

ORDINANCE NUMBER 46-08

ORDINANCE AMENDING MASON COUNTY CODE TITLE 17, CHAPTERS 17.20 THROUGH 17.35 BELFAIR URBAN GROWTH AREA ZONING AND DEVELOPMENT REGULATIONS

AN ORDINANCE amending mason county code, Title 17, chapters 17.20 through 17.35, Belfair Urban Growth Area, Zoning and Development Regulations under the authority of Chapter 36.70 and 36.70A RCW.

WHEREAS, on April 8, 2008 the Mason County Board of County Commissioners adopted revisions to Mason County Code Sections 17.03.030 & 17.03.031 (Mason County Development Regulations Sections 1.03.030 & 1.03.031) pertaining to on-site sewage disposal systems, and

WHEREAS, the revisions to Sections 17.03.030 and 17.03.031 provide for a minimum residential development density of four (4) dwelling units per net acre; and

WHEREAS, current zoning within the Belfair Urban Growth Area under the R-3 classification is restricted to a maximum of three (3) dwelling units per net acre; and

WHEREAS, the zoning districts designated as R-3 within the Belfair Urban Growth Area will be affected by the revisions to Sections 17.03.030 and 17.03.031 that allow a minimum of four (4) dwelling units per net acre and will therefore be incompatible with the new regulations; and

WHEREAS, the zoning districts of the Belfair Urban Growth Area classified as R-3 will herein be reclassified as R-4 to be compatible with the density minimums for the revised Chapters 17.03.030 and 17.03.031 as adopted; and

WHEREAS, all Chapters (including but not limited to Chapters 17.20 and 17.22) of the Mason County Code referencing, defining, and providing regulations for R-3 zoning within the Belfair Urban Growth Area are herein revised and designated as R-4 with an allowable and restricted development density of four (4) dwelling units per net acre; and

WHEREAS, upon adoption of this Ordinance the zoning designation of R-3 within the Belfair Urban Growth Area shall hereinafter be designated as R-4 as defined above.

NOW THEREFORE, the Mason County Board of County Commissioners hereby adopt this Ordinance amending Title 17, Chapters 17.20 through 17.35 of the Mason County Code to re-designate R-3 zoning in the Belfair Urban Growth Area as R-4 with a minimum development density of 4 dwelling units per net acre.

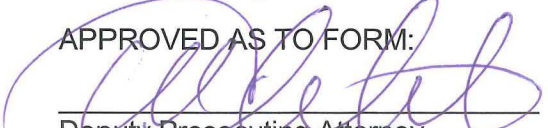
DATED this 8th day of April 2008.

Board of Commissioners
Mason County, Washington

ATTEST:

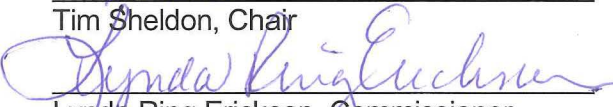

Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:


Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Absent
Tim Sheldon, Chair


Lynda Ring Erickson, Commissioner


Ross Gallagher, Commissioner

**TITLE 17
 CHAPTERS 17.20 THROUGH 17.35
 BELFAIR URBAN GROWTH AREA
 ZONING AND DEVELOPMENT REGULATIONS**

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Attachment A to
 Ord. Number:
 46-08

Chapter 17.20 GENERAL PROVISIONS FOR THE BELFAIR UGA

Sections:

- 17.20.110 Title:** The ordinance codified under this Title, Chapters 17.20 to 17.35, shall be known as the Belfair Zoning Code, which code adopts a zoning districting plan for the Belfair Urban Growth Area (BUGA or Belfair UGA).
- 17.20.120 Authority:** This code is enacted under the authority and police powers of Mason County and the Revised Code of Washington including, but not limited to, the requirements and authority of Chapter 36.70, Planning Enabling Act and Chapter 36.70A RCW, the Washington State Growth Management Act.
- 17.20.130 Purpose and Applicability.**
- A. Purpose: These development regulations and design standards are intended to implement the vision and recommendations of the Belfair Urban Growth Area Plan
- B. Applicability: The development regulations and design standards apply to all properties within the Belfair Urban Growth Area unless otherwise noted. They shall supplement other provisions of Mason County Code. Where a conflict exists, these development regulations and design standards shall apply as they are more specific. The development regulations and design standards are not intended to add unnecessarily to the cost of development. The design standards do not dictate any particular architectural style, and are intended to encourage quality development, and allow creativity by developers/ designers.
- 17.20.140 Interpretation:**
- A. In the case where the wording of the code is not explicit or where its application is in dispute, the Director of the Department of Community Development or his/her designee shall have the authority to interpret the meaning of the code upon receipt of a written request stipulating the exact nature of the dispute. Such decisions may be appealed to the Planning Commission.
- B. Private Agreements: The County has no authority to enforce private Codes Covenants or Restrictions either recorded by deed or other agreements except as their compliance may have been made a part of a project approval.
- C. To clarify the interpretation of the regulations, the words “**shall**”, “**must**”, “**is/are required**”, or “**is/are prohibited**” signify required actions. The words “**should**”, “**is/are recommended**”, or “**is/are encouraged**” signify recommended actions. Mason County, however, can make recommended actions requirements for a particular development, depending on site visibility, site environmental conditions, or other important characteristics. Also, the terms “**where possible**” or “**when possible**” are used numerous times within the design standards. The phrase means that an applicable standard or guideline must be followed unless there are physical features associated with a site that make conformance difficult or impossible while using normal development practices and construction techniques. Cost is not considered a “physical” feature.
- 17.20.150 Relationship to the Mason County Comprehensive Plan and other sections of the MCC:**
- A. Comprehensive Plan: The Growth Management Act requires consistency between the Comprehensive Plan and development regulations such as zoning. As such it is hereby stipulated that where a conflict exists between this Section and the letter, intent or spirit of the Comprehensive Plan the latter shall apply. These zoning regulations are intended to implement the Growth Management Act Goals, the County Wide Planning Policies and the Goals, policies, and objectives adopted in the Comprehensive Plan for Urban Areas. This includes land use, building density and intensity, roadway functionality, utilities and infrastructure, open space, housing, protection of sensitive environmental areas and concurrency.

