

**Jefferson County
Irondale & Port Hadlock UGA**

**Implementing Development Regulations
Unified Development Code Appendix D**

***Adopted by Ordinance No. 10-0823-04
August 23, 2004***

Purpose

The purpose of this section is to establish land use controls and regulations for the unincorporated Irondale & Port Hadlock Urban Growth Area consistent with the adopted Jefferson County Comprehensive Plan.

Establishment of Urban Growth Area (UGA) Land Use and Zoning Districts.

<i>Urban Growth Area (UGA)</i>	
Land Use Districts	Zoning Districts
Urban Residential	Urban Low Density Residential (ULDR) Urban Moderate Density Residential (UMDR) Urban High Density Residential (UHDR)
Urban Commercial	Urban Commercial (UC) Visitor-Oriented Commercial (VOC)
Urban Industrial	Urban Light Industrial (ULI)
Public	Public (P)

Purpose of UGA Land Use and Zoning Districts

The purposes of the land use and zoning districts are as follows:

Urban Commercial (UC)—The purpose of the Urban Commercial designation is to provide for a wide range of commercial activities and compatible residential use that provide for community and regional goods and services for residents of the UGA and surrounding areas of Eastern Jefferson County as well as the traveling public.

Visitor-Oriented Commercial (VOC)—The purpose of the VOC designation is to recognize the unique area of the Old Alcohol Plant and provide for multi-use commercial and residential uses and for visitor-oriented lodging, goods and services, and urban residential development opportunities consistent with the historical and tourism-related character of the area.

Urban Low Density Residential (ULDR)—The purpose of the ULDR district is to provide for areas of single-family urban residential development that are separate from commercial and industrial uses and activities.

Urban Moderate Density Residential (UMDR)—The purpose of the UMDR district is to provide for areas of mixed single-family and moderate density multi-family urban residential development.

Urban High Density Residential (UHDR)—The purpose of the UHDR district is to provide for areas of high density multi-family residential.

Urban Light Industrial (ULI)—The purpose of the ULI designation is to allow for low intensity and low nuisance potential industrial uses and.

Public (P)—The purpose of the P designation is to provide for the siting of important public facilities and services compatible.

Use Tables

This section establishes whether a specific use is allowed, prohibited, conditional or otherwise designated. See Attached Permitted Use Table.

Table 1-1: Allowable and Prohibited Uses

How To Use This Table

Table 1-1 displays the classifications of uses for UGA Zoning Districts.

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.
- A development proposal 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.
- 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.

Categories of Uses

- Yes** = 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.
- D** = 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.
- C** = Conditional uses, subject to criteria, public notice, written public comment and public hearing procedure; see Section 8.8
- C(a)** = Conditional uses, subject to criteria, public notice, written public comment, and an administrative approval procedure, but not a public hearing; see Section 8.8
- C(d)** = 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
- No** = Prohibited use.

**TABLE 1-1
Allowable & Prohibited
Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Residential Uses							
Single-Family Housing							
Single Family Residences	Existing Only	Yes	Yes	Yes	No	No	No
Duplexes (subject to meeting underlying density requirements)	Existing Only	Yes	Yes	Yes	No	No	No
Manufactured/Mobile Home Parks	Existing Only	No	Yes	Existing Only	Yes	No	No
Multi-Family Housing							
Multifamily Residential Units (3+ Units)	Yes [1]	Yes	No	Yes	Yes	No	No
Residential Adult Care Facilities	Yes	No	Yes	Yes	Yes	No	No
Nursing/Convalescent/Assisted Living Facilities	Yes	No	Yes	Yes	Yes	No	No

1 Only allowed in the UC zone as part of a multi-story mixed use commercial development with residential units located above permitted ground floor commercial uses.

