

PLANNING ADVISORY COMMISSION AGENDA

June 27, 2022

Mason County Building 1 - Commission Chambers via [ZOOM](#)
411 N. 5th Street, Shelton, WA 98584

1. 6:00pm - Call to Order

- a. Roll Call
- b. Approval of Meeting Summary- March 21, 2022, Regular Meeting
- c. Approval of Changes to Agenda by Commissioners or Staff (if any)
- d. Conflict of Interest Inquiry
- e. Next Meeting Date – July 18, 2022
- f. Committee/Staff Updates
- g. Other Business

2. Public Comment on topics associated with the mission of the Planning Commission for which a public hearing is not being held. Please limit comments to 3 minutes.

WORKSHOP: Amendments to several chapters within Mason County Title 17 – Zoning Code. This workshop focuses on chapters 17.01 through 17.04 and is intended to review amendment of sections that are redundant with other code sections, review uses prohibited as cottage industries, and review revisions made to the building regulations within the zoning code.

What is the Planning Commission?

The Mason County Planning Commission is a citizen advisory commission that is appointed by and advisory to the Mason County Commission on the preparation and amendment of land use plans and implementing ordinances such as zoning.

- The actions tonight are not final decisions; they are Commission recommendations to the Board of County Commissioners who must ultimately make the final decision. If you have any questions or suggestions on ways the Planning Commission can serve you better, please contact the Planning Office at 360-427-9670.

Americans with Disabilities Act (ADA) accommodations will be provided upon request, with reasonable, adequate notice.

For information on how to attend this virtual public meeting, please contact Mariah Frazier at mfrazier@masoncountywa.gov or at (360)427-9670 x365

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STAFF REPORT

RE: Amendment to several chapters within Title 17 – Zoning Code. This workshop focuses on chapters 17.01 through 17.04 and is intended to review amendments to correct redundancies or conflicts with other code sections, review uses prohibited as cottage industries, and review revisions made to the building regulations within the zoning code.

Department: Community Development – Planning

Staff Contact(s):

Marissa Watson, Senior Planner

Ext. 367 or mwatson@masoncountywa.gov

Date: June 27, 2022

Meeting Type: Workshop

Action Requested at this Meeting: PAC review of the proposed amendments and suggestions regarding uses prohibited as cottage industries, as well as amendments to building regulations.

Attachment(s): Title 17, chapter 17.01-17.04

MEETING OUTCOME

REC. APPROVAL

AYE _____

NAY _____

CONT. HEARING

OTHER _____

PROPOSED AMENDMENTS

TITLE 17, CHAPTERS 17.01 – 17.04

Background

The majority of the content in chapters 17.01 through 17.03 of Title 17- Zoning code was drafted prior to the drafting of the urban growth area plans and the fleshing out of the Mason County Resource Ordinance which specifies development regulations for resource areas such as agricultural resource lands, long term commercial forest lands, and inholding lands to name a few. As such, chapters 17.01-17.03 contain duplicative regulations or regulations that are more general in nature compared to referencing the code specific to the zoning designation. The goal of this amendment is to remove obsolete code, clarify, and evaluate any contradictions that may be present within the development regulations, as well as make recommendations on revisions to the zoning code based on the changing nature of development within the County.

Staff is suggesting a couple workshops regarding the revisions in order to provide adequate time to determine the scope of the review; this portion of the code has not been reviewed and revised in several years due to focus on mandated reviews and amendments and lack of resources, staffing, and time.

Discussion

Summary of Changes (so far):

Note: Please reference the attached code for a redlined version of the proposed changes.

- ⇒ Added references to 17.02.026, 17.02.036, 17.02.038, 17.02.049
- ⇒ 17.02.041(5) Clarifies that lots established prior to this code, where multi-family residential development existed (as well as mobile home parks), were designated “rural multi-family”; new “RMF” designations are prohibited in the rural lands; this is based off the rules within the Growth Management Act.
- ⇒ Multiple code sections: Elimination of the use of F.A.R. (floor area ratio). The title says that FAR is used to limit the intensity of industrial use on a lot, but FAR limits are included in several zoning designations that do not allow industrial. Floor area ratio is also a building regulation that the planning department does not rely on in rural areas for evaluating lot coverage. The code already requires setbacks, buffers, and lot coverage limits in many, if not all cases. Floor area ratio is also a regulatory device that is more common in urban areas/cities.
- ⇒ Elimination of 17.03.010 Permitted Uses, generally and 17.03.020 Matrix of Permitted Uses. Also, Figure 17.03.020 changed title to “Uses Prohibited As Cottage Industries”, figure number changed to 17.03.021. The matrix of permitted uses was utilized prior to the fleshing out of the urban growth areas plans and resource ordinance. The department does not utilize the matrix in regard to allowed uses in the UGAs and resource areas, only utilization is in regard to uses prohibited as cottage industries.



PAC and Public review current list of uses prohibited as cottage industries, evaluate whether those uses still make sense to prohibit and whether there are any additional uses that should be considered for inclusion in this category. Staff asks that the use of “automobile repair” as a cottage industry be discussed (in addition to any other relevant uses). This use is currently allowed, while “automobile service station” is not allowed as a cottage industry.

The following is the current list of uses prohibited as cottage industries, taken from the code (starting on page 7 of attachment):

- Airport
- Assisted living facility
- Automobile service station
- Automobile wash
- Automobile sales
- Banks
- Billiard hall and pool hall
- Boat yard
- Bowling alley
- Buy-back recycling center
- Cemeteries
- Child day care, commercial
- Non-profit club or lodge, private
- Department Stores (see Retail Sales)
- Drug stores
- Dry cleaners
- Fire stations
- Food markets and grocery stores
- Freight terminal, truck
- Gravel extraction
- Health club
- Heavy industry
- Hotels
- Libraries
- Liquor stores
- Lumber yards
- Marina
- Mining
- mobile home sales
- Mortuaries
- Motels
- Motor vehicle impound yards
- Paint shop (industry light)
- Plumbing supply yards (industry light)
- Post office, distribution center or terminal
- Public utility service yard
- Rail dependent uses
- Recreational vehicle park
- Restaurants, sit down and drive thru
- Rifle range
- Taverns
- Theatres, enclosed
- Trailer mix concrete plant
- Wrecking junk yards

Figure 17.03.020 – Uses listed under Agricultural Resource Lands, that are not listed and not obvious in the Agricultural Resource Lands chapter of the Mason County Resource Ordinance itself, will be transferred to the Resource Ordinance chapter.

Elimination of 17.03.024, development is reviewed per the specific zoning designation in 17.04, Urban Growth Area plan, or Resource Ordinance.

Elimination of 17.03.028, redundant. Specific zoning designations outline which uses are special uses.



PAC and public thoughts on proposed new Accessory Dwelling Unit size standards.

Revision of 17.03.29 Accessory Dwelling Unit Requirements. Amendment of size allowance for ADUs to 1,200sf max, up from current 1,000sf. Revision to allow for an ADU up to 1,500sf if it is a conversion of an existing residence in conjunction with the development of a new primary residence. Staff is attempting to address the housing shortage crisis with regulation changes that provide more flexibility without increasing the density within the rural lands.

Elimination of 17.03.030(1)(b) due to redundancy. Minor clarifications in the section.

Section 17.03.032 elimination of floor area ratio language and revision of references. Elimination of (c) Dimensional Requirements and Figure 17.03.032, incorrect information, with correct information located in UGA plans and Resource Ordinance.

Elimination of 17.03.033 Performance based density bonuses, this information is contained in Title 16.21.

Elimination of 17.03.034 and corresponding figure. Planning department does not use this section because each “zoning” designation has its own setback information, as well as buffer requirements when commercial or industrial use.

Elimination of 17.03.036 buffer and landscape requirements and figure 17.03.036, figure 17.03.037, figure 17.03.038, and figure 17.03.039. This section was historically used in conjunction with section 17.03.034. As chapter 17.04 rural lands development regulations were fleshed out, the urban growth area plans were developed, and the resource ordinance revised, planners evaluated

setbacks and buffers based on the revised and more specific sections of the code and not section 17.03.034 and .036.

Elimination of 17.03.105 Motor vehicle impound yards. This use is specific to UGAs and the specific area plan would address the appropriate regulations.

Chapter 17.04 – Clarification on uses in a few zones.

Elimination of Floor Area Ratio. As mentioned previously, the use of floor area ratio is more typical of urban environments and the department has always regulated using setbacks, buffers, and stormwater regulations in regards to lot coverage.



PAC and Public review proposed residential accessory building size limit. Does this limit seem reasonable? Staff does not see an added environmental impact because the code already allows you to have as many accessory buildings, up to 3000sf in size each, as long as they meet the setback requirements.

Chapter 17.04 – Revision of accessory building size (i.e. garages) from three thousand square feet to four thousand eight hundred square feet. This is only revised within the single family rural residential zones.

17.04.322- permitted uses in rural commercial 1 zone. There are currently no permitted uses without acquiring a special use permit. Staff recommends revising the code to allow outright the uses of convenience/general store, coffee stand, bed & breakfast, and single family residential. With special use permitting required for gas stations and restaurants.

Rural commercial zones sections of 17.04, elimination of the mention of “two floors” when stating the height limit.

Elimination of most of section 17.04.700 except for 701 which is the purpose statement for Master Planned Resort. There is a separate chapter, 17.70 Master Development Plans, that provides more in depth detail on this zone and the criteria an applicant would have to meet.

Elimination of the Rural Commercial 4 language, but reserving the RC4 designation for future uses that may be desired in the rural lands. Rural Commercial 3 and 4 were the same in every aspect except that RC3 has special provisions for larger building sizes in some cases.

Revision to allow single family residential as a “use permitted” in all rural commercial zones.

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION

A SEPA checklist will be prepared and threshold determination made once the scope of the review is determined.

PUBLIC NOTICE

Public notice requirements per MCC Title 15.07.030 implemented.

This public workshop of June 27, 2022 will be advertised in the journal (June 16 & June 23, 2022) and on the County website under the Planning Advisory Commission webpage.

REQUESTED ACTION BY PAC (WORKSHOP, NO ACTION)

Staff requests that the PAC and public review the proposed changes, provide any comments and revisions, especially in regard to the uses prohibited as cottage industries, ADU size limits, accessory building size, and any other pertinent topics.

ATTACHMENTS

- Draft Chapters 17.01 through 17.04 of the Mason County Zoning Code

Chapter 17.01 MASON COUNTY DEVELOPMENT REGULATIONS—GENERAL PROVISIONS

17.01.010 Purpose.

The purpose of this chapter is to provide a framework for the development of land in Mason County; and to assure that such development occurs in such a way that it protects private property rights and existing land uses while also protecting natural resources, promoting economic growth and assuring the compatibility of proposed land uses with existing ones.

(Ord. 108-05 Attach. B (part), 2005).

17.01.020 Short title.

This title shall be known as the "Mason County Development Regulations."

(Ord. 108-05 Attach. B (part), 2005).

Chapter 17.02 DEVELOPMENT AREAS DEFINED

17.02.010 General.

For the purpose of regulating development activity within Mason County, the county is divided into three general types of development areas. These areas contain characteristics which have been identified in the Mason County comprehensive plan as worthy of preservation and/or enhancement, and their designation in this chapter is intended to promote orderly development in a manner which is consistent with that plan. The three area types, and their subtypes, are as follows: urban growth areas, resource lands and rural lands.

(Ord. 108-05 Attach. B (part), 2005).

17.02.020 Urban growth areas.

Urban growth areas (UGA) are land areas identified as such in the comprehensive plan. These areas have urban characteristics, but they currently lie outside of incorporated cities. In recognition of the availability of urban services and the proximity to urban areas, these areas are designated to accommodate the majority of the growth which is expected to occur within the county in the foreseeable future. The widest variety of uses and the highest densities will be allowed in urban growth areas. Three UGA's exist within the county: Shelton UGA, Belfair UGA and Allyn UGA.

(Ord. 108-05 Attach. B (part), 2005).

17.02.022 Shelton UGA.

The Shelton UGA has separate development regulations under Chapter 17.07 to assure compatibility with the City of Shelton as these properties are annexed into the city.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 47-09, Attach. B, 6-2-2009)

17.02.024 Belfair UGA.

The Belfair UGA is a "stand-alone" area not affiliated with any incorporated city. Development regulations for this area are intended to accommodate existing land use patterns and densities, while planning for future growth. Belfair UGA has separate zoning and development regulations in sections MCC 17.20 through MCC 17.35.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 23-19, Att. A, 3-19-2019)

17.02.026 Allyn UGA.

The Allyn UGA is a "stand-alone" area not affiliated with any incorporated city. Development regulations for this area are intended to accommodate existing land use patterns and densities, while planning for future growth. [Allyn UGA has separate zoning and development regulations in sections MCC 17.10 through MCC 17.15.](#)

(Ord. 108-05 Attach. B (part), 2005).

17.02.030 Resource lands.

The term "resource land" is used to cover a variety of land use types in areas which have value due to their soil types, ground cover, or capacity for mineral extraction. Lands with intrinsic value due to aesthetic considerations are also included in this category. Examples of resource areas are as follows: National parks, National forests, long-term commercial forests; mineral resource lands and agricultural resource lands.

(Ord. 108-05 Attach. B (part), 2005).

17.02.032 National parks.

Lands set aside as National Parks are identified due to their natural or cultural value.

(Ord. 108-05 Attach. B (part), 2005).

17.02.034 National forests.

National forests are lands owned and managed by the federal government. These lands serve important functions as a resource for the supply of forestry products. In addition, these lands are recognized for their ecological value as wildlife habitat and other uses. As with National Parks, these lands are unavailable for development.

(Ord. 108-05 Attach. B (part), 2005).

17.02.036 Long-term commercial forests; mineral resource lands.

These land designations are intended to recognize and protect unique resources that, due to the nature of their operations, are sensitive to abutting land uses. This chapter sets forth regulations intended to minimize the

impact of intrusion of less compatible land uses upon these land use types. [Development regulations for long-term commercial forest lands and mineral resource lands are located in MCC 8.52.060 and MCC 8.52.090 of the Mason County Resource Ordinance.](#)

(Ord. 108-05 Attach. B (part), 2005).

17.02.038 Agricultural resource lands.

This designation is intended to recognize and protect unique resources that, due to the nature of their operations, are sensitive to abutting land uses. This chapter sets forth regulations intended to minimize the impact of intrusion of less compatible land uses upon the resource use of the land. [Development regulations for agricultural resource lands are located in MCC 8.52.061 of the Mason County Resource Ordinance.](#)

(Ord. 108-05 Attach. B (part), 2005).

17.02.040 Rural lands.

Rural land uses are divided into thirteen districts to reflect the diversity of existing development patterns in the rural areas. There are five types of residential districts and four types of commercial districts. The business districts are primarily intended to provide for the economic sustainability of existing commerce which provide needed jobs, goods and services to the surrounding rural populations. The business districts, however, are limited to small areas largely consisting of existing development. All development in the rural lands must be sustainable without urban style public services.