B. MCC: Where this Section adopts by reference another section of the Mason County Code that section shall be applicable within the Belfair Urban Growth Area. Where this section is silent on a subject or standard the applicable section of the MCC shall apply.

17.20.160 Administrator: The Director of the Department of Community Development or his/her designee shall be the individual responsible for providing coordination of review and decision-making, enforcement and the provision of information regarding the status of applications and issuance of development permits subject to this Chapter.

17.20.200 Definitions: The definitions used in the Belfair Urban Growth Area are the same as established in the Mason County Development Regulations, except that the following definitions apply only within the Belfair UGA.

- **Adult Entertainment:** An establishment consisting of, including, or having the characteristics of any or all of the following:
 - (a) **Adult bookstore or exotic retail establishment**– An establishment having more than 25% of its stock-in-trade merchandise that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities, anatomical genital areas, or erotic entertainment. The term “merchandise” as used above includes, but is not limited to the following: books, magazines, posters, cards, pictures, publications, tapes, discs, films, or other such medium; instruments, devices, equipment, paraphernalia, or other products.
 - (b) **Adult cabaret, arcade, or theater** – (1) An establishment devoted to erotic entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (2) An erotic dance studio as regulated in MCC Chapter 5.19.
- **Articulation:** The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern of rhythm, dividing large buildings into smaller identifiable pieces.
- **Balcony:** A balcony is an outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.
- **Bay Window:** A bay window protrudes from the main exterior wall at least 1 foot measured horizontally from the façade of the building.
- **Blank wall:** Any wall or portion of a wall that has a surface area of 400 square feet without a window, door, building modulation as defined below or other architectural feature, or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.
- **Blank wall treatment:** The use of various techniques to mitigate the visual effect of a blank wall. Blank wall treatment requirements can be found in Chapter 17.30.
- **Building Height:** The maximum building height, as measured from the average grade of the base of a building to the bottom of the roof eaves or the top of the cornice line. Church spires, bell towers, chimneys and other architectural features may exceed the applicable maximum building height by 50% and communications facilities by as much as permitted through approval of a special use permit.
- **Cornice:** A horizontal molding projecting along the top of a wall or building.
- **Courtyard:** A landscaped space enclosed on at least three sides by a single structure.
- **Deck:** A roofless outdoor space built as an above ground platform projecting from a wall of a building and connected to the ground by structural supports.
- **Duplex:** A single building that contains two dwelling units.
- **Erotic Entertainment:** Any exhibition, performance, dance of any type, or other performance where such entertainment involves a person appearing or performing (either live or recorded) who: (a) is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola, or (without regard to gender) any portion of the pubic region, anus, buttocks, or genitals; or (b) touches, caresses, or

fondles the breasts, buttocks, anus, genitals or pubic region of themselves or a patron, or permits the touching, caressing, or fondling of their own breasts, buttocks, anus, genitals or pubic region by a patron, another employee or anyone else with the intent to sexually arouse or excite.

- Façade: The front of a building facing a street. It may also be referred to as the apparent width of the structure facing the street.
- Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.
- Foot-candle: A unit equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot.
- Foot-lambert: A unit of luminance equal to the luminance of a surface emitting a luminous flux of one lumen per square foot.
- Gabled Roof: A triangular wall enclosed by the sloping ends of a ridged roof.
- Hipped Roof: A roof with sloping ends and sides.
- Light Manufacturing: Manufacturing where there is no out-door storage of raw materials or products, the manufacturing and assembly processes are entirely contained within closed structures, and there no discernable noise, odor, vibration, glare, dust, or other sensory effect from the manufacturing processes.
- Lumen: The unit of luminous flux equal to the luminous flux emitted in a unit solid angle by a point source of one candle intensity.
- Lux: A unit of illumination equivalent to 0.0929 foot candle and equal to the illumination produced by luminous flux of one lumen falling perpendicularly on a surface one meter square.
- Modulation: Stepping back or projecting forward portions of the building face with specified intervals of building width and depth, as a means of breaking up the apparent bulk of the structure's continuous exterior walls and to some extent, helping to identify individual residential units.
- Multi-Family Dwelling Units: Includes any structure that contains more than three dwelling units.
- Pedestrian Oriented Façade: Ground floor facades facing a public street or pedestrian-oriented space containing transparent window area or window displays along a minimum of 50 percent of their length and featuring no blank walls.
- Pedestrian-Oriented Space: An area that provides pedestrian-oriented amenities and landscaping to enhance the pedestrian use of the space for passive recreational activities such as: resting, reading, picnicking, and socializing. Requirements for pedestrian-oriented space are contained in Chapter 17.25.
- Recycling Center: A drop off station for recycling of household goods such as paper, plastic, cardboard, glass, and cans, but not intended to include permanent storage of recycled materials, processing of materials, or larger scale items such as appliances or construction debris.
- Stepped Roofs: Different levels of roofs that are created by stepping back all or a portion of the façade.
- Townhouse: A dwelling unit, typically two or more stories tall, that exists as part of a set of attached units, each having a unique publicly-accessible entrance.
- Triplex: A single building that contains three dwelling units.
- Weather Protection: Architectural features such as an awning, marquee, or canopy that protects pedestrians from rain and sunlight. To qualify as weather protection, the feature must be at least 8 feet above the walking surface and project at least 6 feet horizontally from the structure.

