

**ORDINANCE NUMBER 55 - 03**  
**AMENDMENTS TO THE MASON COUNTY DEVELOPMENT REGULATIONS**

AN ORDINANCE amending the Mason County Development Regulations, Ord. No. 82-96, revising portions of Chapter 1.03.040, Off-Street Parking Standards, under the requirements and authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Board of County Commissioners adopted this chapter and section within the Mason County Development Regulations in a public hearing on June 1996;

WHEREAS, the Mason County Planning Commission held a public hearing on the off-street parking standards to receive comments and then formulated their recommendations on March 17, 2003;

WHEREAS, the Board of County Commissioners held a public hearing about the proposed revisions on April 22, 2003, and continued the hearing to May 13, 2003 for written comments, to consider the recommendations of the Planning Advisory Commission, and the Mason County Department of Community Development and citizens' testimony on the proposed amendments;

WHEREAS, the Mason County Board of County Commissioners has approved findings of fact to support its decision as ATTACHMENT A;

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of County Commissioners of Mason County hereby approves and ADOPTS the amendments to the Mason County Development Regulations (concerning off-street parking standards in Rural Residential zones and Inholding Lands), as amended, as described by ATTACHMENT B .

DATED this 3<sup>rd</sup> day of June, 2003.

Board of County Commissioners  
Mason County, Washington

  
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Herb Baze, Chair

  
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Wesley E. Johnson, Commissioner

  
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Jayni L. Kamin, Commissioner


ATTEST:

  
\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy Prosecuting Attorney

From the preceding findings, the Mason County Board of Commissioners adopted a motion to include the proposed revised text in the Mason County Development Regulations Chapter 1.03.040, off street parking in rural residential zones and Inholding Lands, as presented by the Mason County Department of Community Development.

 6/3/03

Chair, Mason County Board of Commissioners

Date

**AN ORDINANCE AMENDING  
THE MASON COUNTY DEVELOPMENT REGULATIONS (Ord. No. 82-96)  
REGARDING OFF-STREET PARKING  
ON RURAL RESIDENTIAL AND INHOLDING LANDS**

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**MASON COUNTY BOARD OF COMMISSIONERS  
June 3, 2003**

**FINDINGS OF FACT**

1. Under consideration is the proposed ordinance to enact development standards to regulate the number of vehicles parked outside of structures on Rural Residential and Inholding Lands in Mason County.
2. The Mason County Development Regulations (Ord. No. 82-96), revised in March 2002 and February 2003, does not contain standards for parking and/or storage of vehicles on rural residential properties in Mason County. Complaints about vehicle accumulations as a conflicting and dominant land use and potential health hazard have increased, leading to a concern about area property values.
3. Excessive vehicle accumulations can cause environmental damage by leaking vehicles, cause aesthetic impacts of conflicting land uses to neighbors, cause nuisance impacts associated with auto wrecking and auto repair, and otherwise degrade area property values.
4. The proposed revisions in Development Regulations Chapter 1.03.040 state the limits to vehicle numbers on parcels with and without a residence, vehicles contained in enclosed building which are not included in those limits, a standard that existing vehicle accumulations must come into compliance with these standards by July 2004, and the definition of terms related to these standards.
5. At the March 17, 2003 Mason County Planning Commission meeting discussing the ordinance revisions, the Planning Commission members asked questions of staff and heard public comment on the changes in ordinance text. Following their discussion on certain further changes, members approved a motion to recommend adoption of the new development standards in Chapter 1.03.040 on off-street parking.
6. At the April 22, 2003 Mason County Board of Commissioners public hearing, the Department of Community Development presented these development standards, as recommended by the Planning Advisory Commission. Public comments were heard and questions from the County Commissioners focused on how the ordinance standards would be enacted. The public hearing was continued to May 13, 2003 to receive additional written comments on the proposed development standards.

**1.03.040 Off-Street Parking and Loading**

- A) Note: ~~These Parking requirements for all land uses will be adapted~~ follow the standards from Ordinance #815, Mason County Parking Standards.
- B) *In all Rural Residential zones and Inholding Lands:*
- 1) *no parcel without a residence shall have more than 3 vehicles located on the parcel.*
  - 2) *no parcel having a residence shall have more than 10 vehicles located on the parcel.*
  - 3) *the limits of criteria 1) and 2) above 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) above.*
  - 5) *all vehicle accumulations on a parcel made non-conforming 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 (7) 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.*