(Ord. 108-05 Attach. B (part), 2005).

17.02.041 Rural residential.

There are five types of rural residential districts. These districts primarily provide for low density residential use, but also provide for some rural uses such as hobby farms.

- (1) Rural Residential 2.5 (RR 2.5). This district provides for new residential subdivision, which exceeds a density of two and one-half acres per residential lot, and where areas of small lot residential development and subdivisions patterns were established before December 5, 1996.
- (2) Rural Residential 5 (RR 5). This district provides for new residential subdivision on parcels of five acres or more.
- (3) Rural Residential 10 (RR 10). This district provides for new residential subdivision on parcels of ten acres or more.
- (4) Rural Residential 20 (RR 20). This district provides for new residential subdivision on parcels of twenty acres or more.
- (5) Rural Multi-Family (RMF). This district ~~provides for~~ designates existing multi-family residential development including mobile home parks. [New RMF zoning designations are prohibited.](#)

(Ord. 108-05 Attach. B (part), 2005).

17.02.043 Rural commercial.

There are four types of rural commercial districts. These districts provide for a variety of commercial areas reflecting the diversity of existing business areas. Parcels with this designation that are located within RACs,

hamlets, ICIAs, and other areas designated under RCW 36.70A.070(5)(d)(i) ("D1 LAMIRDs") shall be principally designed to serve the existing and projected rural population. The county's primary method of such design is to limit building size, ~~and height, and floor to area ratios~~ so that businesses of such size and intensity will ordinarily be oriented towards primarily serving the existing and projected rural population. Isolated LAMIRDs ("D2 and D3 LAMIRDs") of a commercial nature are not required to be principally designed to serve the rural population. These isolated commercial LAMIRDs, however, shall protect rural character, which is defined at RCW 36.70A.030(1423), by containing and limiting rural development, by not being in conflict with surrounding uses and by assuring that such development is visually compatible with the surrounding area. The county's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, ~~and height, and floor to area ratios~~ in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

- (1) Rural Commercial 1 (RC 1) (See Section 17.04.320)
- (2) Rural Commercial 2 (RC 2) (See Section 17.04.330)
- (3) Rural Commercial 3 (RC 3) (See Section 17.04.340)
- (4) Rural Commercial 4 (RC 4) (See Section 17.04.350)
- (5) Rural Commercial 5 (RC 5) (See Section 17.04.360)

(Ord. 126-06 Attach. B (part), 2006; Ord. 108-05 Attach. B (part), 2005).

17.02.045 Rural industrial.

The rural industrial district provides for isolated areas of primarily existing industrial type uses. Rural industrial is not required to be principally designed to serve the existing and projected rural population. However, isolated LAMIRDs ("D2 and D3 LAMIRDs") of an industrial nature shall protect rural character, which is defined at RCW 36.70A.030(14), by containing and limiting rural development, by not being in conflict with surrounding uses, and by assuring that such development is visually compatible with the surrounding area. The county's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, ~~and height, and floor to area ratios~~ in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

(Ord. 108-05 Attach. B (part), 2005).

17.02.046 Rural natural resource.

The rural natural resource (RNR) district provides for isolated areas of resource based industry outside of the designated resource lands.

(Ord. 108-05 Attach. B (part), 2005).

17.02.047 Rural tourist.

The rural tourism (RT) and rural tourist - campground (RTC) districts provide small scale recreational and tourist-related activities in addition to tangential commercial services to tourists and adjacent rural populations. Parcels with this designation that are located within RACs, hamlets, ICIAs, and other areas designated under RCW 36.70A.070(5)(d)(i) ("D1 LAMIRDs") shall be principally designed to serve the existing and projected rural population. The county's primary method of such design is to limit building size, ~~and height, and floor to area ratios~~ so that businesses of such size and intensity will ordinarily be oriented towards primarily serving the existing and projected rural population. Isolated LAMIRDs ("D2 and D3 LAMIRDs") of a tourist nature are not required to be

principally designed to serve the rural population. These isolated commercial LAMIRDs, however, shall protect rural character, which is defined at RCW 36.70A.030(14), by containing and limiting rural development, by not being in conflict with surrounding uses and by assuring that such development is visually compatible with the surrounding area. The county's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, and height, and floor to area ratios in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

(Ord. 108-05 Attach. B (part), 2005).

17.02.048 Master planned resort.

The master planned resort district provides for self-contained and fully integrated planned unit development in a setting of significant natural amenity, with the primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

(Ord. 108-05 Attach. B (part), 2005).

17.02.049 Inholding lands.

Inholding lands are lands surrounded by long-term commercial forests, but which are not suitable due to parcel size or other constraint for that purpose. Inholding lands may be developed, but only in a manner which assures the viability of the abutting forest land. Development regulations are located in MCC 8.52.070 of the Mason County Resource Ordinance.

(Ord. 108-05 Attach. B (part), 2005).

17.02.060 Development areas map (zoning).

The location and boundaries of the development area districts (zoning) established by this title are established as a series of GIS layers ("layers") on the Mason County GIS (gis.masoncountywa.gov/mason). as indicated on a series of maps entitled "Mason County Development Areas Maps Panel 1 of 10 through Panel 10 of 10," a copy of which shall be on file in the Mason County department of community development. These The public web-based GIS is maps are adopted as a part of this title insofar as it indicates such designations, locations and boundaries of zoning districts, and shall be deemed to be part of this title.

The zoning designation on the development areas maps-layers are deemed to be the original zoning designation of those parcels based on their use as of July 1, 1990, and all subsequently approved rezones through May 20 2008 to the present. The boundaries and locations of all development areas within the county shall be as shown on these layers this map; however, where land use designations shown do not reflect the latest use designations, then the latest use designations shall guide pending revision of the development areas layers map. All future rezones must meet the rezone criteria. Except to correct scrivener's errors, expansions of a zoned area may only occur by rezone, where allowed by this chapter, and may not be allowed by boundary line adjustment or other mechanism.

Wherever possible, boundaries shown on the map-layers are drawn along property lines, or along generally recognized physical features. The administrator shall have sole authority to settle any dispute as to the actual location of a development area boundary shown on the layer map, using the best information available.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 17-09, 3-3-2009)

17.02.062 Uncertainty of boundaries.

When uncertainty exists as to the boundaries of areas as indicated on the development areas map, the following rules shall apply:

- (1) All water areas, waterways, alleys, roads, streets, highways, railroads, and other rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same development area district as the property immediately abutting upon same;
- (2) Where district boundaries are indicated as approximately following the centerlines of streets, alleys, railroads or waterways, such lines shall be construed to be such boundaries;
- (3) Where district boundaries are indicated as approximately following the lines of lots or other parcels of record the lot line shall be deemed to be the district boundary;
- (4) Any development area district boundary shown extended to or into any body of water bounding the county shall be deemed to extend straight to the county boundary;
- (5) Distances not specifically indicated on the map shall be determined by applying the scale of the map, and scaled to the nearest foot;
- (6) When two or more development areas divide a single parcel, development regulations including density shall apply to the portions of the parcel as they are zoned.

(Ord. 35-08 Attach. A, 2008; Ord. 108-05 Attach. B (part), 2005).

17.02.064 Changes in boundaries.

- (a) Any change in any boundary shown on the development areas map shall be made by adopting an amended development areas map. The procedure for such an amendment is found in Section 17.05.079.
- (b) No change in the boundary of any development area shall be approved unless such change is found to be in compliance with the comprehensive plan.

(Ord. 108-05 Attach. B (part), 2005).

Chapter 17.03 DEVELOPMENT REQUIREMENTS

~~**17.03.010 Permitted uses, generally.**~~

~~It is the intent of this chapter to provide for the maximum amount of flexibility in the siting of differing types of land uses. For this reason, the performance standards and buffer yard requirements found at Section 17.03.036 have been developed. However, both the comprehensive plan and this chapter recognize that some uses and densities will create inherent conflicts with surrounding land uses, and with the intent of the comprehensive plan. Thus, some uses are prohibited in some areas, and the intensity of some uses (such as residential, expressed in dwelling units per acre, and industrial, expressed in floor area ratio) are restricted in others. Many of the requirements that apply to rural lands have been placed in Chapter 17.04.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

(Supp. No. 58, 2-22)

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17.03.020 Matrix of permitted uses.

The intent of this section is to assist proponents and staff in determining whether a proposed land use is consistent with the applicable policies of the comprehensive plan. Those policies were formed with the intention to allow property owners and project proponents as much flexibility as possible in the use of their property, within the constraints of the Growth Management Act. Therefore, the following matrix identifies the permitted uses in the urban or resource land areas in Mason County; note that the public should consult the specific adopted urban growth area plan for land use designation as permitted or prohibited. Permitted uses, as they apply to rural lands, have been placed in Chapter 17.04. All uses not listed as permitted uses, accessory uses, or special permit uses in the matrix or Chapter 17.04 are prohibited uses.

(Ord. 108-05 Attach. B (part), 2005).

17.03.021 Cottage industries.

Unless noted by an asterisk (*) listed in Figure 17.03.021, any use shown in Figure 17.03.020 is permitted, subject to Department review, in any development area as a home-based occupation, or as a cottage industry. The activity shall comply with the criteria in RU-524A, and shall be required to obtain a special use permit unless they it complies with the following standards:

- (1) Parking areas shall accommodate residents and employees only; any provision for additional parking shall require a special use permit;
- (2) The outdoor storage of merchandise or materials is allowed if they are not visible to the public from off the site;
- (3) A cottage industry shall involve the owner or lessee of the property who shall reside within the dwelling unit, and shall not employ on the premises more than five nonresidents. A temporary increase in the number of employees is permitted to accommodate a business that is seasonal in nature. However, not more than five additional persons shall be employed on a temporary basis (up to six weeks) without a special use permit;
- (4) More than one business may be allowed, in or on the same premises provided that all of the criteria are met for all business combined;
- (5) There shall be no alterations to the outside appearance of the buildings or premises that are not consistent with the residential use of the property, or other visible evidence of the conduct of such cottage industry, other than one sign no larger than twelve square feet.
- (6) No equipment or process shall be used in such home occupations which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property;
- (7) The cottage industry shall not create an increase of five percent or more in local traffic.

X=Permitted Use T=permitted only as tourist-related use R=permitted only as resource based use S=special use permit required *=not allowed as cottage industry U=consult the specific adopted urban growth area plan and development regulations for land use designation as permitted or prohibited.

[PLEASE NOTE: Rural Land Uses are addressed in Chapter 17.04]

MASON COUNTY
MATRIX OF PERMITTED USES/USES PROHIBITED AS COTTAGE INDUSTRIES
FIGURE 17.03.021~~0~~

Description of Prohibited Cottage Industry Use	Land Use Classification (U)	Urban Growth Areas	Resource Areas	Agricultural Resource Lands
Accessory apartment or use	I	X	X	X
Adult retirement community	III	X		
Adult day care facility (less than 8)	II	X		
Adult day care facility (greater than 8)	III	X		
Agricultural buildings	I		X	X
Agricultural crops; orchards	I		X	X
Airport*	VI	X		
Ambulance service	V	X		
Animal hospital	V	X		
Aquaculture	IV	X	X	X
Assisted living facility*	III	X		
Auction house/barn (no vehicle or livestock)	V	X		
Automobile service station*	V	X		
Automobile wash*	V	X		
Automobile, repair	V	X		
Automobile, sales*	V	X		
Bakery	IV	X		
Banks, savings and loan assoc.*	IV	X		
Bed and breakfast	IV	X		X
Bicycle paths, walking trails	II, I	X	X	X
Billiard hall and pool hall*	V	X		
Blueprinting and photostating	V	X		
Boat yards*	V	X		
Bowling alley*	II	X		
Buy-back recycling center*	V	X		
Cabinet shops (see Industry, light)	V	X		
Carpenter shops (see Industry, light)	V	X		
Carport (accessory use)	I	X	X	X
Cemeteries*	I	X		
Child day care, commercial*	II	X		
Child day care, family	I	X	X	
Church	II	X		
Non-profit club or lodge, private*	IV	X		
Commercial outdoor recreation	II	X		
Confectionery stores (see Retail sales)	IV	X		
Contractor yards	V	X		
Convenience store, 3,000-sf or less	V	X		
Cottage industries	IV	X	X	X
Department stores (see Retail sales)*	V	X		
Distributing facilities (see Industry, light)	V	X		
Drug stores (see Personal services)*	V	X		
Dry cleaners (see Personal services)*	V	X		

Dwelling, multi-family (4 family or less)*	II	X		
Dwelling, multi-family (5 family or greater)*	III	X		
Dwelling, single-family	(See Figure 17.03.034)	X	X	X
Educational learning center	II	X	X	S
Electric/neon sign assembly, servicing/repair	V	X		
Espresso stands	IV	X		
Fire stations*	IV	X	S	S
Flea market	V	X		
Food markets and grocery stores*	V	X		
Forestry	VI		X	X
Freight terminal, truck*	V	X		
Fuel storage tanks (underground, >500 gal.) (accessory use)	I	X	X	X
Fuel storage tanks (underground, 500 gal. or less) (accessory use)	I	X	X	X
Fuel storage tanks, above ground (accessory use)	I	X	X	X
Furniture repair (see Industry, light)	V	X		
Garage, private (accessory to dwelling)	I	X	X	X
Garage, public parking	V	X		
Gravel extraction*	VI		R	
Greenhouses, private and noncommercial	I	X	X	X
Group homes	III	X		
Hardware stores 3,000 sf or less	IV	X		
Hardware stores * more than 3,000 sf*	V	X		
Health club*	V	X		
Heavy industry*	VI	X		
Home occupation	I	X	X	X
Horticultural nursery, wholesale and retail	IV	X	X	X
Hospitals*	V	X		
Hotel*	IV	X		
Industry, light	V	X		
Inn	IV	X		
Kennels	IV	X		X
Libraries*	II	X		
Liquor stores*	V	X		
Livestock	IV		X	X
Locksmiths	IV	X		
Logging	VI		R	R
Lumber yards*	V	X		
Machine shops, punch press up to 5 tons (see Industry, light)	V	X		
Marina*	V	X		
Medical-dental clinic	IV	X		
Mining*	VI		R	
Mobile home park*	III	X		
Mobile home sales*	V	X		