17.20.300 Districts Established: Zoning districts are established as follows:

- “LTA” LONG TERM AGRICULTURAL (LTA)
- “R-4” LOW DENSITY RESIDENTIAL DISTRICT (R-4)
- “R-5” MEDIUM DENSITY RESIDENTIAL DISTRICT (R-5)
- “R-10” HIGH DENSITY RESIDENTIAL DISTRICT (R-10)

- “FR” FESTIVAL RETAIL DISTRICT
- “MU” MIXED USE DISTRICT
- “GC” GENERAL COMMERCIAL DISTRICT
- “BI” BUSINESS INDUSTRIAL DISTRICT

17.20.400 District Boundaries – Map:

- A. A parcel specific Official Zoning Map, designating the boundaries of zoning districts and approved overlay districts and Planned Unit Developments, shall be adopted by the County Board of Commissioners. Said map shall be kept on file with the Department of Community Development.
- B. The Official Zoning Map shall be amended as provided for in this code and in a manner consistent with the Comprehensive Plan and Title 15 of the MCC.
- C. The map shall be at a scale that allows easy determination of the zoning district in which a subject property may lay.
- D. Where a street, alley, pathway, railroad, or stream is located on the interface between districts; the boundary between districts shall be the centerline of said feature.
- E. Boundary lines shall be interpreted as provided in the Mason County Development Regulations.

17.20.500 Amendments: Amendments to this title or changes to the Official Zoning Map shall be made as provided for in Title 15 of the MCC.

Chapter 17.21 "LTA" – LONG TERM AGRICULTURAL DISTRICT

Sections:

17.21.100 Purpose: The purpose of the LTA district is to support commercial agriculture and provide open space within the Belfair UGA. Locations are restricted to sites viable for commercial agricultural uses. This district allows for a base density of one dwelling unit per 10 acres. However, density credits of up to three dwelling units per acre are permitted provided that this density shall only be used if transferred to lands outside the LTA district and within the Belfair UGA.

17.21.200 Allowed uses: Uses allowed in the LTA District shall be as follows:

- Agricultural buildings
- Agricultural crops; orchards
- Aquaculture
- Bicycle paths, walking trails
- Dwellings, single-family
- Forestry
- Greenhouses, private & non-commercial
- Horticultural nurseries, wholesale and retail
- Kennels
- Livestock
- Public parks
- Stables

17.21.300 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Home Occupations
- Accessory Structures
- Accessory Dwelling Units
- Family Child Care Centers
- Group Homes
- Outdoor Vehicle Parking
- Well heads and water treatment facilities
- Community drain fields
- Small-scale retail associated with an allowed use

17.21.400 Special uses:

- Bed and Breakfast Inns
- Other Essential Public Facilities

17.21.450 Prohibited uses: The following uses are prohibited:

- Adult entertainment

17.21.500 Bulk and dimensional standards:

Density: Maximum average of one dwelling unit per 10 acres excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters. Exceptions:

- One dwelling unit per lot legally created prior to the adoption of this ordinance.
- Density credits of up to three dwelling units per acre are permitted provided that this density shall only be used if transferred to lands outside the LTA designation and within the UGA. In the UGA, density transfer under the provisions of this Section may be used on the receiving property in order to allow additional dwelling units in residential zoning districts above that

permitted by the residential density limit, provided that other code requirements are met.

- Height: The maximum height of structures in the district shall be as follows:
Buildings containing the permitted use: 30 feet
Accessory structure: 20 feet
- Setbacks: Front yard: 15 feet
Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street side yard: 15 feet
Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street rear yard: 15 feet

Chapter 17.22 RESIDENTIAL DISTRICTS IN THE BELFAIR UGA

17.22.100 "R-4" LOW DENSITY RESIDENTIAL DISTRICT

Sections:

17.22.110 Purpose: The purpose of the R-4 District is to provide a lower density housing option in the UGA. Locations are restricted to sites containing critical areas and slopes as development is expected to be clustered into the more suitable building areas. Locations should also be away from development nodes and commercially zoned areas but with the intensity of development still relatively low, beyond a normal walking distance of ½ to ¾ mile. The district allows for a density of four dwelling units per acre, except where "critical lands" are present – which reduce the permitted density. Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Multi family dwelling units are conditionally permitted as long as they do not exceed the density requirement and minimize impacts to adjacent single family dwelling units.

17.22.120 Allowed uses: Uses allowed in the R-4 District shall be as follows:

- One detached dwelling per lot
- Duplexes
- Public parks
- Public utility service lines

17.22.130 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Home Occupations
- Accessory Structures
- Accessory Dwelling Units
- Family Child Care Centers
- Group Homes
- Outdoor Vehicle Parking
- Well heads and water treatment facilities
- Community drain fields

17.22.140 Special uses:

- Churches
- Schools
- Commercial Child Care Centers
- Bed and Breakfast Inns
- Multi Family Dwelling Units
- Other Essential Public Facilities
- Townhouses
- Triplexes

17.22.145 Prohibited uses: The following uses are prohibited:

- Adult entertainment

17.22.150 Bulk and dimensional standards:

Density: Maximum average of four dwelling units per acre excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters.