**TABLE 1-1
Allowable & Prohibited
Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Accessory Uses							
Accessory Dwellings Units	Yes	Yes	Yes	Yes	Yes	No	No
Home Businesses	Yes	Yes	Yes	Yes	Yes	No	No
Cottage Industries	Yes	No	No	No	No	No	No
Commercial Uses							
Animal Shelters & Kennels, Commercial	Ca	Ca	No	No	No	No	No
Aquaculture	Yes	Yes	No	No	No	Yes	No
Automobile Service Station	Yes	Yes	No	No	No	No	No
Automobile Repair and/or Restoration	Yes	Yes	No	No	No	Yes	No
Automobile (Car) Wash	Yes	Yes	No	No	No	No	No
Automobile Sales	Yes	No	No	No	No	No	No
Bakery	Yes	Yes	No	No	No	No	No
Banks & Credit Unions	Yes	Yes	No	No	No	No	No
Bed & Breakfast Residence	Yes	Yes	Yes	Yes	Yes	No	No

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Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC	
Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public	
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Billiard Parlor	Yes	Yes	No	No	No	No	No
Blueprinting & Photostatting	Yes	No	No	No	No	Yes	No
Boat Building & Repair	Yes	Yes	No	No	No	Yes	No
Boat Sales & Storage	Yes	Yes	No	No	No	Yes	No
Bowling Alley	Yes	Yes	No	No	No	No	No
Building Supply & Hardware Store	Yes	No	No	No	No	No	No
Child Day Care, Commercial	Yes	Yes	Yes	Yes	Yes	No	No
Clinics (Medical, Dental, and Vision) & Veterinary Clinics and Hospitals	Yes	Yes	No	No	No	No	No
Convenience Store	Yes	Yes	No	No	No	No	No
Contractor Yards (Commercial Excavating)	Yes	No	No	No	No	Yes	No

**TABLE 1-1
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Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC	
Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public	
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Drinking Establishment	Yes	Yes	No	No	No	No	Yes
Eating Establishment	Yes	Yes	No	No	No	Yes [2]	Yes
Entertainment Facility, Indoor	Yes	Yes	No	No	No	No	Yes
Entertainment Facility, Outdoor	Yes	Yes	No	No	No	No	Yes
Grocery Store	Yes	Yes	No	No	No	No	No
Gift Shop	Yes	Yes	No	No	No	No	No
Liquor Store	Yes	Yes	No	No	No	No	No
Lodging Facilities (Incl. Motel/Hotel) ³	Yes	Yes	No	No	No	No	No
Lumber Yard	Yes	No	No	No	No	No	No
Mini-Storage Facilities	No	No	No	No	No	Yes	No

² Maximum building size of 800 square feet

³ Hotel/Motel Rooms are not Dwelling Units and shall not subject to residential density requirement

**TABLE 1-1
Allowable & Prohibited
Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Warehouse/Moving Storage	Yes	No	No	No	No	Yes	No
Personal and Professional Services	Yes	Yes	No	No	No	No	No
Retail Sales and Services	Yes	Yes	No	No	No	No	No
Un-named Commercial Uses	D	D	No	No	No	No	No
Industrial Uses							
Asphalt Batch Plants	No	No	No	No	No	No	No
Concrete Batch Plants	No	No	No	No	No	Yes	No
Bulk Fuel Storage Facilities	No	No	No	No	No	C	No
Feedlots	No	No	No	No	No	No	No
Heavy Equipment Sales & Rental Services	Yes	No	No	No	No	Yes	No
Heavy Industry	No	No	No	No	No	No	No
Light Industry	No	No	No	No	No	Yes	No

**TABLE 1-1
Allowable & Prohibited
Uses**

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	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Outdoor Storage Yards	Yes	No	No	No	No	Yes	No
Resource Processing, Accessory to Extraction Operations	No	No	No	No	No	Yes	No
Mining & Mineral Extraction Activities	No	No	No	No	No	Yes	No
Recycling Center	C	No	No	No	No	Yes	Yes
Warehouse/Wholesale Distribution Center	Ca	No	No	No	No	Yes	No
(Automobile) Wrecking & Salvage Yards	No	No	No	No	No	Yes	No
Un-named Industrial Uses	No	No	No	No	No	D	No
Institutional Uses							
Essential Public Facilities	See UDC Section 3.3.5						
Public Purpose Facilities							