Mortuaries*	IV	X		
Motel*	IV	X		
Motor vehicle impound yards (see Section 17.03.105)*	V	X		
Non-automotive, motor vehicle and related equipment sales, rental, repair and service	V	X		
Paint shop (see Industry, light)*	V	X		
Parcel service delivery (see Industry, light)	V	X		
Parking area, private	I	X	X	X
Parking area, public	IV	X		
Pasture	I		X	X
Pesticide application service (see Industry, light)	V	X		
Pet shop	IV	X		
Plumbing shop (see Industry, light)	V	X		
Plumbing supply yards (see Industry, light)*	V	X		
Post office, branch or contract station	H	X		
Post office, distribution center or terminal*	V	X		
Printing establishments	V	X		
Professional offices	IV	X		
Public parks	H	X	X	X
Public utility offices	I	X		
Public utility service yard*	V	X		
Radio and TV repair shops	IV	X		
Radio and TV transmission towers (incl. cellular phone towers)*	IV	X		
Rail-dependent uses*	VI	X		
Recreational vehicle park*	H	X		
Resource-based industry	VI	X	R	
Restaurant*	V	X		
Restaurants, drive-through*	V	X		
Rifle range*	VI			
Sawmills	VI	X	R	
Schools, private, elementary or secondary	H	X		
Secondhand store	V	X		
Self-service storage facility*	V	X		
Signs		X	X	X
Shoe stores or repair shop	IV	X		
Small engine repair	V	X		
Special needs housing	III	X		
Stable	IV		X	X
Stationary store (see Retail sales)	IV	X		
Studios (i.e., recording, artist, dancing, etc.)	IV	X		
Taverns*	V	X		
Theaters, enclosed*	V	X		
Tool sales and rental	V	X		
Tourist-related uses	V	X		

Trailer-mix concrete plant* (resource-dependent use)	∕		R	
Upholstering	∕	×		
Video store (rental, not adult) >3,000-sf*	∕	×		
Video store (rental, not adult) 3,000-sf or less	∕	×		
Vocational school	H	×		
Warehousing	∕	×		
Welding shops and sheets metal shops	∕	×		
Wholesale	∕	×		
Wrecking/junk yards*	∕	×		

(Ord. 73-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005; Ord. No. 134-08, 12-16-2008)

17.03.022 Electric vehicle infrastructure.

- A. Purpose. This section provides opportunities for electric vehicle infrastructure for all zoning districts in the county. These regulations are intended to:
1. Provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;
 2. Provide opportunities for Mason County residents to have safe and efficient personal electric vehicle charging stations located at their place of residence; and
 3. Provide the opportunity for commercial and industrial projects to supply electric vehicle charging station services to their customers and employees.
- B. Applicability.
1. Electric vehicle infrastructure is permitted, as follows:
 - a. Electric vehicle charging stations equipped with level 1 or level 2 charging equipment as an accessory use in all zoning districts.
 - b. Rapid charging stations also known as level 3 charging in urban growth areas within village commercial, tourist commercial, highway commercial, business park, public facility, planned development, festival retail, mixed use, general commercial, business industrial, low intensity mixed use, commercial-industrial, airport industrial, industrial, public institutional, zones.
 - c. Battery exchange stations in urban growth area industrial zones including: business industrial, commercial-industrial, airport industrial, and other industrial zones.
- C. Definitions. For the purposes of this section, the following definitions shall apply:

Battery exchange station	"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.
Charging levels	"Charging levels" means the standardized indicators of electric force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and 3 are the most common electric vehicle charging levels, and include the following specifications.

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(Supp. No. 58, 2-22)

	<ul style="list-style-type: none"> • Level 1 is considered slow charging (120-volt AC). • Level 2 is considered medium charging (208- or 240-volt AC). • Level 3 is considered fast or rapid charging (480-volt AC).
Electric vehicle	<p>"Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for locomotive purpose. "Electric vehicle" includes:</p> <ul style="list-style-type: none"> • battery electric vehicle; • plug-in hybrid electric vehicle; • neighborhood electric vehicle; and • medium-speed electric vehicle.
Electric vehicle charging station	<p>"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle, consistent with RCW 46.08.185.</p>
Rapid charging station	<p>"Rapid charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.</p>

D. General Requirements. Installation of electric vehicle infrastructure must be consistent with the rules for electric vehicle infrastructure requirements adopted by the State Building Code Council and the Department of Labor and Industries for the installation of electric vehicle infrastructure. All wires and equipment that convey electric current and any equipment to be operated by electric current must be consistent with the standards in RCW 19.27.540 and 19.28.281.

E. Process.

1. An application to establish electric vehicle infrastructure must obtain an electrical permit through Washington State Department of Labor and Industries.
2. Battery exchange stations that are an addition to an existing use require a site plan review process consistent with Mason County Code Section 17.05.046.
3. New battery exchange stations require a review process consistent with Mason County Code Section 8.48.050.

(Ord. No. 23-19, Att. B, 3-19-2019)

~~**17.03.024 Residential uses as special uses.**~~

~~On any lot abutting a railroad track or airport, a special use permit shall be required for a residential use of that property. A residential dwelling located more than one hundred fifty feet from such a facility shall be exempt from this requirement, if the lot upon which the dwelling is to be placed is located within an urban growth area.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.03.025 Provisions for airports.

- (a) Airports and heliports are a land use suitable for location within an urban growth area and are not allowed as a cottage industry to another land use in the rural area.
- (b) Airport overlay zones set out the standards for appropriate land uses and structure heights within that overlay zone.
- (c) Proposals to expand airport operation land uses or to develop new land uses in the airspace and approach corridors shall be reviewed for compliance with subarea planning development standards and with the policies of port comprehensive planning.
- (d) Airplane landing strips and helistops used for commercial or industrial land uses may be allowed with a special use permit in rural tourist and rural industrial zones, are allowed in the rural natural resources zone, but are not otherwise allowed in the rural area.

(Ord. 108-05 Attach. B (part), 2005).

~~17.03.028 Essential public facilities.~~

~~Essential public facilities shall require a special use permit in any development area.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.03.029 Accessory dwelling unit requirements.

In rural lands, accessory dwelling units (ADU) must meet the following requirements:

- (1) The ADU shall be subject to a special use permit, unless in the shoreline jurisdiction, it is subject to a shoreline permit;
- (2) In shoreline jurisdiction, the owner of the ADU must reside on the lot in either the principal residence or ADU;
- (3) The ADU shall be located on the lot of the principal residence or shall be a conversion of an existing detached structure (i.e. garage);
- (4) The ADU shall not exceed eighty percent of the area of the primary residence or one thousand two hundred 1,200 square footage-feet, whichever is smaller. An existing residence, up to one thousand five hundred (1,500) square feet can be converted to an ADU with the development of a new primary residence of the habitable area of the primary residence or one thousand feet, whichever is smaller;
- (5) All setback requirements must be met by the ADU;
- (6) All applicable health district standards for water and sewer must be met by the ADU;
- (7) No recreational vehicles shall be allowed as ADU;
- (8) Only one ADU is allowed on any property;
- (9) An additional off-street parking space must be provided for the ADU.

(Ord. 108-05 Attach. B (part), 2005; Ord. No. 2022-006, Att. B, 1-18-2022)

17.03.030 Development requirements and performance standards.

The following development requirements and performance standards apply to all property proposed for development, which is within the boundary of Mason County's Urban Growth Areas (UGA). No development approval shall be given, and no building permit shall be issued, unless the proposed development complies with the provisions of this chapter.

(1) New Lots.

(a) No new lots will be created within the boundaries of the Belfair, Shelton, and Allyn UGAs, which employ individual or community/group on-site sewage disposal systems except when the following circumstances may apply:

- (i) Use of on-site sewer systems as a transitional strategy where there is a development phasing plan in place (see WAC 365-195-330 [WAC 365-196-330]); or
- (ii) To serve isolated pockets of urban land difficult to serve due to terrain, critical areas or where the benefit of providing an urban level of service is cost-prohibitive; or
- (iii) Where on-site systems are the best available technology for the circumstances and are designed to serve urban densities

~~(b) All residential subdivisions created after the adoption of this chapter shall have a maximum residential density of four units per gross acre in the R-4 zone and five units per gross acre in the R-5 zone consistent with MCC 17.22.010 and MCC 17.22.060. The R-10 zone shall have a minimum density of ten units per net developable acre as described in 17.22.110.~~

(c) Location of sewer lines will be prelocated and easements established in conformance with the sewer analysis plan and as illustrated on the Belfair UGA Build-Out Sewer Connection Map.

(2) Existing Lots of Record.

(a) No new development or redevelopment on existing lots of record in the Belfair, Shelton, and Allyn UGAs shall be allowed using individual or community/group on-site septic systems except that:

- (i) New development or redevelopment using an existing (as of April 8, 2008) approved on-site or community/group system may be allowed provided that no expansion of the capacity of on-site system is needed to serve the redevelopment and provided that the public sewer system has not been extended to within two hundred feet of the property line; and
- (ii) New development or redevelopment of lots, within the Belfair, Shelton, and Allyn UGAs, existing as of August 2, 2011, wherein sewer has not been extended to within two hundred feet of the property line may seek approval for on-site septic system when:
 - (1) It complies with all requirements and specifications of the Mason County Department of Community Services Environmental Health, and the Mason County Department of Utilities and Waste Management, and
 - (2) A binding site plan is submitted which provides for future sewer pipelines and other utilities in accordance with the Belfair UGA Build-Out Sewer Connection Map, and
 - (3) Demonstrates that development at the minimum density allowed within the zone could be achieved once public sewer and/or water would be available to serve the project site, and
 - (4) Development of the site shall be consistent with the approved site plan. The director may allow minor modification to the site plan, provided that all other regulations and conditions placed on the approval are met, and

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- (5) Reserved.
 - (6) Reserved.
 - (7) Payment of the Belfair sewer Capital Facilities Charge (CFC) in effect at the time of commencement of utilization of the onsite septic system (s),
 - (i) Should sewer connections not become available within two hundred feet from the property line over a period of ten years from initial installation of the septic system, the customer is entitled to a refund of CFC.
 - (ii) The refund shall be calculated from date of installation and shall include the original CFC charge plus interest calculated at two percent per year or based on the consumer price index whichever is lower for the time period.
 - (iii) If the customer elects to receive the refund and sewer becomes available later, the customer would pay the CFC in effect at the time sewer becomes available. and
 - (8) Agreement to decommission the onsite septic system and connect to public sewer within ninety days of the public sewer system extending to within two ~~five~~ hundred feet of the subject property's nearest property line. The cost of any connection/extension required will be borne by the property owners. The developer of an extension may collect reasonable latecomer's fees for off-site improvements.
 - (9) If a large onsite septic system (LOSS) is constructed in the Belfair UGA to serve development prior to sewer becoming available, the county shall be designated as the operator of the LOSS in order to establish a billing relationship with those served properties and to enable components of the LOSS to be repurposed as a lift component for connection to sewer.
 - (10) Subdivisions developed within the UGA but not served initially by sewer will install sewer mains as an element of road and water system construction. Capital facilities charges shall be waived for such a development until sewer is available within two hundred feet.
 - (b) All residential, industrial and commercial structures, currently using on-site disposal systems, will be required to connect to public sewers once a public system is extended to within two ~~five~~ hundred feet of the closest property line regardless of the timing of the original on-site installation. The cost of any extension required will be borne by the property owners. The developer of an extension may collect latecomer's fees for off-site improvements.
 - (c) All existing permits for the installation of on-site systems, which have been approved but have not been installed, shall be declared void at such time the sewer is within two hundred feet of the closest property line.
 - (3) Existing Lot Consolidation or Boundary Adjustment. Within the Belfair, Shelton, and Allyn UGA, consolidation of existing residential lots to form a single lot greater than eight thousand square feet will not be allowed except to the extent that site conditions and site constraints impede the individual development of the lots combined by the consolidation, in accordance with subsection (2) above.

(Ord. 59-08 Attach. A (part), 2008: Ord. 45-08 Attach. A (part), 2008: Ord. 30-08 Attach. (part), 2008: Ord. 91-07 (part), 2007: Ord. 10-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 16-09, 3-3-2009; Ord. No. 55-12, Att. A, 7-10-2012; Ord. No. 46-17, 8-1-2017; Ord. No. 23-19, Att. A, 3-19-2019)

17.03.031 Binding site plan required in the Belfair UGA (Southern Connection—Long-term UGA Zone).

- (a) Within the Southern Connection—Long-term UGA Zone development may be allowed with the use of an on-site system when:
 - (1) Complies with the applicable health regulations and other Mason County building regulations; e.g. critical areas, stormwater management, etc.
 - (2) A binding site plan is submitted which provides for future sewer pipelines and other utilities in accordance with the Belfair UGA Build-Out Sewer Connection Map.
 - (3) Demonstrates that development at the minimum density allowed within the zone could be achieved once public sewer and/or water would be available to serve the project site.
 - (4) The development density does not exceed one unit/five acres.
- (b) The binding site plan prepared under this section and reviewed and approved by the director, shall address the following: buffers, landscaping, traffic access and parking standards, sewage disposal provisions, height and scale in relation to surrounding uses and future uses, vegetation removal, stormwater, potable water, and lot coverage.
- (c) Development of the site shall be consistent with the approved site plan. The director may allow minor modification to the site plan, provided that all other regulations and conditions placed on the approval are met.

(Ord. 59-08 Attach. A (part), 2008: Ord. 45-08 Attach. A (part), 2008: Ord. 30-08 Attach. (part), 2008: Ord. 91-07 (part), 2007: Ord. 10-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 118-08, 11-4-2008)

17.03.032 Development densities and dimensional requirements.

- (a) Development Densities. Development densities for residential development are calculated as the allowed number of dwelling units per acre (DU/ac). ~~For nonresidential development, development densities are calculated as the amount of building floor area allowed per gross acre of land, the "floor area ratio" (FAR). For all development areas within the county, these development densities are shown in Figure 17.03.032 or are included in Chapter 17.04 for rural lands and Chapter 8.52 for resource lands.-~~
- (b) This chapter regulates residential lot development through the use of standard residential density limits and maximum residential density limits, as contained in ~~Figure 17.03.032 and~~ Chapter 17.04. The standard residential density shall be applied as follows:
 - (1) On a lot existing at the time of the initial adoption of this chapter (June 17, 1998) and otherwise suitable for residential use, the standard residential density limit is used to determine the allowed number of dwelling units on the site. For example, in the Rural Residential 5 Zone the standard residential density is one dwelling unit per five acres. Therefore, a lot of five acres would comply with the standard residential density requirement for one dwelling;
 - (2) If the existing lot does not have an adequate area to comply with the applicable standard residential density requirement, then one dwelling unit may be allowed. For example, in the rural activity centers the standard residential density is one dwelling unit per two and one-half acres. Therefore, if a lot was less than two and one-half acres, a dwelling unit may be allowed, provided that the lot could comply with all other applicable standards and requirements;

(3) (A) Except through an approved subdivision or performance subdivision, pursuant to Mason County Code Title 16, or through the provisions of subsection (b)(3)(B), (3)(C), or (3)(D) of this section, no residential lot of less than the standard residential density may be created or reduced in size except through the provisions of subsection (b)(3)(C)(iv). The allowed residential density (allowed number of dwelling units) of the entire original property is allocated to the lots created. For example, in the Rural Residential 5 Zone, the standard residential density is one dwelling unit per five acres. Therefore, a rural area property or parcel of twenty acres might be divided into three lots of two acres each and one lot of fourteen acres, provided that the fourteen-acre lot would have the right to only one dwelling, and could not be further subdivided for residential purposes;

(B) If a lot has more than one, but not more than four existing residential dwellings, then the administrator may approve the division of the lot in a manner that establishes each dwelling on a separate lot. Provided that:

- (i) Any new lot created by this method shall be considered a conforming lot,
- (ii) The provisions of this section shall apply only to lots and dwellings that were legally created and built,
- (iii) The provisions of this section shall not apply to dwellings that were permitted as accessory dwellings or temporary dwellings,
- (iv) In approving such a subdivision of land, the director shall make the following determinations:
 - a. Each dwelling shall have access by frontage or easement to a public way,
 - b. Each dwelling shall be connected to a septic system or sewer line adequate to serve the dwelling,
 - c. Each dwelling shall be served by a sufficient supply of potable water, and
 - d. The division of land shall occur in a manner that minimizes any nonconformity related to minimum lot size or setback requirement;

(C) Boundary Line Adjustments.

