Code, and shall meet other applicable requirements of Section 4.28 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 (2) 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 Section 6. Outdoor storage of thirteen (13) or more unlicensed or inoperable vehicles is prohibited except in those districts where specified as an automobile wrecking yard or junk (or salvage) yard and allowed as a Permitted Use in Table 3-1 [or Appendix D](#) of this Code, and such storage shall meet the requirements of Section 4.10, Automobile Wrecking Yards and Junk (orSalvage) Yards. In no case, shall any such unlicensed or inoperable vehicles be stored in an Environmentally Sensitive Area.

4. **Junk Yards.** Junk yards shall be prohibited, except where permitted as specified in Table 3-1 [or Appendix D](#) of this Code and in accordance with the requirements of Section 4.10, Automobile Wrecking Yards and Junk (or Salvage) Yards.
5. **Minor Public Facility Accessory Structures.** Minor accessory additions to existing public facilities will be considered as accessory uses not requiring discretionary use review or a conditional use permit. Such minor accessory structures include, for example, a water tower or small shed at a fire station, or construction of a cover over an existing playfield at a school or park, but not, for example, construction of a new wing to a public building or construction of a major new building or structure on the site.

## Suggested revisions to UDC Section 4.8 Assembly Facilities:

### 4.8 Assembly Facilities.

The following standards apply to all assembly facilities:

1. Operators of assembly facilities such as meeting halls, community centers, churches, etc., if served by a shared private, non-paved road must mitigate the dust and road maintenance problems associated with the increased road use.
2. The storage of buses or vans over 10,000 pounds gross vehicle weight is permitted on-site only, subject to the following requirements:
  - a. The location of the parking areas for these vehicles is as indicated on an approved site plan;
  - b. No more than two large vehicles may be stored on-site at a given period of time unless screened from view of adjacent property meeting the Type A screening requirements of Section 6.13 [for such uses in rural districts and, in urban districts, subject to the screening requirements of Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\), except as otherwise provided for in Section 4 Performance and Use Specific Standards](#); and
  - c. Vehicles and vehicle parking shall not intrude into public rights-of-way or obstruct sight visibility from any driveway.
3. **Dwelling Units.** Any dwelling in conjunction with assembly facilities shall comply with the provisions governing residential uses for the district designation in which they are located.
4. **Screening.** There shall be Type-C (Section 6.13) screening along the perimeter of any parking lot that is adjacent to or across a road from residential land uses [in rural districts. Screening requirements in urban districts shall be as required in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\), except as otherwise provided for in Section 4 Performance and Use Specific Standards.](#)
5. **Associated Uses.** Uses sponsored by a community club or organization such as day schools, auditoriums used for social and sports activities, health centers, convents, pre-school facilities, or convalescent homes, shall be considered separate uses subject to the provisions of this Code for the district designation in which they are located. (See *also* Section 4.18, which provides for child care centers as accessory uses.)

## Suggested revisions to UDC Section 4.9 Automobile Fuel, Service, and Repair Stations:

### **4.9 Automotive Fuel, Service, and Repair Stations.**

Automobile fuel, service, and repair stations must conform to the following restrictions and standards:

1. Ingress and egress must be by means of driveways approved by the County Engineer and WSDOT, where applicable;
2. All driveways must be at least thirty-five (35) feet from street intersections;
3. Driveways must be not less than forty (40) feet apart and not less than fifteen (15) feet from interior property lines;
4. Parking and storage areas must be paved in accordance with specifications of Section 6 of this Code;
5. Service stations shall have a minimum of one hundred-fifty (150) feet of frontage on at least one street from which there is access;
6. Outdoor storage shall be located in the rear yard and be completely screened from view if located next to a residential district;
7. Automobile service station lighting must be adequate to permit safe nighttime operation, but must be of direct cutoff design, shielded, or placed to avoid glare or nuisance to nearby residential property and passing street traffic;
8. Any vehicle stored for more than 30 days must be screened by a Type-A landscaping screen (see Section 6.13); and
9. A Type-C landscaping screen (see Section 6.13) must be provided along all road frontages [in rural districts. Screening requirements in urban districts shall be as required in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\), except as otherwise provided for in Section 4 Performance and Use Specific Standards.](#)
10. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.