Intensity: 35% lot coverage on individual lots.

Min. Lot Area: None. Development must not exceed density and lot coverage requirements above.

Lot Dimensions: All lots shall have a minimum width of 25 feet.

Height: The maximum height of structures in the district shall be as follows:
Buildings containing the permitted use: 30 feet
Accessory structure: 20 feet

Setbacks: Front yard: 15 feet
Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street side yard: 15 feet
Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street rear yard: 15 feet

17.22.200

“R-5” - MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

17.22.210 Purpose: The purpose of the R-5 District is to provide a medium density housing option within the Belfair Urban Growth Area. Locations are restricted to sites not significantly impacted by critical areas and slopes. Locations should generally be away from development nodes and commercially zoned areas, beyond a normal walking distance of ½ to ¾ mile. The district allows for a density of five dwelling units per acre, except where “critical lands” are present – which reduce the permitted density. Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Multi family dwelling units are permitted as long as they do not exceed the density requirement and minimize impacts to adjacent single family dwelling units.

17.22.220 Allowed uses: Uses allowed in the R-5 District shall be as follows:

- One Detached Dwelling per lot
- Duplexes
- Multi Family Dwelling Units
- Public parks
- Public utility service lines
- Townhouses
- Triplexes

17.22.230 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Home Occupations
- Accessory Dwelling Units
- Club houses
- Recreation areas
- Family Child Care Centers
- Group Homes
- Outdoor Vehicle Parking
- Well heads and water treatment facilities
- Community drain fields

17.22.240 Special uses:

- Churches
- Schools
- Commercial Child Care Centers
- Bed and Breakfast Inns
- Other Essential Public Facilities
- Hotels provided the following siting and design conditions are met:
 - Site is identified as a “Hotel Overlay” on the Official Zoning Map for the Belfair UGA.

17.22.245 Prohibited uses: The following uses are prohibited:

- Adult entertainment

17.22.250 Bulk and dimensional standards:

Density: Maximum average of 5 dwelling units per acre excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters.

Intensity: 40% Lot coverage

Min. Lot Area: None. Development must not exceed density and lot coverage requirements above.

Lot Dimensions: All lots shall have a minimum width of 25 feet.

Height: The maximum height of structures in the district shall be as follows:

Buildings containing the permitted use: 35 feet

Accessory structure: 20 feet

Setbacks: Front yard: 10 feet
Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street side yard: 10 feet
Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street rear yard: 10 feet

17.22.300

“R-10” – MULTI FAMILY RESIDENTIAL DISTRICT

Sections:

17.22.310 Purpose: The purpose of the R-10 District is to provide a high-density residential-area housing option within the Belfair Urban Growth Area. Locations should be within or adjacent to development nodes and commercially zoned areas within a normal walking distance of ½ to ¾ mile. Locations generally are areas not significantly impacted by critical areas and slopes. The district allows for a density of ten dwelling units per acre, except where “critical lands” are present – which reduce the permitted density. Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Design standards are important to minimize environmental and visual impacts of developments and provide amenities for residents. Protection of creeks and wetlands is critical – these features should be preserved and integrated into the development as an asset and amenity for residents. Open space and play areas will be important, particularly for young families. Pedestrian access – between developments and to provide access to parks, open space, commercial, and civic uses – is also very important.

17.22.320 Allowed uses: Uses allowed in the R-10 District shall be as follows:

- Detached Dwellings
- Duplexes
- Multi Family Dwelling Units
- Public parks
- Public utility service lines
- Townhouses
- Triplexes

17.22.330 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Home Occupations
- Accessory Dwelling Units
- Club houses
- Recreation areas
- Family Child Care Centers
- Group Homes
- Outdoor Vehicle Parking
- Well heads and water treatment facilities
- Community drain fields

17.22.340 Special uses:

- Churches
- Schools
- Bed and Breakfast Inns
- Commercial Child Care Center
- Other Essential Public Facilities

All uses permitted in the Festival Retail District (FR) provided the following conditions are met:

- Site is identified as a “Retail Overlay” on the Official Zoning Map for the Belfair UGA.
- Development must comply with all bulk, dimensional, and design standards and guidelines of the Festival Retail District.
-

17.22.345 Prohibited uses: The following uses are prohibited:

- Adult entertainment

17.22.350 Bulk and dimensional standards:

Density: Maximum average of 10 dwelling units per acre excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters.

Intensity: 50% Lot coverage

Min. Lot Area: None. Development must not exceed density and lot coverage requirements above.

Lot Dimensions: All lots shall have a minimum width of 25 feet.

Height: The maximum height of structures in the district shall be as follows:

Buildings containing the permitted use: 45 feet

Accessory structure: 20 feet

Setbacks: Front yard: 10 feet
Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street side yard: 10 feet
Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit
Street rear yard: 10 feet

17.22.360 Retail Overlay Area

Within the R-10 District, areas may be identified as a "Retail Overlay Area" on the Official Zoning Map for the Belfair UGA. Mapping of such an area allows for commercial development similar to that allowed in the Festival Retail District. Development allowed in the Retail Overlay Areas must meet the bulk and dimensional requirements, and design standards and guidelines of the Festival Retail District.

Establishment of a Retail Overlay Area requires that the Belfair UGA Plan be amended after a public participation process to allow such retail uses or that the zoning map be amended after the applicant successfully demonstrates to the County that the General Commercial (GC) zoned lands east of the Burlington Northern Railroad line are built-out.