- (i) Boundary line adjustments to existing lots in rural residential districts may reduce the size of a lot that is already nonconforming as to density provided that the lot is not reduced below the minimum lot size of two acres;
- (ii) Boundary line adjustments in rural residential districts for existing lots under two acres may reduce the size of the existing nonconforming lot, provided that:
 - a. The adjustment is solely for the purpose of resolving issues of encroachments by buildings or other improvements; the administrator finds sufficient evidence of the encroachment and the proposed adjustment is the minimum necessary to resolve the issue, or a court must order the change; and the resulting lot has a sufficient area and dimension to meet minimum requirements for width and area for a building site and comply with all setback, buffer, and open space requirements to accommodate a residence, driveway, parking, and, where required, a well, stormwater system, and septic system and reserve area, or
 - b. The new boundary recognizes a logical physical boundary or condition; the net reduction does not exceed twenty percent of the area of the lot; and the resulting lot has a sufficient area and dimension to meet minimum requirements for width and area for a building site, exclusive of all setback, buffer, and open space requirements, to accommodate a residence, driveway,

parking, and, where required, a well, stormwater system, and septic system and reserve area;

- (iii) Boundary line adjustments in rural residential districts may reduce the size of a lot currently two acres or larger to below the minimum lot size of two acres, provided that: the adjustment is solely for the purpose of resolving issues of encroachments by buildings or other improvements; the administrator finds sufficient evidence of the encroachment and the proposed adjustment is the minimum necessary to resolve the issue, or a court must order the change; and the resulting lot has a sufficient area and dimension to meet minimum requirements for width and area for a building site, exclusive of all setback, buffer, and open space requirements, to accommodate a residence, driveway, parking, and, where required, a well, stormwater system, and septic system and reserve area;
 - (iv) Boundary line adjustments in the Rural Residential 5, 10, and 20 districts may reduce the size of a lot to below the development density standard (5, 10, or 20 acres), provided that development density is not increased. For, example, in a Rural Residential 5 zone, a BLA between a 5 acre lot and a 7 acre lot cannot create a two-acre lot (minimum allowed lot size) and a 10 acre lot as the 10 acre lot would appear to have additional density;~~the adjustment is solely for the purpose of resolving issues of encroachments by buildings or other improvements; the administrator finds sufficient evidence of the encroachment and the proposed adjustment is the minimum necessary to resolve the issue, or a court must order the change; and the resulting lot has a sufficient area and dimension to meet minimum requirements for width and area for a building site, exclusive of all setback, buffer, and open space requirements, to accommodate a residence, driveway, parking, and, where required, a well, stormwater system, and septic system and reserve area;~~
 - (v) The administrator may allow expansion of existing lots through boundary line adjustments into adjoining land use districts without requiring compliance with lot size or density requirements of the adjoining district, provided that the adjustment is solely for the purpose of resolving issues of encroachments by buildings or other improvements. In order to approve the adjustment, the administrator must find sufficient evidence of the encroachment and the proposed adjustment is the minimum necessary to resolve the issue, or a court must have ordered the claim. The administrator shall keep a docket of such approvals for consideration as map amendments at the next annual review;
 - (vi) When land is transferred from an existing lot that does not meet the density requirement to another lot under this provision, no rights to increase density are transferred with the land;
 - (vii) Where one or more property owner(s) own two or more adjacent lots which are all deemed buildable by Mason County, and of which at least one is conforming in size, Mason County may approve a boundary line adjustment that results in the same number of conforming lots and does not create any lot less than the size of any original nonconforming lot;
- (D) When property is acquired in fee ownership by the public for public purposes by condemnation or other means:
- (i) No existing lot shall be reduced in dimension or area such that it does not have an adequate area, exclusive of all setback, buffer, and open space requirements, to accommodate a residence (or other building where residential use is prohibited), driveway, parking, and, where required, a well, stormwater system, and septic system and reserve area;

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- (ii) No rural residential district lot shall be divided in such a manner that the total number of residential units allowed after the acquisition would be greater than the total number of residential units allowed prior to the acquisition, but outlots may be created; and
 - (iii) Acquisition of an easement for road right-of-way does not divide the property.
 - (4) Title 16, Mason County Code, regulates land divisions in Mason County and establishes a review process by which all applicable regulations can be addressed. The allowable size and configuration of any given lot in a land division is determined through this process. Issues to be considered in establishing a minimum size for any particular lot shall include adequate provisions for ~~buffer yards, as setbacks as~~ set forth in ~~Section 17.03.036 or setbacks~~ in Chapter 17.04.
 - (5) Redesigning an undeveloped plat or groups of contiguous lots:
 - (A) Defining the Number of Lots Involved. In existing (as of June 17, 1998) contiguous lots in rural areas that are principally undeveloped, owner(s) may plat or re-plat the contiguous lots and may preserve some of the allowed density of the nonconforming existing lots as follows:
 - (i) For the nonconforming lots, one lot for every four existing lots, or one lot per two and one-half acres, whichever is the greater number of lots; provided that existing lots greater than two and one-half acres shall not count for more than one lot in the proposed plat or re-plat;
 - (ii) For conforming lots that are included in the plat or groups of contiguous lots, the acreage of those lots is as determined by the density allowed in the designated zone. Areas proposed to be dedicated for public roads are to be included in the two and one-half acres per lot standard for determination of the number of lots allowed in the re-plat of lot layout.
 - (B) Criteria for Proposed Lot Design for Lots Less Than Two Acres in Size. The layout of lots that are less than two acres in size set forth in subsection (b)(5)(A) of this section should use the following standards:
 - (i) Designation of Primary Conservation Areas (When Present). Primary conservation areas, as defined in M.C.C. Title 16, Plats and Subdivisions, shall be clearly identified, and shall be set aside as permanent open space. Primary conservation areas shall be included in the calculation of both standard and maximum density allowed, but they shall not be used in calculating the percentage of permanent open space required;
 - (ii) Designation of Secondary Conservation Areas (When Present). Secondary conservation areas, as defined in M.C.C. Title 16, Plats and Subdivisions, shall be identified and shall, to the greatest extent possible, be avoided as development areas. At least ten percent of the buildable area of the property be set aside as permanent open space. Buildable area excludes primary conservation areas, but includes secondary conservation areas;
 - (iii) When applicable, the design of an open space area should address the following:
 - a. Interconnection with designated open space on abutting properties,
 - b. The preservation of important site features, such as rare or unusual stands of trees, unique geological features, or important wildlife habitat,
 - c. Direct access from as many lots as possible within the development,
 - d. Minimizing the fragmentation of the open space areas. To the greatest extent possible, the designated open space should be located in large, undivided areas, and

- e. A curvilinear roadway design which minimizes the visual impact of houses as may be seen from the exterior of the site;
- (iv) When applicable, the design of the proposal should avoid the following:
 - a. The interruption of scenic views and vistas,
 - b. Construction on hill tops or ridge lines,
 - c. Direct lot access or frontage on existing public ways,
 - d. A "linear" configuration of open space (except when following a linear site feature, such as a river, creek or stream);
- (v) Lots intended for residential use of less than twenty thousand square feet area are not allowed; and
- (vi) Residential lots shall be grouped into clusters of two to eight lots with an open space separation of at least one hundred feet between clusters.
- (C) Transfer of Density Derived from this Review. Upon analysis of all of the opportunities and constraints identified on a specific group of parcels of land, if it is determined that the use of the provisions set forth in this chapter will not result in the use of the maximum density allowed, then the applicant shall have the right to transfer any unused development density to any parcel of land located in an urban growth area. By use of this transfer right, maximum density allowed in the urban growth area may be exceeded by up to fifty percent.

~~(c) — Dimensional Requirements. Dimensional requirements include setbacks, building height restrictions, and maximum allowed lot coverage. These requirements for each development area are set forth in Figure 17.03.032; consult the specific adopted urban growth area plan for density and dimensional requirements for the applicable zone designation.~~

~~Maximum height restrictions shall not apply to storage silos, antennas, transmission towers, water tanks on lands in all zones and on resource lands; and shall not apply to incineration facilities, boilers, electrical or generating plants, or industrial facilities on lands zoned as industrial areas.~~

Figure 17.03.032 Development Densities; Dimensional Requirements

Description of Use	Standard Residential Density	Maximum Residential Density	Standard Non-Residential Density*** (Floor Area Ratio)	Maximum Building Size	Maximum Building Height	Setback Requirements
Shelton Urban Growth Area (U)	4 du/ac	8 du/ac	1:1.5	n/a	35'	**
Belfair Urban Growth Area (U)	4 du/ac	6 du/ac	1:1.5	n/a	35'	**
Allyn Urban Growth Area (U)	4 du/ac	6 du/ac	1:2	10,000 sf (2)	35' (1)	**
Mineral Resource Areas (x)	1 du/40 ac	1 du/40 ac	n/a	n/a	35'*	**
Agricultural Resource Lands (x)	(a)	(a)	1:20	n/a	35'*	**

In-Holding-Lands	1-du/5-ac	1-du/5-ac	1:20	10,000-sf	35'*	**
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U = consult the specific adopted urban-growth-area-plan-and-development-regulations-for-density-and-dimensional-requirements-for-the-applicable-zone-designation.

FOR DEVELOPMENT STANDARDS IN RURAL AREA, SEE CHAPTER 1.04

* ;hg;resource-based activities are exempt from this requirement

** ;hg;see buffer yard standards

*** ;hg;fire stations exempt from this requirement

(1) ;hg;except that the maximum building height in the Allyn UGA is 25 feet East of State Highway 3 between Wade Street and Evans Street (which is known as Lakeland Drive)

(2) ;hg;may be increased to 20,000 sf with a Special Use Permit

(x) ;hg;clustering of residential development is required

(a) ;hg;see the density provisions of Section 17.03.037

(Ord. 108-05 Attach. B (part), 2005)

17.03.033 Performance-based density bonuses.

Where they are greater than the standard residential densities, the "Maximum Residential Densities" shown in Figure 17.03.032 and in Chapter 17.04 may be achieved only through the use of the performance standards set forth in this chapter and in Title 16, or through the provisions contained in Section 17.03.037 of this chapter. These standards are designed and intended to encourage the preservation of the character of the land surrounding the proposed land use. The achievement of these bonuses will, in most cases, require an analysis of the land to document existing conditions, opportunities and constraints. Use of this information will assist in determining the most appropriate development pattern for each individual site.

(Ord. 108-05 Attach. B (part), 2005).

17.03.034 Classification of land uses established.

In order to determine the compatibility of differing land uses, and to minimize the impacts that development may have on abutting property, all land uses permitted in Mason County are classified into six categories. Those categories are illustrated in Figure 17.03.034.

**Figure 17.03.034
CLASSIFICATION OF LAND USES**

Category I

Open Space

- Passive recreation areas
- Walking or hiking trails
- Cemeteries

Residential, Type I

- Detached, single-family dwelling; 1 du/20 ac. or greater

-
- Accessory apartment
 - Home occupation
 - Child day care, family

Agriculture, Type I

- Crops
- Orchards
- Vineyards
- Pasture
- Farm stands
- Greenhouses, no sales to the public

Category II

Residential, Type II

- Detached, single-family dwelling; 1 du/ac. to 1 du/20 ac.
- Two to four-family dwelling; 1 du/ac. or greater

Public Institutional

- Schools
- Churches
- Libraries
- Post Offices

Recreation

- Parks
- Active recreation areas
- Bicycle/equestrian trails

Group Care Facilities, Type I

- Adult day care facility
- Child day care, commercial
- Group homes

Lodging, Type I

- Campgrounds
- RV parks
- Bed and Breakfast, 12 or fewer guest rooms
- Vacant land

Category III

Residential, Type III

-
- Attached or detached single-family dwellings, more than 1 du/ac
 - Multi-family dwellings
 - Mobile home parks

Group Care Facilities, Type II

- Adult retirement communities
- Assisted living facilities

Category IV

Lodging, Type II

- Bed and Breakfast
- Motel
- Boarding House
- Hotel

Commercial, Type I

(hours of operation limited to 7:00 a.m. to 8:00 p.m.)

- Professional offices
- Retail, less than 10,000 s.f.
- Medical clinics
- Banks

Agriculture, Type II

- Greenhouses
- Nursery yards
- Livestock
- Kennels
- Parking Areas, Lots
- Cottage Industries

Category V

Commercial, Type II

- Retail, general
- Hospitals
- Animal clinics
- Automobile service station
- Vehicle sales
- Vehicle repairs
- Auction house

-
- ~~— Contractor yards~~
 - ~~— Home and garden centers~~
 - ~~— Health clubs~~
 - ~~— Wholesale~~
 - ~~— Boat yards/marinas~~
 - ~~— Mobile home sales~~

Industrial, Type I

- ~~— Warehouse, distribution~~
- ~~— Light Industry~~
- ~~— Wholesale~~

Category VI

Industrial, Type II

- ~~— Heavy industry~~
- ~~— Mining, extraction~~
- ~~— Airport~~

Agriculture, Type III

- ~~— Forestry~~
- ~~— Logging~~

Rifle range

- ~~— Wrecking/junk yard~~

~~(Ord. 108-05 Attach. B (part), 2005)~~

17.03.035 Land divisions in resource lands.

- (a) Cluster development, as provided in Chapter 16.23, Mason County Code, ~~is required~~ may be allowed for all residential subdivisions or short plats located in the following development areas: agricultural resource lands, long-term commercial forests and mineral resource areas.
 - (1) No lot for which the construction of a residential dwelling is proposed under this section and Chapter 16.23, Mason County Code, shall exceed two acres in gross land.
 - (2) In agricultural resource lands, no open space lot shall be less than ten acres, as defined in Section 16.23.035, Mason County Code.
- (b) Land divisions for purposes other than residential development shall have a minimum lot size of ten acres for agricultural resource land; provided, however, that lots created for and restricted to the use of fire stations or for utilities are not required to meet the minimum lot sizes defined in this section.

(Ord. 108-05 Attach. B (part), 2005).