TABLE 1-1
Allowable & Prohibited
Uses

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
• College or Technical School	Yes	C	No	No	No	Yes	Yes
• Emergency Services (Fire, Police, EMS)	Yes	Yes	C	C	C	Yes	Yes
• Government Offices	Yes	Yes	No	No	No	No	Yes
• Library/Museum/Post Office	Yes	Yes	No	No	No	No	Yes
• Parks	No	Yes	Yes	Yes	Yes	No	Yes
• Public Works Maintenance/Equipment Storage Shops	Yes	No	No	No	No	Yes	Yes
• Recycling Collection Facilities	Yes	Yes	Ca	Ca	Ca	Yes	Yes
• School, Primary & Secondary	Yes	Yes	C	C	C	No	Yes
• Visitor/Community Center	Yes	Yes	Cd	Cd	Cd	No	Yes
• Water & Wastewater Treatment Facilities	Yes	Yes	Cd	Cd	Cd	Yes	Yes
Cemeteries	No	No	Cd	Cd	Cd	No	Yes
Church	Yes	Yes	Cd	Cd	Yes	No	No

**TABLE 1-1
Allowable & Prohibited
Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Non-profit Club or Lodge, private	Yes	Yes	Cd	Cd	Yes	No	No
Un-named Institutional Facilities	D	D	D	D	D	D	D
Transportation Uses							
Park and Ride Lots/Transit Facilities	Yes	Yes	Cd	Cd	Cd	Yes	Yes
Trails & Paths, public or private	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Un-named Transportation Uses	D	D	D	D	D	D	D
Utility Uses							
Commercial Communication Facilities	See UDC Section 4.13						
Utility Developments, Major	C	C	C	C	C	C	C
Utility Developments, Minor	Ca	Ca	Ca	Ca	Ca	Ca	Ca
Un-named Utility Uses	D	D	D	D	D	D	D

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Allowable & Prohibited
Uses**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) ZONING DISTRICTS							
	COMMERCIAL		RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial	Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Specific Land Use	UC	VOC	ULDR	UMDR	UHDR	ULI	P
Agricultural & Forestry Uses							
Agricultural Uses and Activities	No	No	Existing Only	No	No	Yes	No
Agricultural Processing, Heavy	No	No	No	No	No	Yes	No
Aquatic Plant & Animal Processing & Storage	No	No	No	No	No	Yes	No
Lumber Mill, Stationary	No	No	No	No	No	No	No
Nurseries	Yes	No	No	No	No	No	No
Un-named Agricultural & Forestry Uses	D	D	D	D	D	D	D

Density, Dimension and Open Space Standards

This section establishes specific density and dimensional standards for new urban development within the UGA.

**TABLE 2-1
Density & Dimensional
Standards**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) DENSITY & DIMENSIONAL STANDARDS						
	COMMERCIAL	RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial/ Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Development Standard	UC/VOC	ULDR	UMDR	UHDR	ULI	P
Allowed Residential Density	7-24 units/acre 4	4-6 units/acre	7-14 units/acre	14-24 units/acre	N/A	N/A
<p><i>[Note: Standard densities apply to development with connection required to sanitary sewer system. On-Site Sewer Code allows minimum 12,500 s.f. lot for on-site septic systems with waivers possible to approximately minimum 7,500 s.f. However Code does not allow waivers less than 12,500 s.f. for lots within Critical Aquifer Recharge Areas. Therefore standard density in the ULDR zone (inside CARAs and outside of 20-year Sewer Service Area) is approximately 3.5 du's/acre. Standard density of 4 du's/acre in the ULDR zone (outside CARAs and outside of 20-year Sewer Service Area) may be achieved only by compliance with the waiver provisions of the On-Site Septic Code. Maximum density of 6 du's/acre in the ULDR only achievable by connection to sanitary sewer(allowed within the Optional Sewer Service Area Overlay)</i></p>						
Minimum Lot Area	None Specified. Lot sizes shall be sufficient to meet the Public Health and Environmental Protection Standards contained in the Jefferson County Regulations. Ability to subdivide is regulated by the permitted development density.					