Chapter 17.23 MIXED USE DISTRICTS IN THE BELFAIR UGA

17.23.100 "FR" - FESTIVAL RETAIL DISTRICT

Sections:

17.23.110 Purpose: The primary purpose of the Festival Retail District is to combine business, cultural and civic activities into a cohesive community focal point which promotes pedestrian usage. Locations generally are areas not significantly impacted by critical areas and slopes. The district encourages pedestrian-oriented uses such as retail trade uses (excluding auto-oriented uses), eating and drinking places, hotels and motels, personal service uses, civic and educational uses, and special events (including a farmers' market). Professional offices and residential uses are permitted on upper floors to add vitality to the area and support businesses. Building heights are limited to four stories, but can go up to five stories in the downtown area if the development provides substantial pedestrian-oriented space. Overall commercial and residential densities are limited by height limits, parking requirements, site constraints, market conditions, and design guidelines. Design guidelines encourage pedestrian-oriented site and building design, good pedestrian and vehicular access, pedestrian amenities and open space, parking lot landscaping, and the integration of developments with the natural environment. Outdoor spaces within these areas should function as social settings for a variety of experiences, adding to the comfort and complexity of life in an village center environment, while maintaining a human scale and an ability for easy pedestrian circulation.

17.23.120 Allowed uses: Uses allowed in the FR District shall be as follows:

- Alcoholic beverage sales: package stores and wine shops
- Antique shops.
- Appliance and communication equipment repair shop and/or sales.
- Art Galleries and artist studios
- Art and craft supplies, retail
- Vehicle parts stores
- Bakeries, with on-site sales
- Bars and taverns other than those associated with full menu food service.
- Bicycle shops
- Book stores
- Banks and financial institutions
- Barber and beauty shops
- Commercial Child Care Centers
- Clothing sales and rentals and shoe stores
- Delicatessens
- Dry cleaners and laundries not including Laundromats
- Fabric and yard goods stores
- Florists
- Food specialty shops, including: baked goods, meats, health foods, candies
- Furniture stores under 50,000 sq. ft.
- Grocery stores: under 50,000 sq. ft.
- Hotels / motels as long as rooms are on upper floors
- Household specialty shops, including: plumbing, lighting, heating/cooling
- Hardware stores: under 50,000 sq. ft.
- Hobby shops
- Jewelry stores
- Locksmiths
- Medical offices, excluding clinics, on upper floors
- Multi-Family Dwelling Units on upper floors
- Music stores, recordings and instruments
- Paint and glass shops
- Pharmacies, dispensing
- Photographic studios
- Printing shops, publishing and reproduction

- Professional offices on upper floors
- Radio and Television broadcasting stations
- Restaurants, cafes and food stands
- Retail shops not otherwise named which are under 5,000 square feet
- Second hand stores and pawn shops
- Sporting goods stores
- Stationary and office supply stores
- Theaters, live stage
- Theaters, motion picture

17.23.130 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Alcoholic beverage sales: on-site, in association with full menu food uses.
- Merchandise repair, excluding vehicles
- Micro brewery
- Parking of one Delivery vehicle
- Dance floors no larger than 300 sq. ft.
- Music and electronic game machines up to a total of four.
- Catering

17.23.140 Special uses: The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

- Antique malls over 10,000 sq. ft.
- Building material sales
- Churches
- Clinics, including veterinary
- Commercial parking lots not associated with an on-site use
- Funeral parlors, cremation and mortuary services.
- Gyms, fitness and aerobic studios
- Laundromats
- Live entertainment except between the hours of 12:00 AM and 7:00 AM
- Private transportation depot
- Schools
- Public sidewalk food and merchandise vendors including Espresso and newsstands.
- Commercial recreation facilities including game arcades, batting cages, shooting galleries and skating rinks.
- Dance and music studios
- Dance floors over 300 sq. ft. in area
- Out-door storage of merchandise and/or more than one vehicle

17.23.145 Prohibited uses: The following uses are prohibited:
Adult entertainment

17.23.150 Bulk and dimensional standards:

Density: No maximum density standard, however the number of units may be limited by the applicable height limit, parking requirements, design standards and guidelines, building codes, and site specific constraints.

Intensity: No requirements.

Min. Lot Area: None.

Lot Dimensions: None

Height: The maximum height of structures in the district shall be 45 feet, with the following exception: The maximum height may be increased to 55 feet if one contiguous pedestrian-oriented space is provided on-site per the following, whichever is less:

- (a) At least 3,000 square feet in area and at least 40 feet in width; or
- (b) Sized to at least 25% of the applicable building footprint

Setbacks: There shall be no setbacks required in the district.

17.23.160 Site design standards and guidelines:

A. Intent:

- 1. To upgrade the identity of downtown Belfair.
- 2. To enhance the streetscape by minimizing the amount of driveway and parking areas visible from the street in downtown.
- 3. To enhance the appearance of highly visible sites.

B. Provide pedestrian-oriented street frontage. Specifically, no more than 50 percent of the linear street frontage for commercially developed properties shall be occupied by driveways and parking areas. In other words, at least 50 percent of the linear street frontage must either be open space area (must be at least 20 feet in width from the street to qualify as “open space”) or contain pedestrian-oriented facades. Exceptions:

- 1. Properties fronting SR-3 between Old Belfair Highway and Clifton Lane or Old Belfair Highway between SR-3 and Clifton Lane as long as they meet the standards in Section 17.23.170.
- 2. Other properties where the applicant can demonstrate that an alternate proposal can better meet the intent of the guidelines.

C. Street corners and highly visible sites. Development of street corner properties should contribute to a sense of community and/or the demarcation of the area. Specifically, all development proposals for sites should include at least one of the design treatments described below.