17.03.036 Buffer and landscape requirements.

As a method for allowing the placement of differing land uses adjacent to one another, buffer yards shall be required. These requirements do not apply to: (a) urban growth areas, where the public should consult the specific adopted urban growth area plan for density and dimensional requirements for the applicable zone designation; and (b) rural lands, where the standards included in Chapter 17.04 shall be applied. Subsection (f) of this section, the additional requirement for land adjacent to agricultural resource lands, continues to apply to rural lands. The location, size and type of buffer yard shall be determined by comparing the category of the proposed land use with the categories of all abutting land uses, in accordance with Figure 17.03.036. Buffer yard requirements are stated in terms of the number of plant units required per one hundred linear feet of buffer yard. Any land set aside as a buffer yard may be used in calculating the development density of a parcel of land.

- (1) ~~It is the intent of this section that the establishment of any buffer yard pursuant to the criteria set forth in this chapter will result in full compliance with the standards for maximum environmental noise levels as set forth in WAC 173-60. Buffer yards exceeding the minimum requirements of this section may be required in the event that maximum environmental noise level requirements are not met. It shall be the sole responsibility of the owner of the property upon which the buffer yard is established to assure compliance with these state established noise levels.~~
- (2) ~~Determination of Buffer Yard Requirements. To determine the type of buffer yard required between two adjacent parcels, or between a parcel and a street, the following procedure shall be followed:~~
 - (A) ~~Identify the land use category of the proposed use by referring to Figure 17.03.034;~~
 - (B) ~~Identify the uses of all adjacent properties by on-site survey;~~
 - (C) ~~Identify the land use categories of all adjacent parcels by referring to Figure 17.03.034;~~
 - (D) ~~Determine the buffer yard required on each boundary (or boundary segment) by referring to Figure 17.03.036.~~
- (3) ~~Responsibility for Buffer Yard.~~
 - (A) ~~When a use is the first use to develop on one of two adjacent, vacant parcels, the first use shall provide the buffer which Figure 17.03.034 requires next to vacant land. The second use to develop shall, at the time of its development, provide all additional plant material and/or land necessary to provide the total buffer yard required between those two uses.~~
 - (B) ~~When an existing use changes to a higher intensity use as determined by Figure 17.03.034, all of the buffer yard requirements of this chapter shall be met.~~
 - (C) ~~When an existing use expands, the administrator shall determine whether the extent and location of the expansion shall require conformity with this chapter. In making such determination, the administrator may consider the size, location and purpose of the expansion, the relationship of any existing structures to the expansion, and the nature of surrounding land uses.~~
- (4) ~~Exemption from Buffer Yard Requirements. When a land use requires direct and unobstructed access to an adjacent transportation facility such as a railroad or airport, the requirements of this chapter shall be waived to the extent necessary to allow for such access.~~
- (5) ~~Use of Existing Materials.~~
 - (A) ~~Existing, healthy plant materials on a parcel may be used to meet the requirements of this chapter.~~

-
- ~~(B) Any open space created pursuant to Chapter 16.22 may be used to meet the requirements of this chapter.~~
- ~~(C) Any wetland or associated buffer set aside pursuant to any federal, state or county environmental regulation may be used to meet the requirements of this chapter.~~
- ~~(6) Additional Requirements for Agricultural Lands. For lands adjacent to agricultural resource lands, in addition to the bufferyard requirements otherwise required, all structures or uses shall maintain a minimum setback of one hundred feet from designated agricultural tracts for land designated as urban growth areas, rural activity centers or rural community centers, or fifty feet for lands designated as rural areas, except for any structure or uses which have been identified as permitted uses in agricultural resource lands. Residential clusters created on lands adjacent to agricultural resource lands through a performance subdivision as provided in Chapter 16.22, Mason County Code, shall be separated from the agricultural resource land by the designated open space areas to a minimum width of one hundred feet on lands designated as urban growth areas, rural activity centers or rural community centers, or fifty feet for lands designated as rural areas.~~
- ~~(7) Required Plant Material Specifications. Figure 17.03.039 identifies the minimum sizes of the various types of plant materials required under this chapter.~~
- ~~(8) Substitution of Plant Materials.~~
- ~~(A) In buffer yards D, E, and F, evergreen canopy or evergreen under story trees may be substituted for deciduous canopy or under story without limitation.~~
- ~~(B) In buffer yards A, B, and C, up to fifty percent of deciduous canopy or under story may be substituted with evergreen canopy or under story.~~
- ~~(C) In all buffer yards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.~~
- ~~(9) Maintenance of Plant Materials.~~
- ~~(A) All planting materials required by this section shall be maintained by the property owner in a manner to assure the health of the planting, and to assure that the buffer yard continues to serve its intended function.~~
- ~~(B) If any required planting materials shall cease to serve their intended function due to size, age or health, the property owner shall replace such planting material with the same or similar plant types, as provided in this chapter.~~
- ~~(10) Variations of Buffer Yard Requirements.~~
- ~~(A) In all buffer yards, planting requirements may be reduced by twenty-five percent by increasing the width of the buffer by fifty percent.~~
- ~~(B) In all buffer yards, the required width of the buffer yard may be reduced by fifty percent by increasing the amount of plantings by one hundred percent.~~
- ~~(C) In buffer yards A and B, the buffer yard width or the amount of planting may be reduced by fifty percent if any fence or berm shown in Figure 17.03.037 is used.~~
- ~~(D) In buffer yard C, the buffer yard width or the amount of planting may be reduced by fifty percent if a structure F3 or above is used.~~
- ~~(E) In buffer yard D, the buffer yard width or the amount of planting may be reduced by fifty percent if a structure F4 or B2 or above is used.~~

~~(F) In buffer yards E and F, the buffer yard width or the amount of planting may be reduced by fifty percent if a structure F6 or BW1 is used.~~

~~(11) Uses Allowed in a Buffer Yard.~~

~~(A) Where a wetland or open space set aside for any other purpose is used as a buffer yard, any use normally allowed in such wetland or open space may be allowed also within the buffer yard, except that mining, logging, or other forestry activities shall not be permitted in a buffer yard.~~

~~(B) Required stormwater facilities may be located within buffer yards, provided that the landscaping of such facility complies with the requirements of this section.~~

~~(12) In the determination of applicable buffer yards, either through this subsection or in Chapter 17.04, the front yard setback shall not be less than ten feet, except by the granting of a variance (Section 17.05.030).~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

**Figure 17.03.036
BUFFER YARD REQUIREMENTS**

Proposed Land Use Intensity Class	Adjacent Existing Land Use					
	Classification					
	I	II	III	IV	V	VI
I	A	B	C	D	E	F
II	B	A	B	D	D	F
III	C	B	A	C	D	E
IV	D	D	C	B	D	E
V	E	D	D	D	C	D
VI	F	F	E	E	D	D

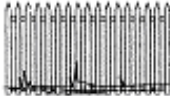


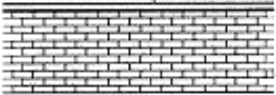
17.03.037 Density transfer and agricultural resource lands.

The following provisions apply only to agricultural resource lands or to land in the urban growth area which has received a transfer of density as described in this chapter:

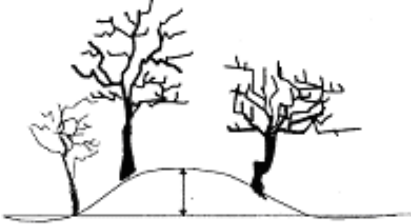
- (1) The standard residential density allowed for development on agricultural resource lands is one dwelling unit per ten acres, except as otherwise provided in this section.
 - (A) Resource subdivisions or short plats in agricultural resource lands are subject to the cluster subdivision provisions of Chapter 16.23 of this code. The maximum allowed density of such cluster subdivisions is one dwelling unit per five acres. The maximum number of residential lots that may be created, not including any lots restricted to agricultural/open space use, is equal to the number of dwelling units allowed. However, where there was a single-family dwelling on the property as of December 30, 1997, then an additional residence lot may be created, subject to the following:
 - (i) Only one such additional lot may be created for all land which was contiguous and in the same ownership as of December 31, 1997,
 - (ii) Each residence existing or vested at the time of application for the land division shall be each placed on their own residential lot;
 - (B) Each residential lot created as provided in subsection (1)(A) of this section, is allowed one dwelling unit;
- (2) Agricultural resource lands are granted an additional density of one dwelling unit per five acres, except that those agricultural resource lands which lie within an urban growth area are granted an additional density of four dwelling units per acre, provided that, in both cases, this additional density shall only be used if transferred to land which is not agricultural resource land but which is within the urban growth area;
- (3) Part or all of the agricultural resource lands maximum allowed residential density may be transferred for use on land which is not agricultural resource land but which is within the urban growth area rather than used on the originating property;
- (4) In the urban growth areas, density transfer under the provisions of this section may be used on the receiving property in order to allow residential development up to the "Maximum Residential Density," ~~shown in Figure 17.03.032,~~ without a performance based subdivision and without compliance with the performance standards or criteria for such subdivisions as established in Chapter 16.22 of this code.

(Ord. 108-05 Attach. B (part), 2005).

FENCES

Symbol	Height	Material
F1	44"	
		Wood Picket
F2	48"	
		Wood Rail
F3	6'	
F4	8'	
		Wood Stockade
F5	6'	
F6	8'	
		Masonry Wall (Poured Concrete, Cement Block, Brick, etc)

BERMS

Symbol	Height	Material
B1	4'	Earth 
B2	5'	
B3	6'	

Berm Height ↗

BERM WALLS

BW1	4' Berm w/6' Masonry Wall
BW2	5' Berm w/7' Masonry Wall
BW3	6' Berm w/8' Masonry Wall

Less Intensive | More Intensive



Figure 17.03.038

BUFFER YARD STANDARDS

	Bufferyard A	Bufferyard B	Bufferyard C	Bufferyard D	Bufferyard E	Bufferyard F
Buffer width	5'	10'	15'	20'	25'	50'
Structure Required	no	no	No	F3 or B1*	F4 or B2*	F5 or B3*
Plant units/100'						
Canopy trees	0-6	1	2	3	4	8
Under story trees	1	2	4	6	6	12
Shrubs	0	3	6	9	24	48
Evergreens	0	0	0	0	12	24

* See Figure 17.03.037 for structure details.

Figure 17.03.039

PLANT MATERIAL TYPES

Plant Material Type	Planting in Buffer Yards abutting Vacant Lands	All Other Plantings
Canopy tree (deciduous)		
-Single stem	1 ½ inch caliper	2 inch caliper
-Multi stem clump	6 feet height	8 feet height
Under story tree (deciduous)	4 feet height	6 feet height
Evergreen	4 feet height	6 feet height
Shrub		
-Deciduous	1 gal (15 inches height)	2 gal (24 inches height)
-Evergreen	1 gal (12 inches height)	2 gal (18 inches height)

Note: These requirements refer to the minimum size of plant materials at the time of planting.

17.03.040 Off-street parking.

- (a) Parking requirements for all land uses will follow the standards from Chapter 17.08, Mason County Parking Standards.
- (b) In all rural residential zones and inholding lands:
 - (1) No parcel without a residence shall have more than three vehicles located on the parcel;
 - (2) No parcel having a residence shall have more than ten vehicles located on the parcel;
 - (3) The limits of criteria (1) and (2) of this section apply regardless of the specific vehicles on the parcel or whether the vehicles are moved around on the parcel;

-
- (4) Vehicles contained in permitted residential garages or enclosed buildings approved for occupancy Group U-1 (motor vehicle storage) and having a complete floor surface and floor drainage that contains any fluids from infiltrating into the ground, shall not be counted or included in the limits of criteria (1) and (2) of this section;
 - (5) All vehicle accumulations on a parcel made nonconforming by these regulations shall be removed from the parcel by July 1, 2004;
 - (6) These limits shall apply to vehicles located on a parcel for more than seven days;
 - (7) A residence is defined in this section as a site-built, manufactured, or modular home permanently installed on the parcel;
 - (8) Vehicles in this section include, but are not limited to, cars, trucks, vans, buses, recreational vehicles, trailers, all-terrain vehicles, motorcycles, watercraft, airplanes, and earthmoving, logging, or construction equipment, but does not include farm equipment;
 - (9) Adjoining parcels of common ownership (not separated by state or county road) shall be considered part of the same parcel for the purposes of this section.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 47-09, Attach. C, 6-2-2009)

~~17.03.105 Motor vehicle impound yards.~~

~~Motor vehicle impound yards and their accessory structures are permitted in designated urban growth areas at sites which are designated for industrial or commercial/industrial mix on the Mason County comprehensive plan future land use map for the respective urban growth area, as amended.~~

- ~~(1) When the adjacent parcel is (1) designated industrial and either vacant or in industrial use, or (2) designated commercial/industrial mix and in industrial use, then the standard F3 fence shall be required along the property line with such uses.~~
- ~~(2) When the adjacent parcel does not meet the requirements stated in subsection A of this section, then the proposed impound yard shall be enclosed within a structure, or the operation shall be contained within one of the following buffers:
 - ~~(A) A minimum twenty foot wide buffer consisting of a type F4 fence on the project side of the buffer, together with a type B1 berm and plants as specified in Bufferyard E, planted in such a fashion that a year round screen at least eight feet in height shall be produced within three growing seasons;~~
 - ~~(B) A minimum twenty foot wide buffer consisting of the security and sight obscuring fencing on the project side of the buffer, together with four canopy trees, twelve understory trees, forty eight evergreen shrubs, and twenty four deciduous shrubs per one hundred lineal feet of buffer planted in such a fashion that a year round screen at least eight feet in height shall be produced within three growing seasons;~~~~
- ~~(3) Noise, odor, light and glare from these operations shall meet the standards of Section 17.04.400 (performance standards of rural industrial land uses);~~
- ~~(4) These operations shall include the following best management practices: (a) permanent paved surface that aids in the control and containment of spills and fluid leaks during movement and storage of impounded vehicles; (b) approved stormwater features that separate contaminants from rainfall and runoff; and (c) containment of moderate risk waste and petroleum products shall be conducted as set~~

~~forth in Mason County Resource Ordinance Section 17.01.080(P), Secondary Containment of Hazardous Materials;~~

~~(5) Guard dogs shall not be used.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.03.200 Intent of sign regulations.

The intent of the sign regulations is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the size, design, construction, location, electrification and maintenance of all signs and sign structures; to preserve and improve the appearance of the county as a place in which to live and as an attraction to nonresidents who come to visit or trade; to encourage sound signing practices as an aid to business and for public information while preventing excessive and confusing sign displays, aesthetic clutter, destruction of the environment and signs that pose a hazard to the public.