4 Residential development within the Urban Commercial (UC) zone only allowed as an upper story mixed-use component of permitted ground floor commercial activities.

**TABLE 2-1
Density & Dimensional
Standards**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) DENSITY & DIMENSIONAL STANDARDS						
	COMMERCIAL	RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial/ Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Development Standard	UC/VOC	ULDR	UMDR	UHDR	ULI	P
Minimum Front or Street Setbacks	<i>[NOTE: The administrator may alter the local access road setback requirements for subdivisions, provided that pedestrian facilities are constructed and that reduced sightlines for vehicular traffic do not create a public safety concern.]</i>					
Local Access Roads	20	20	20	20	20	20
▪ <i>Alleys</i>	0	0	0	0	0	0
▪ <i>Private Roads</i>	10	10	10	10	10	10
Minor Collector	20	20	20	20	20	20
Major Collector	15	30	30	30	30	30
Minor Arterial	30	30	30	30	30	30
Principal Arterial	35	35	35	35	35	35
Minimum Rear & Side Yard Setbacks (see Key Notes)[5]	5	5	5	5	10	20

[5] *Special Rear and Side Setbacks [See also Notes to Table 2-1 on page 20, No. 8]:*

- *Wherever a light industrial use is proposed to abut a commercial or residential use or zone the setback shall be twenty-five (25) feet, unless otherwise specified in this Code.*
- *Wherever a commercial use is proposed to abut a residential use or zone the setback shall be ten (10) feet, unless otherwise specified in this Code.*

**TABLE 2-1
Density & Dimensional
Standards**

IRONDALE & PORT HADLOCK URBAN GROWTH AREA (UGA) DENSITY & DIMENSIONAL STANDARDS						
	COMMERCIAL	RESIDENTIAL			INDUSTRIAL	PUBLIC
	Urban Commercial/ Visitor Oriented Commercial	Urban Low Density Residential	Urban Moderate Density Residential	Urban High Density Residential	Urban Light Industrial	Public
Development Standard	UC/VOC	ULDR	UMDR	UHDR	ULI	P
Maximum Building Dimensions	<i>[NOTE: Maximum Building Height recommended for increase from 35' to 70' in all commercial/industrial zones as well as the Public and Urban High Density zone to allow for and accommodate increased densities and mixed use "residential-over-commercial" development in the Urban Commercial zone]</i>					
Building Height (feet)	70	35	35	70	70	70
Lot Coverage, Buildings only (%)	No maximum*	60	70	70	No maximum*	
Total Building Size (sq. ft.)	None Specified					

*Adequate space must be provided for required parking, setbacks, landscaping, utilities, septic system (if no sewer available) and storm water management facilities, as applicable.

Notes to Table 2-1:

1. Fences are exempt from setback requirements, except in the jurisdiction of the Shoreline Master Program (SMP) or when impairing safe sight lines at intersections, as determined by the County Engineer.
2. Setbacks do not apply to mailboxes; wells; pump houses; bus shelters; septic systems and drainfields (except in the SMP); landscaping (including berms); utility apparatus such as poles, wires, pedestals, manholes, and vaults. No other structures or communication devices (such as antennas, satellite dishes) shall be located in the front setback area unless approved by the Administrator. The Administrator may reduce the minimum front road setbacks if the strict application of such setback would render a legal lot of record unbuildable under the provisions of this Code.
3. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, skylights, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.
4. Structures used for the storage of materials for agricultural activities are exempt from the maximum building height requirements.
5. Approved subarea plans may establish different bulk and dimensional requirements for those areas.
6. “N/A” = Not Applicable.
7. **Road Classifications.** To clarify the setbacks for urban development activities within the UGA consistent with the requirements of this section, the following road designations shall apply:
 - **Principal arterials.** None classified in the UGA.
 - **Minor arterials.** SR 19 (Rhody Drive)
 - **Major collectors.** SR 116 (Ness’ Corner Road, Oak Bay Road to Flagler Road and Flagler Road), Chimacum Road, Irondale Road.
 - **Minor collectors.**
 - **Local Access Roads.**
 - Alleys
 - Private Roads
8. The special side and rear setbacks provided in Table 2-1 shall also apply to outbuildings for residential or agricultural uses such as detached garages, storage sheds or tool sheds, except for existing lots of record less than five (5) acres wherein the minimum rear and side yard setbacks for outbuildings shall be five (5) feet.