- 1. Locate a building towards the street corner (within 15 feet of corner property line). Building facades located here are encouraged to include a special architectural element, such as a raised roofline, tower, or an extended parapet, along the most visible views of the structure (*see Figures 1 and 2 for examples*).
- 2. Provide a pedestrian walkway and/or plaza space at the corner leading directly to a building entry or shopping plaza space. May be appropriate in conjunction with an approved Monument Sign.
- 3. Install substantial landscaping (at least 200 square feet of ground surface area with trees, shrubs, and or ground cover). May be appropriate in conjunction with an approved Monument Sign.

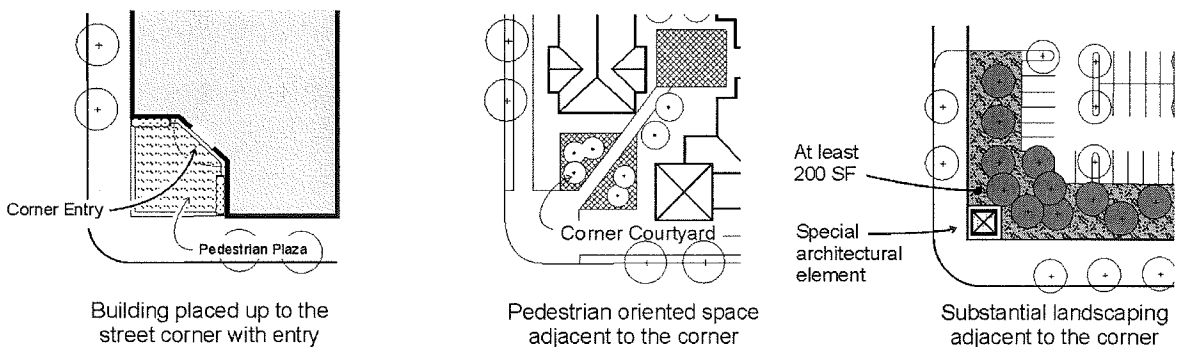


Figure 1. Street corner design options.

D. Setback buildings adjacent to SR-3 sufficient to accommodate the planned roadway configuration, planting strip and sidewalk improvements per the Belfair Urban Growth Area Plan.

17.23.170 Pedestrian and vehicular access standards and guidelines:

A. Intent: To improve the pedestrian environment downtown by making it easier, safer, and more comfortable to walk between businesses, to the street sidewalk, to transit stops, and through parking lots.

B. Create a network of primary and secondary pedestrian walkways in the central triangle area between Clifton Way, SR-3, and Old Belfair Highway. These may be one direct route, a curvilinear route, or several indirect routes depending on development opportunities, developer creativity, and constraints on individual properties. Due to the size of the parcels in this area, it is recognized that such a pedestrian network will likely be developed incrementally over time as properties redevelop. However, these properties represent the focal point for downtown Belfair and the area is intended to become the focal point for social, cultural, and festival retail activities in the community as well. The pedestrian network should include at least one primary east-west pedestrian route through the Festival Retail Zone and contain at least one primary north-south walkway connecting to SR-3. Applicants must demonstrate how their proposal meets the guidelines below and provides for future extensions of the pedestrian network. Specific guidelines:

1. Primary walkways in the network must be at least 12 feet in width. Other (secondary) walkways should be sized and designed per subsection 17.25.020(E).
Exceptions:
 - (a) The County may approve a 6-foot wide pathway width where it can be demonstrated that the Primary walkway should follow an interior property line.
 - (b) Where the Primary walkway follows an interior roadway, the County may allow reduced walkway widths to no less than 8 feet.
2. At least 50 percent of the combined frontage on both sides of the primary walkway should feature buildings with pedestrian-oriented facades.
Definition: Pedestrian-oriented facades contain transparent window area or window displays along at least 50 percent of the building's linear frontage. The primary building entries must be located along this façade. Weather protection, including awnings, canopies, marquees, or overhangs, at least 6 feet in width and 10 foot in height clearance, must be provided along at least 80 percent of the building frontage.
3. Where the primary walkway is adjacent to driveways or parking lots, provide street trees on the applicable side at least 30 feet on-center in planting strips (at least 20 square feet per tree) or within tree grates.
4. Provide pedestrian lighting (attached to buildings or placed on individual poles between 12 and 14 feet in height) to achieve 2 foot-candles on the primary walkway's surface.
5. Incorporate pedestrian amenities, including seating, landscaping, and public art, along primary walkways. Specifically, one linear foot of seating (at least 16 inches deep) should be provided for every 30 square feet of corridor area. Seating may include benches, low seating walls, steps, or, if properly designed, a planter edge or edge of a fountain.
6. Untreated blank walls along primary walkways are prohibited.