(Ord. No. 134-08, 12-16-2008)

17.03.201 Exemptions to the sign regulations.

The following are not to be regulated as signs or are exempt signs in the development regulations:

- A. The flag, emblem or insignia of a nation or other governmental unit or nonprofit organization subject to the guidelines concerning their use set forth by the government or organization that they represent;
- B. Traffic or other county signs, signs required by law or emergency, railroad crossing signs, legal notices and signs erected by government agencies to implement public policy;
- C. Signs of public utility companies indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones;
- D. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons of such use or uses;
- E. Temporary signs or decorations, which are clearly incidental and customary and commonly associated with any national, local or religious holiday;
- F. "No trespassing," "no dumping," "no parking," "private," signs identifying essential public needs (i.e., rest rooms, entrance, exit telephone, etc.) and other informational warning signs, which shall not exceed three square feet; and
- G. Sculptures, fountains, murals, mosaics and design features that do not incorporate advertising or identification.

(Ord. No. 134-08, 12-16-2008)

17.03.202 Prohibited signs.

The following signs or displays are prohibited in all rural areas of the county and the Shelton UGA:

- A. Roof signs;
- B. Banners or signs over and/or across county roads;

-
- C. Signs located in county right-of-way, unless otherwise approved with a road-use permit from the public works department. Except for temporary signs in accordance with the following restrictions:
 - (1) Signs shall not be posted in a manner or location, which may cause visual obstruction or visual safety hazard for traffic especially in and around intersections, driveways and other access points.
 - (2) Signs shall not be placed in a location typically used by motor vehicles in a lawful manner (road shoulders).
 - (3) Signs shall not be placed in a location, which may impede pedestrian, bicycle, or handicapped travel or access.
 - (4) Signs shall not be placed within drainage areas and other areas maintained by the county public works department.
 - (5) Signs shall not exceed four square feet in size.
 - D. Signs shall not be posted on trees including in county right-of-way.
 - E. Animated or flashing signs, provided that changing message center signs may be allowed when the image and/or message remains fixed for at least five seconds and that the only animation or appearance of movement allowed is the transition from one message and/or image to another by the scrolling on and/or off of the message and/or image;
 - F. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or radio equipment vehicle, or which obstruct the visibility of traffic or street sign or signal device from the traffic intended to be served by the sign, signal or device;
 - G. Advertising Vehicles. Signs that are attached to or placed on or in a vehicle or trailer parked on public or private property such that the primary use or intent becomes advertising. This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during normal course of business;
 - H. Signs attached to utility poles or any other publicly owned structure;
 - I. Off-premises signs except for temporary signs as allowed in section 17.05.025. An off-premises sign shall not include a sign located on private property, other than the property where the business (business, commodity, service or entertainment conducted, sold or offered) is located provided that:
 - (1) The sign is placed with the property owner's consent;
 - (2) The business does not have frontage on a collector road; and
 - (3) The sign is placed for visibility from the collector road nearest to the business.
 - J. Any county official may confiscate signs wrongfully placed in the right-of-way or off-premises signs located in trees.

(Ord. No. 134-08, 12-16-2008)

17.03.203 Nonconforming signs.

Nonconforming signs (those that were permanently installed and legally erected prior to the adoption of this Code) shall be allowed to continue in use for up to twenty years from the adoption of this code (December 16, 2008) so long as they are continuously maintained, are not relocated, and are not structurally altered or made more nonconforming in any way.

Signs located in trees shall have until January 1, 2009, to be removed. Signs that aren't removed by January 1, 2009, will be considered a violation subject to fines and enforcement under title 15, chapter 15.13.

Permanent signs located within any part of the county right-of-way shall have until January 1, 2009, to be removed. Signs that aren't removed by January 1, 2009, will be considered a violation subject to fines and enforcement under title 15, chapter 15.13.

Nonconforming signs listed on a historical register shall be allowed to continue so long as they are continuously maintained and are not structurally altered or made more nonconforming in any way, with exception of improving structural integrity.

(Ord. No. 134-08, 12-16-2008)

Chapter 17.04 RURAL LANDS DEVELOPMENT STANDARDS

Division I. Rural Residential

Article I. Rural Residential 2.5 (RR 2.5)

17.04.211 Purpose.

This district provides for residential development, at a density of two and one-half acres per residential lot, and where areas of small lot residential development and subdivisions patterns were established before December 5, 1996.

(Ord. 108-05 Attach. B (part), 2005).

17.04.212 Uses permitted.

- (a) Uses. Single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, group homes, cell towers, public utilities.
- (b) Accessory Uses. Cottage industry (home occupation).
- (c) Special Permit Required Uses. Cemetery, commercial day care center, essential public facility, schools, and community and recreation centers.
- (d) Signs are permitted not to exceed twelve square feet in size and six feet in height except for temporary signs permitted by section 17.05.025. Signs prohibited by section 17.03.20~~2~~³ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.213 Lot requirements.

- (a) Density and Lot Size. Maximum of one dwelling unit per two and one-half acres and one accessory dwelling unit per parcel; a minimum lot size of two acres, except as provided for in an approved performance subdivision.

(Supp. No. 58, 2-22)

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- (b) Lot Width and Depth. All lots shall have a minimum width at any point of fifty feet.
 - (c) Front Yard Setback. Twenty-five feet.
 - (d) Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling and accessory building is twenty feet, and for accessory structures used for agricultural purposes or home occupations is fifty feet. Exception to the side yard standard is allowed on a parcel with a lot width up to one hundred feet at the building site: the required side yard setback for a residential dwelling and accessory structures shall be equal to ten percent of the lot width but in no case shall be less than five feet from the property line.
 - (e) A lot created by short plat, large lot or long plat subdivision which is restricted to special purposes, such as stormwater storage, community play areas, or utility facilities, and is restricted by perpetual covenants meeting county requirements to said purpose, is not required to meet minimum lot size requirements.

(Ord. 108-05 Attach. B (part), 2005).

17.04.214 Building regulations.

~~(a) Floor Area Ratio. One is to twenty, except for fire stations.~~

~~(ab) Size. Three-Four thousand eight hundred square feet maximum, for non-agricultural and accessory buildings except for dwellings and agricultural buildings.~~

~~(be) Height. Thirty-five feet, except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise compliant permitted land use.~~

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.216 Off-street parking.

Two spaces per lot.

(Ord. 108-05 Attach. B (part), 2005).

17.04.217 Special provisions.

- (a) Cell towers shall be located per Ordinance No. 5-98 Telecommunication Towers.
- (b) Accessory dwelling units are required to meet Section 17.03.029 standards.
- (c) Government operated day care centers, essential public facilities, churches, community centers, and schools may exceed three thousand sq. ft. as approved by a special use permit. Application for special use permit requires the applicant to provide the following information to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; and anticipated sources of noise, glare, or odors from proposed use(s).
- (d) Essential public facilities, commercial day care centers, and schools which were in existence prior to June 17, 1996 and without a prior special use permit, may expand up to fifteen percent cumulatively from their size prior to June 17, 1996, without a special use permit. Expansions over fifteen percent will require a special use permit.

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- (e) Front yard or rear yard setback may be reduced as provided in Section 17.05.034(C) or side yard setback may be reduced as provided in Section 17.05.034(d).

(Ord. 108-05 Attach. B (part), 2005).

Article II. Rural Residential 5 (RR 5)

17.04.221 Purpose.

This district provides for residential development on parcels of five acres or more.

(Ord. 108-05 Attach. B (part), 2005).

17.04.222 Uses permitted.

- (a) Uses. Single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, local community and recreation centers, group homes, cell towers, fire station, fish hatchery, public utilities.
- (b) Accessory Uses. Cottage industry (home occupation), single-family residence.
- (c) Special Permit Required Uses. Essential public facility, schools, commercial day care centers, cemetery, and home occupations and cottage industries that do not meet the standards in section 17.03.021.
- (d) Signs are permitted not to exceed twelve square feet in size and six feet in height except for temporary signs permitted by section 17.05.025. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.223 Lot requirements.

- (a) Density and Lot Size. Maximum of one principal residence per five acres or 1/128th of a section and one accessory dwelling unit per parcel; minimum lot size of two acres, except in an approved performance subdivision the minimum lot size is twenty thousand sq. ft., and except for fire stations.
- (b) Lot Width and Depth. All lots shall have a minimum width at any point of fifty feet.
- (c) Front Yard Setback. Twenty-five feet.
- (d) Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling is twenty feet, for accessory buildings shall be twenty feet, for accessory structures used for agricultural purposes or home occupations shall be fifty feet, and for buildings of nonresidential land uses shall be twenty-five feet. Exception to the side yard standard is allowed on a parcel with a lot width up to one hundred feet at the building site: the required side yard setback for a residential dwelling and accessory structures shall be equal to ten percent of the lot width but in no case shall be less than five feet from the property line.
- (e) A lot created by short plat, large lot or long plat subdivision which is restricted to special purposes, such as stormwater storage, community play areas, or utility facilities, and is restricted by perpetual covenants meeting county requirements to such purpose, is not required to meet minimum lot size requirements.

(Ord. 108-05 Attach. B (part), 2005).

17.04.224 Building regulations.

~~(a) Floor Area Ratio. One is to twenty, except for fire stations.~~

~~(ab) Size. Three-Four thousand eight hundred square-~~ feet maximum ~~for non-agricultural and accessory buildings~~ except for dwellings and agricultural buildings.

~~(be) Height. Thirty-five feet, except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise complaint permitted land use.~~

(Ord. 100-07 Attach. B (part), 2007: Ord. 108-05 Attach. B (part), 2005).

17.04.226 Off-street parking.

Two Spaces per Residence. See Parking Ordinance for other land uses; ~~parking setback for nonresidential land uses shall be twenty-five feet.~~

(Ord. 108-05 Attach. B (part), 2005).

17.04.227 Special provisions.

(a) Cell towers shall be located per Ordinance No. 5-98, Telecommunication Towers.

(b) Accessory dwelling units are required to meet Section 17.03.029 standards.

(c) Government operated day care centers, essential public facilities, churches, community centers, and schools may exceed three thousand sq. ft. as approved by a special use permit. Application for special use permit requires the applicant to provide the following information to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; and anticipated sources of noise, glare, or odors from proposed use(s).

(d) Essential public facilities, commercial day care centers, and schools which were in existence prior to June 17, 1996 and without a prior special use permit, may expand up to fifteen percent cumulatively from their size prior to June 17, 1996, without a special use permit. Expansions over fifteen percent will require a special use permit.

(e) Front yard or rear yard setback may be reduced as provided in Section 17.05.034(c) or side yard setback may be reduced as provided in Section 17.05.034(d).

(Ord. 108-05 Attach. B (part), 2005).

Article III. Rural Residential 10 (RR 10)

17.04.231 Purpose.

This district provides for new residential development on parcels of ten acres or more.

(Ord. 108-05 Attach. B (part), 2005).

17.04.232 Uses permitted.

- (a) Uses. Single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, local community and recreation centers, group homes, cell towers, fire station, fish hatchery, public utilities.
- (b) Accessory Uses. Cottage industry (home occupation), single-family residence.
- (c) Special Permit Required Uses. Essential public facility, schools, commercial child care centers, cemetery, and home occupations and cottage industries that do not meet the standards in Section 17.03.021.
- (d) Signs are permitted not to exceed twelve square feet in size and six feet in height except for temporary signs permitted by section 17.05.025. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.233 Lot requirements.

- (a) Density and Lot Size. Maximum of one principal residence per ten acres or 1/64th of a section and one accessory dwelling unit per parcel; minimum lot size of two acres, except as provided for in an approved performance subdivision the maximum density which may be allowed is one dwelling per five acres or 1/128th of a section and minimum lot size is twenty thousand sq. ft.
- (b) Lot Width and Depth. All lots shall have a minimum width at any point of fifty feet.
- (c) Front Yard Setback. Twenty-five feet.
- (d) Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling is twenty feet, and accessory buildings shall be twenty feet, and for accessory structures used for agricultural purposes or home occupations shall be fifty feet. Exception to the side yard standard is allowed on a parcel with a lot width up to one hundred feet at the building site: the required side yard setback for a residential dwelling and accessory structures shall be equal to ten percent of the lot width but in no case shall be less than five feet from the property line.
- (e) A lot created by short plat, large lot or long plat subdivision which is restricted to special purposes, such as stormwater storage, community play areas, or utility facilities, and is restricted by perpetual covenants meeting county requirements to such purpose, is not required to meet minimum lot size requirements.

(Ord. 108-05 Attach. B (part), 2005).

17.04.234 Building regulations.

~~(a) Floor Area Ratio. One is to twenty, except for fire stations.~~

~~(ab)~~ Size. ~~Three-Four~~ thousand ~~eight hundred~~ square feet maximum ~~for non-agricultural and accessory buildings,~~ except for dwellings and agricultural buildings.

~~(be)~~ Height. Thirty-five feet, except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise complaint permitted land use.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.236 Off-street parking.

Two Spaces per Residence. See Parking Ordinance for other land uses; ~~parking setback for nonresidential land uses shall be twenty five feet.~~

(Ord. 108-05 Attach. B (part), 2005).

17.04.237 Special provisions.

- (a) Cell towers shall be located per Ordinance No. 5-98, Telecommunication Towers.
- (b) Accessory dwelling units are required to meet Section 17.03.029 standards.
- (c) Government operated day care centers, essential public facilities, churches, community centers, and schools may exceed three thousand sq. ft. as approved by a special use permit. Application for special use permit requires the applicant to provide the following information to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; and anticipated sources of noise, glare, or odors from proposed use(s).
- (d) Essential public facilities, commercial day care centers, and schools which were in existence prior to June 17, 1996 and without a prior special use permit, may expand up to fifteen percent cumulatively from their size prior to June 17, 1996, without a special use permit. Expansions over fifteen percent will require a special use permit.
- (e) Front yard or rear yard setback may be reduced as provided in Section 17.05.034(c) or side yard setback may be reduced as provided in Section 17.05.034(d).

(Ord. 108-05 Attach. B (part), 2005).

Article IV. Rural Residential 20 (RR 20)

17.04.241 Purpose.

This district provides for new residential development on parcels of twenty acres or more.

(Ord. 108-05 Attach. B (part), 2005).

17.04.242 Uses permitted.

- (a) Uses. Single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, local community and recreation centers, fire station, fish hatchery, cell towers, public utilities.
- (b) Accessory Uses. Cottage industry (home occupation), single-family residence.
- (c) Special Permit Required Uses. Essential public facility, cemetery, and home occupations and cottage industries that do not meet the standards in Section 17.03.021.

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- (d) Signs are permitted not to exceed twelve square feet in size and six feet in height except for temporary signs permitted by section 17.05.025. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.243 Lot requirements.

- (a) Density and Lot Size. Standard density of one principal residence per twenty acres or 1/32nd of a section and one accessory dwelling unit per parcel; minimum lot size of two acres, except for an approved performance subdivision the maximum density which may be allowed is one dwelling per ten acres or 1/64th of a section and minimum lot size is twenty thousand sq. ft.
- (b) Lot Width and Depth. All lots shall have a minimum width at any point of fifty feet.
- (c) Front Yard Setback. Twenty-five feet.
- (d) Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling is twenty feet, accessory buildings shall be twenty feet, and for accessory structures used for agricultural purposes or home occupations shall be fifty feet. Exception to the side yard standard is allowed on a parcel with a lot width up to one hundred feet at the building site: the required side yard setback for a residential dwelling and accessory structures shall be equal to ten percent of the lot width but in no case shall be less than five feet from the property line.
- (e) A lot created by short plat, large lot or long plat subdivision which is restricted to special purposes, such as stormwater storage, community play areas, or utility facilities, and is restricted by perpetual covenants meeting county requirements to such purpose, is not required to meet minimum lot size requirements.