Development Requirements and Performance Standards

The following development requirements and performance standards apply to all property proposed for development within the Irondale & Port Hadlock Urban Growth Area (UGA). No development approval shall be given, and no building permit shall be issued, unless the proposed development is in compliance with the provisions of this section and Section 6, Development Standards, of the Jefferson County Unified Development Code (UDC).

Development within the Irondale & Port Hadlock UGA shall be governed by the following level of service standards.

1. Street Standards. As a condition of any development approval within the Irondale & Port Hadlock UGA, the property owner shall construct streets which the County determines are consistent with the adopted urban street standards in Jefferson County Unified Development Code Section 6.8. .
2. Water Service. As a condition of any development approval within the Irondale & Port Hadlock UGA, the property owner shall obtain a certificate of water availability for the proposed use from Jefferson PUD #1 and connect to the PUD #1 water system. Fire flow requirements shall be as specified by the Jefferson County Fire Marshal.
3. Storm Drainage. As a condition of any development approval, the property owner shall construct surface and storm water management improvements as determined by the County to be consistent with the surface water management standards adopted in Jefferson County Stormwater Management Plan.
4. Sanitary Sewer Service.
 - A. **Sewer Service Area**. As a condition of any new development approval or major modification to an existing commercial, industrial, or multi-family residential use located within a sanitary sewer service area, as identified in the adopted *General Sewer Plan for the Irondale and Port Hadlock Urban Growth Area*, the property owner **must** obtain confirmation of sewer availability from the sewer agency provider, prior to development approval and **must** connect to the existing sewer line.
 - B. **Optional Sewer Service Area**. If the proposed use or major modification is located within a planned “optional” sewer service area as identified in the adopted *General Sewer Plan for the Irondale and Port Hadlock Urban Growth Area*, the property owner **may either** construct an on-site septic system consistent with the requirements of Jefferson County Code 8.15 **or**

upon confirmation of sewer availability from the sewer agency provider, connect to the existing sewer line.

- C. **Unsewered Areas.** If the proposed use or major modification is located outside of a planned 20-year sewer service area (including planned “optional” sewer service areas), the property owner must construct an on-site septic system consistent with the requirements of Jefferson County Code 8.15. Development within identified Critical Aquifer Recharge Areas, as identified in Section 3.6.5. of the UDC, shall also meet the requirements of UDC Section 6.18, On-Site Sewage Disposal Best Management Practices in Critical Aquifer Recharge Areas.
- D. **Interim On-Site Septic Systems.** If a septic system is proposed for placement in a planned and adopted 20-year sewer service area, for interim use prior to sewer availability, the County shall issue any approval for the septic system with a condition that it be decommissioned and the property connected to the sewer system within one year of sewer extension. Such on-site septic systems shall be professionally sited, designed, installed, monitored and maintained according to the following criteria:
- Meeting the requirements of the Jefferson County Health Department, Washington State Department of Health, or Washington State Department of Ecology, as appropriate
 - Consider advanced forms of pretreatment prior to discharge into the soil.
 - Consider proprietary pretreatment devices to refine high strength commercial wastes prior to soil treatment and disposal.
 - Disinfection prior to disposal into more sensitive environments.
 - System maintenance and monitoring by certified professionals under a program managed by the Jefferson County Health Department.
- E. **Interpretations.** Within this section, “new development” and “major modification” means any development that requires wastewater/sanitary sewer provisions which cannot be met with an existing system. Nothing in this section shall be construed as prohibiting the placement of an on-site septic system in the UGA, unless the property is located within an existing sewer service area which has capacity to accommodate the proposed development.
- F. **No Protest Agreement.** In addition, as a condition of development approval and for all property owned by the same owner in a Local Improvement District (LID), the owner shall sign an agreement not to protest a future LID or other pro rata sharing of costs to construct and