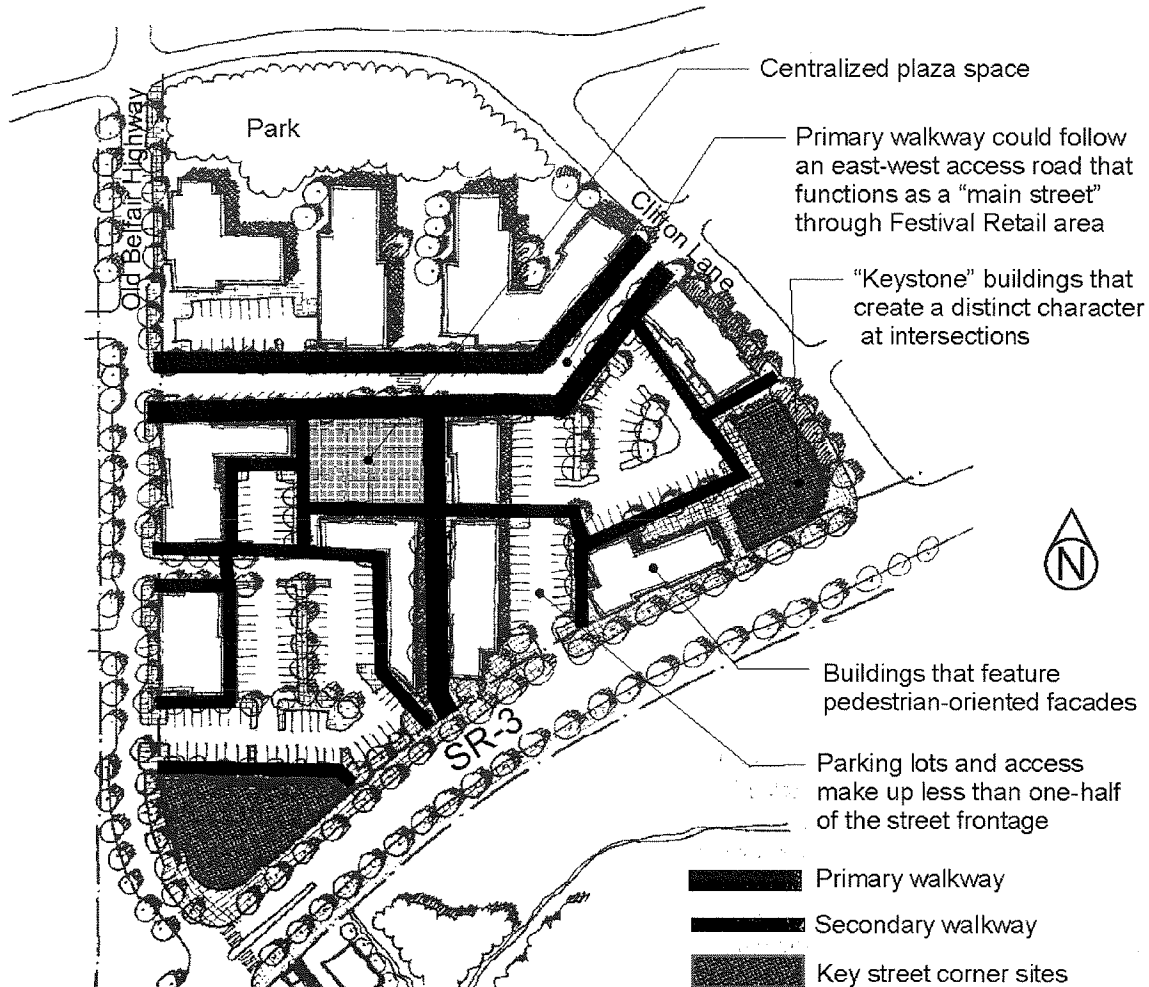


Figure 2. Illustrating one way new development could meet the site design and pedestrian and vehicular access standards.

17.23.180 Building design standards and guidelines:

A. Intent:

1. To encourage pedestrian activity downtown.
2. To make businesses inviting.
3. To add comfort and interest to the pedestrian experience along the street front.

B. Buildings fronting on public streets must feature *pedestrian-oriented facades* (see Figures 2 and 3). This includes:

1. Provision of transparent window areas or window displays along at least 50 percent of the building's linear frontage.
2. Location of the primary building entries along this façade.
3. Provision of weather protection, including awnings, canopies, marquees, or overhangs, at least three feet in width, along at least 75 percent of the building frontage. Awnings may extend to within 4 feet of the roadway curb, subject to Mason County building permit review.

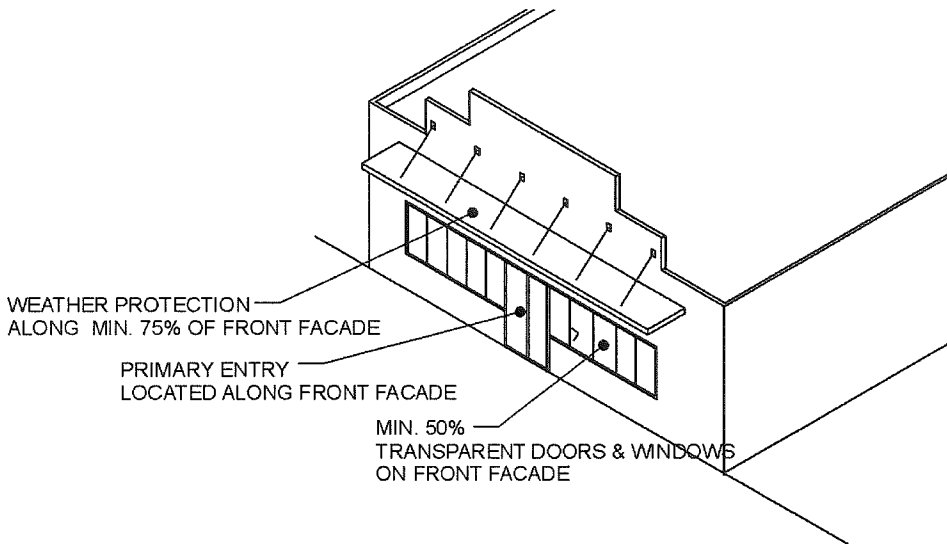


Figure 3. Illustrating standards for pedestrian-oriented facades.