(Ord. 108-05 Attach. B (part), 2005).

17.04.244 Building regulations.

~~(a) Floor Area Ratio. One is to twenty, except for fire stations.~~

~~(ab) Size. Three-Four thousand eight hundred square feet maximum, for non-agricultural and accessory buildings except for dwellings and agricultural buildings.~~

~~(be) Height. Thirty-five feet, except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise complaint permitted land use.~~

(Ord. 100-07 Attach. B (part), 2007: Ord. 108-05 Attach. B (part), 2005).

17.04.246 Off-street parking.

Two Spaces per Residence. See Parking Ordinance for other land uses; ~~parking setback for nonresidential land uses shall be twenty-five feet.~~

(Ord. 108-05 Attach. B (part), 2005).

17.04.247 Special provisions.

- (a) Cell towers shall be located per Ordinance No. 5-98, Telecommunication Towers.

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- (b) Accessory dwelling units are required to meet Section 17.03.029 standards.
 - (c) Essential public facilities and churches may exceed three thousand sq. ft. as approved by the special use permit. Application for special use permit requires the applicant to provide the following information to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; and anticipated sources of noise, glare, or odors from proposed use(s).
 - (d) Essential public facilities, which were in existence prior to June 17, 1996 and without a prior special use permit, may expand up to fifteen percent cumulatively from their size prior to June 17, 1996, without a special use permit. Expansions over fifteen percent will require a special use permit.
 - (e) Front yard or rear yard setback may be reduced as provided in Section 17.05.034(c) or side yard setback may be reduced as provided in Section 17.05.034(d).
- (Ord. 108-05 Attach. B (part), 2005).

Article V. Rural Multi-Family (RMF)

17.04.251 Purpose.

This district ~~provides for~~designates existing multi-family residential development including mobile home parks. New RMF zoning designations are prohibited.

(Ord. 108-05 Attach. B (part), 2005).

17.04.252 Uses permitted.

Uses. Multi-family residences, duplex, mobile home park.

(Ord. 108-05 Attach. B (part), 2005).

17.04.253 Lot requirements.

- (a) Density and Lot Size. Minimum lot size of five acres.
- (b) Lot Width and Depth. All lots shall have a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.
- (c) Front Yard Setback. Twenty-five feet.
- (d) Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling is twenty feet, and accessory buildings shall be twenty feet.

(Ord. 108-05 Attach. B (part), 2005).

17.04.254 Building regulations.

~~(a) Floor Area Ratio. One is to twenty.~~

~~(a)~~ (b) Size. Three thousand sq. ft. maximum except for dwellings.

(be) Height. Thirty-five feet except for cell towers, antennas or water tanks.

(Ord. 108-05 Attach. B (part), 2005).

17.04.256 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards; locate parking to side or rear of building.

(Ord. 108-05 Attach. B (part), 2005).

17.04.257 Special provisions.

(a) Mobile home park expansions shall comply with the mobile home park ordinance.

(b) Front yard or rear yard setback may be reduced as provided in Section 17.05.034(c) or side yard setback may be reduced as provided in Section 17.05.034(d).

(Ord. 108-05 Attach. B (part), 2005).

Division II. Rural Commercial

Article I. Rural Commercial 1 (RC 1)

17.04.321 Purpose.

(See Section 17.02.043).

(Ord. 108-05 Attach. B (part), 2005).

17.04.322 Uses permitted.

(a) Uses. Convenience/general store, coffee stand, bed & breakfast, single family residential.

(ba) Uses Permitted with Special Use Permit. Convenience/general store, gas station, restaurant, bed and breakfast, laundry.

~~(b) Accessory Uses. Owner occupied residential.~~

(Ord. 108-05 Attach. B (part), 2005).

17.04.323 Lot requirements.

(a) Density. One owner/manager occupied residence per lot. ~~Lot size. Dependent on subject property location.~~

(b) Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.

(c) Front Yard Setback. Thirty feet.

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- (d) Side and Rear Yard Setbacks. Twenty-five feet. Buffer plantings required in at least the first ten feet of this setback.

(Ord. 108-05 Attach. B (part), 2005).

17.04.324 Building regulations.

~~(a) Floor Area Ratio. One is to five, except for fire stations.~~

(~~a~~b) Size. Four thousand five hundred sq. ft. maximum except for dwellings.

(~~b~~e) Height. ~~Two floors~~ Not to exceed thirty-five feet maximum except for agricultural buildings, antennas or water tanks.

(Ord. 108-05 Attach. B (part), 2005).

17.04.325 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~2~~3 are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.326 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.

(Ord. 108-05 Attach. B (part), 2005).

Article II. Rural Commercial 2 (RC 2)

17.04.331 Purpose.

(See Section 17.02.043).

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.332 Uses permitted.

- (a) Uses. Convenience/general store, retail, restaurant, vehicle and equipment repair and maintenance (automotive, truck, farm implement, and small engines), small office, laundry, professional services, public meeting space, nursery, post office/fire station, church, local community and recreation centers, commercial/government operated day care, single-family residential.
- (b) Uses Permitted with Special Use Permit. Gas, self-storage.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.333 Lot requirements.

- (a) Density. One residence per lot. ~~Lot size. Dependent on subject property location.~~
- (b) Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.
- (c) Front Yard Setback. Thirty feet.
- (d) Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty-five feet. Buffer plantings required in the first ten feet of this setback.

(Ord. 108-05 Attach. B (part), 2005).

17.04.334 Building regulations.

~~(a) Floor Area Ratio. One is to five, except for fire stations.~~

~~(a)~~ Size. Maximum of four thousand five hundred square feet for single tenant and seven thousand five hundred square feet for multiple tenants; no maximum for dwellings.

~~(b)~~ Height. ~~Two floors. N~~ot to exceed thirty-five feet maximum except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise complaint permitted land use.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.335 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.202~~3~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.336 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.

(Ord. 108-05 Attach. B (part), 2005).

17.04.337 Special provisions.

Reserved.

(Ord. 108-05 Attach. B (part), 2005).

Article III. Rural Commercial 3 (RC 3)

17.04.341 Purpose.

(See Section 17.02.043).

(Ord. 48-07 (part), 2007; Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 52-19, att. A, 6-4-2019)

17.04.342 Uses permitted.

- (a) Uses. Convenience/general store, retail, restaurant, small office, laundry, professional services, personal services, public meeting space, nursery, public facilities - post office/fire station/fish hatchery/library/ranger station, church, local community and recreation centers, lodging facilities, including motels, RV parks, campgrounds and bed and breakfast, marina - sales, service and storage, auto service and repair, medical/dental clinic, animal clinic, winery, commercial/government operated day care, and single-family residential ~~accessory use or apartment~~.
- (b) Uses Permitted with Special Use Permit. Gas, self-storage.
- (c) Other Uses. Uses not explicitly enumerated in this section, but closely similar thereto, are determined by the administrator.

(Ord. 48-07 (part), 2007; Ord. 108-05 Att. B (part), 2005).

(Ord. No. 21-13, Attach. A, 4-16-2013; Ord. No. 30-13, Attach. A, 6-4-2013; Ord. No. 53-16, Att. A, 8-16-2016)

17.04.343 Lot requirements.

- (a) Density. One residence per lot.
- (b) Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.
- (c) Front Yard Setback. Thirty feet.
- (d) Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty-five feet. Buffer plantings required in the first ten feet of this setback.

(Ord. 48-07 (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.344 Building regulations.

~~(a) Floor Area Ratio. One is to five, except for fire stations.~~

- (a) Size. Maximum of four thousand five hundred sq. feet for single tenant and seven thousand five hundred sq. feet for multiple tenant; no maximum for dwellings.

(be) Height. ~~Two floors~~ Not to exceed thirty-five feet maximum except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise compliant permitted land use, or within the rural activity center of Taylor Town I and II only, as reviewed by special use permit, not to exceed fifty-five feet.

(Ord. 100-07 Attach. B (part), 2007: Ord. 48-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 52-19, att. A, 6-4-2019)

17.04.345 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 48-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.346 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.

(Ord. 48-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

17.04.347 Special provisions for recreational vehicle parks.

RV parks shall comply with the following additional standards:

- (1) No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than one hundred twenty consecutive days and one hundred eighty days in a three hundred sixty-day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
- (2) The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

(Ord. 48-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

17.04.348 Special provisions for building size.

Commercial buildings larger than seven thousand five hundred square feet may be allowed in RC3 zoned areas with the approval of a special use permit, which shall include the following specific information and standards:

- (1) The site is located in a rural activity center.

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- (2) The design of the site, structure, and building facade shall be included in the special use permit review which shall consider the widths and heights typically found in the neighboring commercial development. This might be accomplished through indenting portions of the structure to separate portions of the facade, using a variety of architectural styles and building materials, orienting the building so that larger areas of facade are not visible from public ways or parking areas, or by similar techniques.
 - (3) The applicant shall provide market analysis that shows that the proposed size is appropriate to serve its market and that its market is principally the surrounding rural area and tourist.

(Ord. 48-07 (part), 2007).

Article IV. Rural Commercial 4 (RC 4)

17.04.351 Purpose.

~~(See Section 17.02.043) Reserved~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.04.352 Uses permitted.

~~(a) Uses. Convenience/general store, retail, restaurant, small office, laundry, professional services, personal services, public meeting space, nursery, public facilities—post office/fire station/fish hatchery/library/ranger station, church, local community and recreation centers, lodging facilities, including motels, RV parks, campgrounds and bed and breakfast, marina—sales, service and storage, auto service and repair, medical/dental clinic, animal clinic, winery, commercial/government operated day care, and single family residential accessory use or apartment.~~

~~(b) Uses Permitted by Special Use Permit. Gas, self-storage.~~

~~(c) Other Uses. Uses not explicitly enumerated in this section, but closely similar thereto, are determined by the administrator.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

~~(Ord. No. 21-13, Attach. A, 4-16-2013; Ord. No. 30-13, Attach. A, 6-4-2013; Ord. No. 53-16, Att. A, 8-16-2016)~~

17.04.353 Lot requirements.

~~(a) Density. One residence per lot.~~

~~(b) Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.~~

~~(c) Front Yard Setback. Thirty feet.~~

~~(d) Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty five feet. Buffer plantings required in the first ten feet of this setback.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.04.354 Building regulations.

- (a) ~~Floor Area Ratio. One is to five, except for fire stations.~~
- (b) ~~Size. Maximum of four thousand five hundred sq. feet for single tenant and seven thousand five hundred sq. feet for multiple tenant; no maximum for dwellings.~~
- (c) ~~Height. Two floors not to exceed thirty five feet maximum except for agricultural buildings, cell towers, antennas, water tanks, or necessary structural elements for an otherwise complaint permitted land use, or within the rural activity center of Taylor Town I and II only, as reviewed by special use permit, not to exceed fifty five feet.~~

~~(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).~~

~~(Ord. No. 52-19, att. A, 6-4-2019)~~

17.04.355 Signs.

~~Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free standing, and with a height maximum of twenty five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.203 are not allowed.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

~~(Ord. No. 134-08, 12-16-2008)~~

17.04.356 Off-street parking.

~~Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.04.357 Special provisions.

~~RV parks shall comply with the following additional standards:~~

- (1) ~~No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than one hundred twenty consecutive days and one hundred eighty days in a three hundred sixty day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit;~~
- (2) ~~The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

Article V. Rural Commercial 5 (RC 5)

17.04.361 Purpose.

This district provides for ~~existing~~ commercial development that includes open display vehicle sales land uses. (See Section 17.02.043)

(Ord. 126-06 Attach. B (part), 2006).

17.04.362 Uses permitted.

- (a) Uses. Sales and service of automobiles and trucks, recreational vehicles, watercraft, ~~and retail sales of~~ manufactured homes; ~~retail sales,~~ and single-family residential; ~~accessory use or apartment.~~
- (b) Uses Permitted with Special Use Permit. Self-storage.
- (c) Other Uses. Uses not explicitly enumerated in this section, but closely similar thereto, are determined by the administrator.

(Ord. 126-06 Attach. B (part), 2006).

(Ord. No. 21-13, Attach. A, 4-16-2013; Ord. No. 30-13, Attach. A, 6-4-2013; Ord. No. 53-16, Att. A, 8-16-2016)

17.04.363 Lot requirements.

- (a) Density. One residence per lot.
- (b) Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.
- (c) Front Yard Setback. Thirty feet.
- (d) Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty-five feet. Buffer plantings required in the first ten feet of this setback.

(Ord. 126-06 Attach. B (part), 2006).

17.04.364 Building regulations.

~~(a) Floor area ratio: one is to three, except for fire stations.~~

~~(ab)~~ Size: seven thousand five hundred sq. ft. maximum or reviewed through special use permit.

~~(be)~~ Height: ~~two floors~~ Not to exceed thirty-five feet maximum except for antennas or water tanks, or within the rural activity center of Taylor Town I and II only, as reviewed by special use permit, not to exceed fifty-five feet.

(Ord. 126-06 Attach. B (part), 2006).

(Ord. No. 52-19, att. A, 6-4-2019)

17.04.365 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 126-06 Attach. B (part), 2006).

(Ord. No. 134-08, 12-16-2008)

17.04.366 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County Parking Standards.

(Ord. 126-06 Attach. B (part), 2006).

17.04.367 Special provisions.

- (a) Retail land uses which were in existence prior to May 1, 2000 and without a prior special use permit, may expand up to twenty percent cumulatively from their building size at that date, without a special use permit. Expansions of building size over twenty percent will require a special use permit.
- (b) When an existing land use on a subject parcel expands, buffer plantings in the area of expansion shall be required in the first ten feet of the side and rear yard setbacks.

(Ord. 126-06 Attach. B (part), 2006).

Division III. Rural Industrial (RI)

17.04.401 Purpose.

The rural industrial (RI) district provides for isolated areas of primarily existing industrial type uses.

(Ord. 108-05 Attach. B (part), 2005).

17.04.402 Uses permitted.

- (a) Uses. Manufacturing, warehousing, truck yards, and contractor yards.
- (b) Accessory Uses. Retail space not to exceed ten percent of the floor area.
- (c) Special Permit Required Uses. Accessory air transportation.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 21-13, Attach. A, 4-16-2013; Ord. No. 30-13, Attach. A, 6-4-2013; Ord. No. 53-16, Att. A, 8-16-2016)

17.04.403 Lot requirements.

~~(a) Density and Lot Size. Dependent on subject property location.~~

(~~a~~b) Lot Width and Depth. Designate limited and safe access(es) to roads.