extend public sewer to the property within the next 20 years, if deemed necessary as part of urban level of service phasing plan in the Capital Facilities Plan for the UGA.

5. Other Facilities and Services. [RESERVED]

6. Credit for Prior Contributions and Infrastructure Improvements. All of the agreements not to protest formation of local improvement districts or other pro rata cost sharing arrangements described in the previous sections above shall include credit for any contributions or facility construction already made or completed by the individual property owners (or their predecessor) for the particular urban public facility or service contemplated by the Capital Facilities Plan.

Landscaping

Landscaping for urban commercial, industrial, mixed-use, and multi-family developments in the UGA shall comply with the following standards and shall be exempt from the rural provisions of Jefferson County UDC Section 6.13, Landscaping/Screening.

Landscaping Definitions

1. “Visual screen” means evergreen and deciduous trees (no more than fifty (50) percent deciduous) planted twenty feet on center, two (2) shrubs planted between each pair of trees and groundcover.
2. “Visual buffer” means evergreen and deciduous trees (no more than seventy-five (75) percent deciduous) planted thirty (30) feet on center, two (2) shrubs planted between each pair of trees, and groundcover.

Plant Standards

1. Deciduous trees must be one and one-half (1-1/2) inches diameter at chest height (4.5 feet from ground level) and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.
2. Evergreen trees must be four (4) feet in height and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.
3. Ground cover is low evergreen or deciduous plantings at three foot spacing in all directions.
4. Shrubs must be a minimum of thirty (30) inches in height or four (4) gallons and must have a survivability rate of 100 percent after one year and eighty (80) percent after two (2) years of planting.

5. The retention of existing natural vegetation in place of new plants is encouraged and allowed. The use of existing native and/or drought-tolerant landscape materials shall be utilized whenever possible, and may be used in-lieu or in combination with existing plantings to demonstrate substantial consistency with the requirements of this section.

Screening Standards

1. New or expanding commercial or industrial land uses within commercial or industrial zones shall provide a five (5) foot visual buffer along all street frontages between the street and on-site parking areas and a ten (10) foot visual screen along any property line abutting a residential zoning district to minimize aesthetic impacts to residential properties.
2. New multifamily dwellings over four (4) dwelling units in residential zones shall provide a five (5) foot visual buffer along all street frontages.

Alternative Designs

Alternative designs may be allowed if, upon review by the Administrator, they are determined to provide landscaping substantially equivalent to the standards in this section.

Parking and Pedestrian Circulation

Parking for all new development shall comply with Jefferson County UDC Section 6.10, Parking and UDC Section 6.11, Off-Street Loading Space Requirements. Pedestrian facilities shall be provided in accordance with UDC Section 6.9, Pedestrian Circulation.

Lighting

Lighting shall comply with the standards set forth in Jefferson County UDC Section 6.14, Lighting.

Signs

No sign shall hereafter be erected or used for any purpose or in any manner in the Urban Growth Area except as permitted by the regulations of this section. All signs subject to this section shall be subject to approval and issuance of a sign permit by the Administrator according to a Type 1 permit approval process as specified in Section 8 of the UDC. The Administrator may waive certain requirements of this section or require additional conditions for any sign permit, if deemed necessary to maintain consistency with the *Comprehensive Plan*.