## Suggested revisions to UDC Section 4.14 Commercial Uses-Standards for Site Development:

### **4.14 Commercial Uses—Standards for Site Development.**

1. **All Commercial Uses.** The following standards apply to all commercial uses as listed in Table 3-1, [all commercial uses identified in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\)](#), and to any use determined by the Administrator to be a commercial use.
  - a. Water supplies and sewage disposal facilities adequate to serve the proposed use shall be provided. Occupancy shall not be permitted before water supplies and sewage disposal facilities are approved and installed.
  - b. Use of a County, State, or private road for access to new commercial development shall be permitted only if the applicant demonstrates that public health, safety, and welfare will be protected, and if traffic and maintenance impacts to the private road are minimized by conditions on the permit. In all cases, the use must have controlled access along the entire frontage of the lot; and be limited to one curb cut unless otherwise authorized by the County Engineer for public safety purposes.
  - c. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.
  - d. In cases where two or more commercial lots are adjacent to one another, internal and external shared access is encouraged.
  - e. [Rural commercial uses](#) shall require landscaping or screening subject to the provisions of Section 6.13; [urban commercial uses shall require landscaping or screening subject to the provisions of Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\), except as otherwise provided in UDC Section 4 Performance and Use-Specific Standards.](#)
2. **Commercial Development in Rural Designations.** The following standards apply to all commercial uses located in the rural land-use designations listed in Table 3-1, as determined by the Administrator.
  - a. The proposed use will result in minimal additional demands on services and utilities available in rural areas and will not result in more than a minimal and manageable increase in demand on community water supplies, sewage disposal systems, or roads.

## Suggested revisions to UDC Section 4.14 Commercial Uses-Standards for Site Development:

### 4.14 Commercial Uses—Standards for Site Development.

1. **All Commercial Uses.** The following standards apply to all commercial uses as listed in Table 3-1, [all commercial uses identified in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\)](#), and to any use determined by the Administrator to be a commercial use.
  - a. Water supplies and sewage disposal facilities adequate to serve the proposed use shall be provided. Occupancy shall not be permitted before water supplies and sewage disposal facilities are approved and installed.
  - b. Use of a County, State, or private road for access to new commercial development shall be permitted only if the applicant demonstrates that public health, safety, and welfare will be protected, and if traffic and maintenance impacts to the private road are minimized by conditions on the permit. In all cases, the use must have controlled access along the entire frontage of the lot; and be limited to one curb cut unless otherwise authorized by the County Engineer for public safety purposes.
  - c. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.
  - d. In cases where two or more commercial lots are adjacent to one another, internal and external shared access is encouraged.
  - e. [Rural commercial uses](#) shall require landscaping or screening subject to the provisions of Section 6.13; [urban commercial uses shall require landscaping or screening subject to the provisions of Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\), except as otherwise provided in UDC Section 4 Performance and Use-Specific Standards.](#)
2. **Commercial Development in Rural Designations.** The following standards apply to all commercial uses located in the rural land-use designations listed in Table 3-1, as determined by the Administrator.
  - a. The proposed use will result in minimal additional demands on services and utilities available in rural areas and will not result in more than a minimal and manageable increase in demand on community water supplies, sewage disposal systems, or roads.

Suggested revisions to UDC Section 4.22 Industrial Uses-Standards for Site Development:

**4.22 Industrial Uses—Standards for Site Development.**

1. **All Industrial Uses.** The following standards apply to all industrial uses as listed in Table 3-1, [all industrial uses identified in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\)](#), and to those other uses determined by the Administrator to be industrial uses.
  - a. The use of chemicals, industrial solvents, or other noxious or hazardous substances shall comply with all federal, state, and county safety, fire, structural, storage, and disposal standards.
  - b. Water supplies, wastewater, and sewage disposal facilities adequate to serve the proposed use shall be provided. Industrial wastewaters shall not be discharged into an on-site septic system and are subject to waste discharge permit requirements established by the water quality program of the Washington Department of Ecology.
  - c. Retail sales and services incidental to a principally permitted use are allowable, *provided*:
    - (1) The operations are contained within the main structure which houses the primary use;
    - (2) Retail sales occupy no more than 15 percent of the total building square footage;
    - (3) No retail sales or display of merchandise occurs outside the structure; and
    - (4) All products offered for retail sales on the site are manufactured, warehoused, or assembled on the premises (except for products sold at colleges or technical schools).
  - d. No use shall be made of equipment or material which produces unreasonable vibration, noise, dust, smoke, heat, glare, odor, or electrical interference to the detriment of the quiet use and enjoyment of adjoining property.
  - e. Use of a County access road or private road for access to new industrial development shall be permitted only if the applicant demonstrates that public health, safety and welfare will be protected, and if traffic and maintenance impacts to the private road are minimized by conditions on the permit.
  - f. Development standards, including parking, visual screening and landscaping requirements, shall be as specified in Section 6, Development Standards [for rural industrial uses and as specified in Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\) for urban industrial uses, except as otherwise provided for in UDC Section 4 Performance and Use-Specific Standards.](#)
2. **Light Industrial Uses—Additional Standards.** All operations other than loading and unloading shall be conducted within a fully enclosed building, [except for concrete batch plants located in an urban district subject to the requirements of UDC Section 4 Performance and Use Specific Standards.](#)

## Suggested revisions to UDC Section 4.25 Manufactured/Mobile Home Parks:

### **4.25 Manufactured/Mobile Home Parks.**

The following standards apply to all non-transient manufactured and mobile home parks:

1. All new manufactured/mobile home parks [in rural districts](#) shall be subject to the Planned Rural Residential Development Overlay District.
2. At least 50 percent of the site shall be maintained in open space.
3. Dwelling units shall be separated by a minimum of 15 feet.
4. To enhance appearance and provide open space, a thirty-foot landscaped area shall be provided on all sides and rear yards surrounding the development.
5. A common storage area shall be provided at a ratio of 50 square feet per dwelling unit.
6. Units shall be oriented in a manner that avoids repetitive siting, encourages privacy, and is compatible with the site layout and topography.
7. Units shall have skirting or permanent decks installed to obscure chassis prior to occupancy.
8. A mobile home park may include a storage area for recreational vehicles owned by residents of the park, provided that the storage area contains no utility hook-ups and that no RV within the storage area shall be used as living quarters.
9. A carport or garage may be attached to a mobile home as an accessory use.
10. Accessory structures shall be located no closer than 10 feet to mobile homes on adjacent spaces.
11. The interior road network shall meet County standards.

## Suggested revisions to UDC Section 4.31 Residential Care Facilities:

### 4.31 Residential Care Facilities and Nursing Homes.

1. The following apply to all residential care facilities:
  - a. Residential care facilities housing five (5) or fewer residents, other than staff, are permitted outright in all residential districts. Residential care facilities housing more than five (5) residents in rural residential districts are conditional uses subject to the applicable requirements of this Code;
  - b. Conditional use approval is contingent upon containing and maintaining state licensing for operation of the facility. Conditional use approval terminates when the state license is no longer in effect. Furthermore, any increase in the number or change in the class of residents authorized by the state license terminates approval unless a new conditional use authorization is obtained for the new class or number of residents.
  - c. In rural residential districts, the maximum number of residents permitted in a facility is twenty (20), exclusive of staff.
  - d. In rural residential districts, the minimum lot size shall be five (5) acres.
  - e. **Minimum Off-Street Parking.** One (1) space shall be required for each vehicle permanently located at the facility or operated on a daily basis in connection with the facility and one (1) for each employee. All parking spaces shall meet the standards of Section 6.
2. The following standards apply to all nursing/convalescent homes and assisted living facilities for the elderly:
  - a. The provider shall demonstrate compliance with state licensing requirements.
  - b. The maximum number of residents permitted in such a facility in a rural residential district shall be twenty (20), exclusive of staff. Within the Rural Village Center, Neighborhood Visitor Crossroad, and General Crossroad commercial designations, where such facilities are allowed, the maximum number of residents allowed shall be forty (40), exclusive of staff.

## Suggested revisions to UDC Section 4.32 Mini-Storage Facilities:

### **4.32 (Mini) Storage Facilities.**

The following standards apply to all residential (mini) storage facilities:

1. The site shall be contiguous to a designated arterial or collector road, although access may or may not be directly onto such arterial or collector, as determined through the review process;
2. All street frontages, other property lines and outdoor storage areas shall be landscaped or screened in accordance with Section 6.13 [for such uses in rural districts, and in accordance with the provisions of Appendix D of the UDC \(Irondale & Port Hadlock UGA Implementing Regulations\) in urban districts, except as otherwise provided for in UDC Section 4 Performance and Use Specific Standards;](#)
3. All access, travel surface, loading areas, and building aprons shall be constructed of an all weather surface;
4. Signing shall be limited to on-premises signage and shall meet the standards of Section 6.15;
5. Exterior lighting shall meet the standards of Section 6.14;
6. The Approving Authority may require exterior modifications of structures, including use of architectural features or details, materials for siding and roofing, reduction of building mass and number of units when necessary to assure compatibility with adjoining residential districts; and
7. Use of the facility shall be limited to the storage of excess personal property. No commercial business or other similar activities shall be conducted on the premises.

## **Suggested revisions to UDC Section 6.10, Parking: [Only Selected Portion Shown]**

- 2. Parking Access Standards.** All parking facilities shall be developed consistent with the following access standards:
  - a. Joint accesses for commercial, industrial and multi-family residential uses should be utilized whenever feasible.
  - b. All ingress and egress to a parking lot ~~containing four (4) or more parking spaces~~ accessing an arterial or collector roadway shall be developed so vehicles entering and leaving the parking lot are headed in a forward motion.
  - c. Access points shall be located in a manner consistent with the standards of the Jefferson County Department of Public Works or WSDOT, where applicable.
  - d. Limited access provisions shall be required when deemed necessary by the Jefferson County Department of Public Works or WSDOT, where applicable.
- 3. General Off-Street Parking Construction Standards.**
  - a. All required off-street parking shall be provided with an all-weather surface as required by the Jefferson County Department of Public Works.
  - b. Grading work for parking areas shall meet the requirements of the Uniform Building Code. Drainage and erosion or sedimentation control facilities shall be provided in accordance with Sections 6.6.2 and 6.7 of the UDC.
  - c. Wheel stops, striping, or similar measures are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, rights-of-way, or landscaped areas.
  - d. Any lighting installed in parking areas shall be consistent with the requirements of Section 6.14.