(~~b~~e) Front Yard Setback. Fifteen feet.

(~~c~~e) Side and Rear Yard Setbacks. The side setback shall be twenty feet and the rear setback shall be twenty feet. At minimum, buffer plantings shall be in the first five feet of this setback.

(~~d~~e) The setback requirements of this section may be waived to the extent necessary to provide for direct and unobstructed access to an adjacent transportation facility such as a railroad or airport.

(Ord. 108-05 Attach. B (part), 2005).

17.04.404 Building regulations.

~~(a) Floor Area Ratio. One is to five in rural areas or one is to three in RAC, except for fire stations.~~

(~~a~~b) Size. Seven thousand five hundred sq. ft. maximum or reviewed through special use permit.

(~~b~~e) Height. No maximum height for incineration facilities, boilers, electrical or generating plants, or industrial facilities on lands zoned as industrial areas.

(Ord. 108-05 Attach. B (part), 2005).

17.04.405 Signs.

One monument sign, ten-foot height and one hundred forty-square foot size limit; one wall sign that faces towards street or public access, forty-square foot size limit, and no more than ten percent of wall area. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.406 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.

(Ord. 108-05 Attach. B (part), 2005).

17.04.407 Special provisions.

New development shall be constructed and operated to meet the following performance standards:

- (1) Noise shall be controlled to comply with Chapter 9.36 Mason County Code;
- (2) Odor shall be controlled to comply with Olympic Air Pollution Control Authority Reg. 1, Section 9.11;
- (3) Light and glare shall be controlled such that:

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- (A) No light or combination of lights that cast light upon a public street or nonresidentially zoned property shall exceed one foot-candle meter reading as measured at the edge of roadway or property line,
 - (B) No light or combination of lights that cast light upon a residentially zoned property shall exceed 0.4 foot-candle meter reading as measured at the residential property line,
 - (C) Direct or sky-reflected glare, whether from floodlights or from high-temperature processes, such as combustion or welding, shall not be directed into any adjoining property,
 - (D) No flickering or flashing lights shall be allowed except to the extent necessary to meet state or federal safety requirements;
- (4) No vibration shall be permitted which is discernible beyond the property line to the human sense of feeling for three minutes or more duration in any one hour, nor any vibration producing an acceleration of more than 0.1 g, or which results in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines, Bulletin "Quarry Blasting" on any structure;
 - (5) Local traffic impact shall be limited to no more than five percent of the existing traffic, except as provided that by special use permit. Criteria for approval shall include limits on traffic and hours of operation;
 - (6) Outside storage of materials shall be screened and not visible from adjacent properties by the use of landscaping, berming and/or fencing;
 - (7) The following additional information is required for special use permit requests to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations, including, but not limited to: the location and size of lot(s); site plan with areas of proposed use; access to state and county roads; land uses on adjacent properties and potential impacts to those uses by the proposal; provision of parking areas and stormwater facilities; hours of operations; anticipated sources of noise, glare, or odors from proposed use(s); grading proposed; stormwater and erosion control plans; sanitation and support services provided; and traffic studies from activities proposed.

Where development existed as of the date of the ordinance codified in this chapter, it shall not meet the above performance standards, but that development and the adjoining lands shall continue to meet ~~buffer yard standards as provided in Section 17.03.036-~~[setback and buffer provisions.](#)

(Ord. 108-05 Attach. B (part), 2005).

Division IV. Rural Natural Resource (RNR)

17.04.501 Purpose.

The rural natural resource (RNR) district provides for isolated areas of resource based industry outside of the designated resource lands.

(Ord. 108-05 Attach. B (part), 2005).

17.04.502 Uses permitted.

- (a) Uses. Processing of native natural materials, including forest products, mining, aquaculture, agriculture,
- (b) Accessory Uses. Storage of finished products, retail sales of products up to ten percent of building area.

(Ord. 108-05 Attach. B (part), 2005).

17.04.503 Lot requirements.

- (a) Density and Lot Size. Five acres or greater. ~~dependent on subject property location.~~
- (b) Lot Width and Depth. Designate limited and safe access(es) to roads.
- (c) Front Yard Setback. Fifteen feet.
- (d) Side and Rear Yard Setbacks. The side setback shall be twenty feet and the rear setback shall be twenty feet. At minimum, buffer plantings shall be in the first five feet of this setback.
- (e) The setback requirements of this section may be waived to the extent necessary to provide for direct and unobstructed access to an adjacent transportation facility such as a railroad or airport.

(Ord. 108-05 Attach. B (part), 2005).

17.04.504 Building regulations.

~~(a) Floor Area Ratio. One is to twenty.~~

~~(a)~~ **(ab)** Size. Two thousand sq. ft. additions or five percent of floor area of existing use buildings; ten thousand sq. ft. building maximum size for new development, except when larger building sizes are approved by special use permit.

~~(b)~~ **(be)** Height. Exempt from thirty-five feet limit.

(Ord. 108-05 Attach. B (part), 2005).

17.04.505 Signs.

One monument sign, ten-foot height and one hundred forty-square foot size limit; one wall sign that faces towards street or public access, forty-square foot size limit, and no more than ten percent of wall area. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.202~~3~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.506 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.

(Ord. 108-05 Attach. B (part), 2005).

17.04.507 Special provisions.

New development shall be constructed and operated to meet the following performance standards:

- (1) Noise shall be controlled to comply with Chapter 9.36 Mason County Code;
- (2) Odor shall be controlled to comply with Olympic Air Pollution Control Authority Reg. 1, Section 9.11;

(Supp. No. 58, 2-22)

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- (3) Light and glare shall be controlled such that:
 - (A) No light or combination of lights that cast light upon a public street or nonresidentially zoned property shall exceed one foot-candle meter reading as measured at the edge of roadway or property line,
 - (B) No light or combination of lights that cast light upon a residentially zoned property shall exceed 0.4 foot-candle meter reading as measured at the residential property line,
 - (C) Direct or sky-reflected glare, whether from floodlights or from high-temperature processes, such as combustion or welding, shall not be directed into any adjoining property,
 - (D) No flickering or flashing lights shall be allowed, except to the extent necessary to meet state or federal safety requirements;
 - (4) No vibration shall be permitted which is discernible beyond the property line to the human sense of feeling for three minutes or more duration in any one hour, nor any vibration producing an acceleration of more than 0.1 g, or which results in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines, Bulletin "Quarry Blasting" on any structure;
 - (5) Local traffic impact shall be limited to no more than five percent of the existing traffic, except as provided that by special use permit. Criteria for approval shall include limits on traffic and hours of operation;
 - (6) Outside storage of materials shall be screened and not visible from adjacent properties by the use of landscaping, berming and/or fencing.

Where development existed as of the date of the ordinance codified in this chapter, it shall not meet the above performance standards, but that development and the adjoining lands shall continue to meet ~~buffer yard standards as provided in Section 17.03.036-~~[setback and buffer provisions.](#)

(Ord. 108-05 Attach. B (part), 2005).

Division V. Rural Tourist (RT)

17.04.601 Purpose.

(See Section 17.02.047).

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.602 Uses permitted.

- (a) Uses. Marina - sales, service and storage; overnight lodging facilities, including motel, RV park, campgrounds, and bed and breakfast; golf course, restaurant, retreat centers, commercial or nonprofit recreational activity facilities (such as water parks, bicycle courses and racquet court sports), and motorized commercial outdoor recreation (limited to a single parcel or combination of adjacent parcels under single ownership no less than one hundred acres total in size).
- (b) Accessory Uses. Employee housing; retail and gas (one thousand square feet maximum building size); self-storage (contained space has one thousand square feet maximum building size; outdoor storage limited to recreation storage).

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- (c) Special Permit Required Uses. Motorized commercial outdoor recreation (on a single parcel of combination of adjacent parcels under single ownership less than one hundred acres in total size); air transportation; and rifle ranges.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 26-15, 5-26-2015)

17.04.603 Lot requirements.

~~(a) — Density and Lot Size. Dependent on subject property location.~~

~~(ab)~~ Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.

~~(be)~~ Front Yard Setback. Thirty feet for buildings; ten feet for signs.

~~(ce)~~ Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty-five feet. Buffer plantings required in the first ten feet of this setback.

(Ord. 108-05 Attach. B (part), 2005).

17.04.604 Building regulations.

~~(a) — Floor Area Ratio. One is to five in rural areas or one is to three in RC3, except for fire stations.~~

~~(ab)~~ Size. Five thousand sq. ft. maximum or reviewed by RV Park or special use permit.

~~(be)~~ Height. ~~Two floors~~ Not to exceed thirty-five feet maximum except for agricultural buildings, cell towers, antennas, or water tanks, or as reviewed by special use permit.

(Ord. 108-05 Attach. B (part), 2005).

17.04.605 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.606 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards. For bed and breakfasts, one stall for each bedroom shall be provided.

(Ord. 108-05 Attach. B (part), 2005).

17.04.607 Special provisions.

- (a) Application to RT uses requires applicant to provide such information: access to state and county roads; location and size of lot(s); land uses on adjacent properties; potential impacts to existing residential uses; how is proposed use related to recreational and tourist activities and/or to commercial services to tourists and adjacent rural populations.
- (b) RV parks shall comply with the following additional standards:
 - (1) No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than one hundred twenty consecutive days and one hundred eighty days in a three hundred sixty-day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
 - (2) The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.
- (c) Additional information, stated in Section 17.05.046, is required for special use permits, to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

Division VI. Rural Tourist—Campground (RTC)

17.04.611 Purpose.

(See Section 17.02.047).

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

17.04.612 Uses permitted.

- (a) Uses. Overnight lodging facilities, including RV park, and campgrounds; golf course, retreat centers, commercial or nonprofit recreational activity facilities (such as water parks, bicycle courses, and racquet court sports), and motorized commercial outdoor recreation (limited to a single parcel or combination of adjacent parcels under single ownership no less than one hundred acres total in size).
- (b) Accessory Uses. Employee housing; motel and bed and breakfast; Marina - sales, service and storage; retail, gas, self storage, restaurant.
- (c) Special Permit Required Uses. Motorized commercial outdoor recreation (on a single parcel or combination of adjacent parcels under single ownership less than one hundred acres in total size); and rifle ranges.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 26-15, 5-26-2015)

17.04.613 Lot requirements.

~~(a) — Density and Lot Size. Dependent on subject property location.~~

~~(ab)~~ Lot Width and Depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of fifty feet; designate limited and safe access(es) to roads.

~~(be)~~ Front Yard Setback. Thirty feet for buildings; ten feet for signs.

~~(cd)~~ Side and Rear Yard Setbacks. Fifteen feet for lots contiguous to lots zoned commercial or industrial use; otherwise, twenty-five feet. Buffer plantings required in the first ten feet of this setback.

(Ord. 108-05 Attach. B (part), 2005).

17.04.614 Building regulations.

~~(a) — Floor Area Ratio. One is to twenty in rural areas, except for fire stations.~~

~~(ab)~~ Size. Five thousand sq. ft. maximum or reviewed by RV park or special use permit.

~~(be)~~ Height. ~~Two floors. N~~ot to exceed thirty-five feet maximum except for agricultural buildings, cell towers, antennas, or water tanks, or as reviewed by special use permit.

(Ord. 108-05 Attach. B (part), 2005).

17.04.615 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed ten percent of the area of the building face, and 2) a detached sign with an area size not to exceed ten percent of the building face, that is free-standing, and with a height maximum of twenty-five feet or height of building, whichever is less. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.20~~23~~ are not allowed.

(Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 134-08, 12-16-2008)

17.04.616 Off-street parking.

Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards. For bed and breakfasts, one stall for each bedroom shall be provided.

(Ord. 108-05 Attach. B (part), 2005).

17.04.617 Special provisions.

(a) Application to RTC uses requires applicant to provide such information: access to state and county roads; location and size of lot(s); land uses on adjacent properties; potential impacts to existing residential uses; how is proposed use related to recreational and tourist activities and/or to commercial services to tourists and adjacent rural populations.

(b) RV parks shall comply with the following additional standards:

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- (1) No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than one hundred twenty consecutive days and one hundred eighty days in a three hundred sixty-day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
 - (2) The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

Additional information, stated in Section 17.05.046, is required for special use permits, to aid in analyzing the request, preparing necessary conditions, and providing consistency with dimensional and performance standards in these and other relevant county regulations.

(Ord. 100-07 Attach. B (part), 2007; Ord. 108-05 Attach. B (part), 2005).

Division VII. Master Planned Resort (MPR)

17.04.701 Purpose.

The master planned resort district provides for self-contained and fully integrated planned unit development in a setting of significant natural amenity, with the primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. [See section 17.70 Master Development Plans for development regulations.](#)

(Ord. 108-05 Attach. B (part), 2005).

~~17.04.702 Uses permitted.~~

~~(a) — Uses. Recreation facilities; lodging facilities including hotel, motel, RV park, campgrounds; restaurant; retail; marina — sales, service and storage; golf course; casino; gas.~~

~~(b) — Accessory Uses. Employee housing.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

~~17.04.703 Lot requirements.~~

~~(a) — Density and Lot Size. Dependent on subject property location.~~

~~(b) — Lot Width and Depth. Designate limited and safe access(es) to roads.~~

~~(c) — Front Yard Setback. Minimize clearing of vegetation buffer and integrate parking to side or rear of building.~~

~~(d) — Side and Rear Yard Setbacks. The side setback shall be twenty feet and the rear setback shall be twenty feet. At minimum, buffer plantings shall be in the first five feet of this setback.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.04.704 Building regulations.

~~(a) Floor Area Ratio. One is to twenty.~~

~~(b) Size. Reviewed through special use permit.~~

~~(c) Height. Thirty-five feet maximum except for agricultural buildings, cell towers, antennas or water tanks, or as reviewed by special use permit.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

~~(Ord. No. 52-19, att. A, 6-4-2019; Ord. No. 2022-006, Att. A, 1-18-2022)~~

17.04.705 Signs.

~~Reviewed as part of special use permit. Temporary signs permitted by section 17.05.025 are allowed. Signs prohibited by section 17.03.203 are not allowed.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

~~(Ord. No. 134-08, 12-16-2008)~~

17.04.706 Off-street parking.

~~Off-street parking (stall number and arrangement) shall be provided according with the provisions of the Mason County parking standards.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~

17.04.707 Special provisions.

~~(a) Master planned resorts must be designated by plan amendment and consistent with the Mason County comprehensive plan policies for master planned resorts.~~

~~(b) RV parks existing at the date of development regulations adoption will comply with the existing standards of the mobile home and recreational vehicle parks ordinance. RV parks reviewed after this date of adoption shall comply with the following additional standards:~~

~~(1) No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than one hundred twenty consecutive days and one hundred eighty days in a three hundred sixty day period. The RV park management shall maintain daily rental records identifying each RV and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit;~~

~~(2) The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in an RV park as a permanent structure for limited use.~~

~~(Ord. 108-05 Attach. B (part), 2005).~~