1. **Prohibited Signs.** The following signs are prohibited:
 - a. Abandoned signs;
 - b. Billboards;
 - c. Flashing, revolving or moving signs, excepting clocks and electronic reader boards allowed within urban commercial zones;
 - d. Off-site signs which advertise a business;
 - e. Signs or sign structures, which by coloring, shape, working, or location resemble or conflict with traffic-control signs or devices.
 - f. Signs which create a safety hazard for pedestrians or vehicular traffic; and
 - g. Signs attached to utility poles or traffic signs.
2. **Exemptions.** The following signs are exempt from the provisions of this Section:
 - a. Traffic and standardized public signs installed by a government entity;
 - b. Window and merchandise displays, point of purchase advertising displays such as product dispensers and barber poles;
 - c. National flags, flags of a political subdivision, and symbolic flags of an institution or business;
 - d. Legal notices required by law;
 - e. Historic site plaques and markers and gravestones;
 - f. Personal signs displaying personal messages such as "yard sale" or "no trespassing" not to exceed eight (8) square feet;
 - g. Political campaign signs posted for a primary or general election provided they are removed by the candidate or landowner within 10 days following the election terminating candidacy;
 - h. Structures intended for separate use, such as recycling containers and phone booths;
 - i. Real estate signs; and
 - j. Lettering painted on or magnetically flush-mounted onto a motor vehicle operating in the normal course of business.
3. **Design Standards.** Signs regulated by this section include signs that are attached to the building (e.g., façade, projection or wall signs) and signs that are set apart from the building (e.g., freestanding or monument signs). All signs must meet the following standards:
 - a. The following standards apply to the illumination and illustration of signs:
 - (1) The illumination of signs shall be shaded, shielded, or directed so the light intensity or brightness shall not adversely affect surrounding properties or public and private rights-of-way or create a hazard or nuisance to the traveling public, or to surrounding properties.
 - (2) No sign or part thereof shall consist of rotating, revolving, or moving parts; consist of banners, streamers, or spinners; or involve flashing, blinking, or alternating lights. Two exceptions to this standard are 1) temporary signs associated with local festivals, fairs, parades, or special events pursuant to Section 6.15.4(a); and 2) electronic reader board signs or message boards

which are only allowed within urban commercial districts, subject to the requirements of this Code.

- b. Sign size shall be regulated as follows:
 - (1) There is no maximum sign size for businesses in the commercial and industrial districts in the Irondale & Port Hadlock UGA except as specified in this section. Multi-tenant developments in urban commercial and industrial districts may have one (1) free-standing sign, 64 square feet in size plus 15 sq. ft. for each occupant, for each access point, commonly identifying the businesses within multi-tenant developments provided such signs total no more than 100 square feet (100 sq.ft.) in aggregate. The maximum size for signs placed on a multi-tenant building identifying individual occupants shall be no larger than fifteen (15) square feet per occupant.
 - (2) The square footage of signs shall be calculated by the outside dimensions necessary to frame the information displayed. No sign mounted on a building shall extend above or beyond the eave, rake, or parapet of the wall on which it is mounted. Any sign projecting beyond six (6) inches from a perpendicular wall shall be at least six (6) feet eight (8) inches above grade.
 - (3) Directional, identification or advertising signs for any use located in any urban residential district shall not exceed thirty-two (32) square feet, with the exception of institutional use signs, which shall not exceed sixty-four (64) square feet.
 - (4) Free standing signs with reader boards for a single business shall be no larger than one-hundred twenty-eight (128) square feet.
- c. Uses located in any urban commercial or industrial land use districts shall have no more than two (2) on-premise signs, except as allowed in this section for multi-tenant developments.
- d. Signs attached to or painted against the structure to which it relates shall not be computed as a part of the overall total square footage, or number of signs allowed.
- e. All signs shall be continuously maintained. Signs that present a public hazard as determined by the Jefferson County Building Official or Department of Public Works shall be subject to abatement.
- f. The design of free-standing signs shall include measures to restrict vehicles from passing beneath them, unless otherwise permitted by the Jefferson County Department of Public Works. All free standing pole signs or projecting signs shall provide pedestrian clearance to a minimum of eight feet (8'), where applicable.
- g. Signs should be incorporated into the landscaping of the site when landscaping is provided.
- h. No signs, other than those related to water dependent uses, such as a marina, are permitted to face seaward, excepting signs relating to safety concerns, such as cable-crossing, construction-dredging, fuel area, etc.
- i. No sign shall be placed in the public right-of-way or in the vision clearance triangle of intersections and curb cuts, unless otherwise approved by the Jefferson County Department of Public Works.

- 4. Specialty Signs.** Specialty signs may be established when consistent with the standards set forth below:
- a. Signs and banners promoting public festivals, community or special events, and grand openings may be displayed up to thirty (30) days prior to the event, and shall be removed no later than seven (7) days after the event. The sponsoring entity is responsible for sign removal. Event signs may be located “offsite.”
 - b. Signs which identify a recognized community or unincorporated place are permitted at each entrance to the community. Said signs are limited to one (1) per entrance, and may not exceed sixty-four square feet (64 sq.ft.) or eight feet (8') in height. Signs relating to clubs, societies, orders, fraternities and the like shall be permitted as part of the community sign.
 - c. Businesses may erect temporary on-site sandwich board signs subject to the following criteria:
 - (1) No more than two (2) sandwich board signs may be erected per business;
 - (2) Sandwich board signs shall not exceed four feet (4') in height or three feet (3') in width;
 - (3) Sandwich board signs shall be displayed during business hours only;
 - (4) Sandwich board signs shall not be placed on sidewalks; and,
 - (5) Sandwich board signs shall not be placed in public road rights-of-way unless approved by the Jefferson County Department of Public Works.
 - d. Off-site signs may only be allowed when they meet all of the following standards:
 - (1) Are directional in nature;
 - (2) Located on private property along a major or minor arterial;
 - (3) Located no more than six hundred (600) feet from an intersection;
 - (4) No larger than twelve (12) square feet
- 5. Non-Conforming Signs.** Legally established signs in place prior to the adoption of these standards and not in conformance with these standards shall be considered legal, non-conforming signs, and may remain as provided below:
- a. Non-conforming off-premise signs shall be removed within five (5) years of adoption of this Code. Until then, such signs must be continually maintained, not relocated, and not structurally altered. Non-conforming off premise signs may be replaced by off-site directional signs as allowed in this section.
 - b. Non-conforming on-premise signs may remain provided they are continually maintained, not relocated, and not structurally altered.
 - c. Billboards which are in place prior to the adoption of this Code may remain provided they are continually maintained, not relocated, and not structurally altered.

Design Standards [RESERVED]

Site Plan Approval Required in the Irondale & Port Hadlock UGA

In the Irondale & Port Hadlock UGA prior to the provision of public sewer or public water to a site, any approval for a commercial, industrial, mixed-use, multi-family, high density residential, or single-family residential subdivision in the ULDR zone (within the Optional Sewer Service Area) is required to include a site plan which:

- Complies with the applicable health regulations and other Jefferson County development and building regulations (e.g., critical areas, storm water management, etc.)
- Provisions for the septic needs of the current proposal and shows how the remainder of the site will accommodate and not preclude urban services and densities, and
- Provides for future sanitary sewer connection and other utilities.

The site plan prepared under this section and reviewed and approved by the Administrator, shall address the following: buffers, landscaping, traffic access and parking standards, current septic and future sanitary sewer provisions, height and scale in relation to surrounding uses and future uses, vegetation removal, storm water, potable water, and lot coverage.

Development of the site shall be consistent with the approved site plan. Minor modification to the site plan may be allowed by the Administrator, provided that all other regulations and conditions placed on the approval are met.