17.23.190 Landscaping design standards and guidelines:

- A. Intent: To mitigate the appearance of parking lots on the downtown streetscape.
- B. The minimum landscaped area between a public right-of-way and parking area shall be at least 8 feet and include the following plantings (see Figure 4):
 1. An average of one tree per 30 linear feet of required landscaped area.
 2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
 3. Ground cover material should cover 70 percent of the soil in one growing season or 70 percent of the soil in three years if mulch is applied until the ground cover fills the designated area.

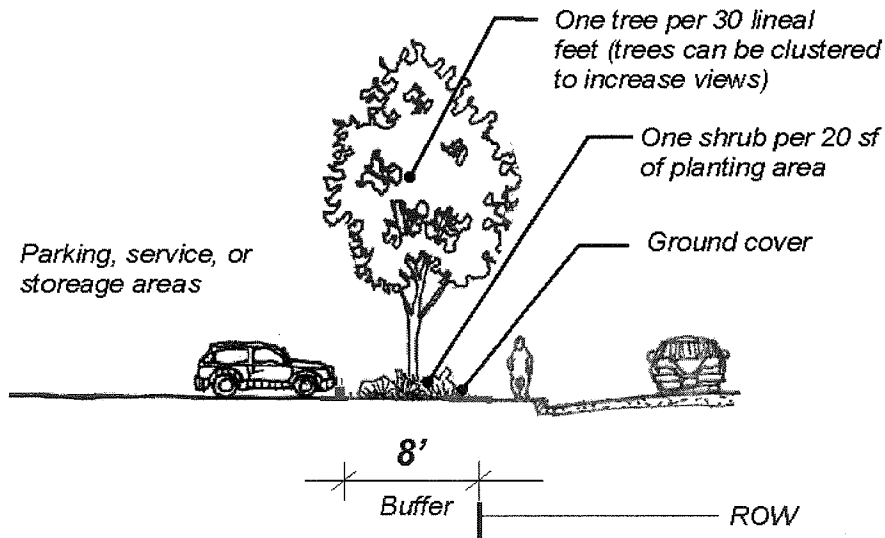


Figure 4. Illustrating standards for landscaping buffers between a street and parking lot.

17.23.100 Non-conforming uses and structures: Legally established and non-conforming uses and structures shall be allowed to remain subject to the provisions of the Mason County Development Regulations, except that in the “Festival Retail” district the following allowances shall also apply to a legally established structures and uses.

A. Non-conforming Structures:

1. A non-conforming structure that is damaged or accidentally destroyed up to 100% may be replaced subject to the obtaining of a special use permit wherein compliance where possible with the current design standards and guidelines shall be determined and required.
2. A non-conforming structure may be enlarged, extended or structurally altered so long as any new construction does not increase the non-conforming aspects of the structure.

B. Non-conforming Uses:

1. A nonconforming use may continue so long as the associated structure is not enlarged by more than 20% or the intensity of use of the property for commercial uses is not otherwise increased.

17.23.110 Applicability: The provisions of this section and chapter shall apply to all new construction, applications for a change of use and /or alterations to existing structures.

Sections:

17.23.210 Purpose: The primary purpose of this district is to provide for a mix of uses along the SR-3 corridor, in sites around the FR District, and at the future crossroads of Romance Hill Road and the planned Alternative North/South access road. Permitted uses include commercial, office, and residential uses. By allowing a broad array of uses, property owners have more choice in how the land can be developed. Design standards allow developments to front on the street as long as they provide pedestrian-oriented facades – otherwise, developments must provide a landscaping buffer along the street front to enhance the character of the area. Design standards also encourage pedestrian and vehicular connectivity between properties. Building heights up three to five stories are permitted, with lower building heights west of SR 3. Otherwise, no specific density limits are provided (as they will be limited by parking requirements, natural site constraints, and market constraints).

17.23.220 Allowed uses: Uses allowed in the MU District shall be as follows:

- Alcoholic beverage sales: package stores and wine shops
- Antique shops
- Appliance and communication equipment repair shop and/or sales.
- Art Galleries and artist studios
- Art and craft supplies, retail
- Vehicle parts stores
- Bakeries, with on-site sales
- Bars and taverns, other than those associated with full menu food service
- Bicycle shops
- Book stores
- Banks and financial institutions
- Barber and beauty shops
- Building material sales
- Churches
- Commercial child care centers
- Community centers
- Clinics, including veterinary
- Clothing sales and rentals and shoe stores
- Delicatessens
- One Detached Dwelling per lot
- Dry cleaners and laundries, not including Laundromats
- Duplexes
- Fabric and yard goods stores
- Florists
- Food specialty shops, including: baked goods, meats, health foods, candies
- Funeral parlors, cremation and mortuary services.
- Furniture Stores
- Grocery Stores
- Gyms, fitness and aerobic studios
- Hotels / motels
- Household specialty shops, including: plumbing, lighting, heating/cooling
- Hardware Stores
- Hobby shops
- Jewelry stores
- Laundromats
- Light manufacturing of stone, clay, and glass products including: glass, pottery and china ceramic, stone cutting and engraving
- Light manufacturing of handcrafted products
- Light manufacturing of computers, office machines and equipment manufacturing
- Local utility system transmission lines and structures
- Locksmiths

- Lumber and other building materials including pre-assembled products
- Medical offices
- Multi-family dwelling units
- Museums, libraries, and educational facilities (other than public schools)
- Music stores, recordings and instruments
- Outside storage and display
- Paint and glass shops
- Parks
- Pharmacies, dispensing
- Photographic studios
- Printing, publishing and reproduction services
- Professional offices
- Public transportation: bus terminals, park and ride lots
- Radio and Television broadcasting stations
- Recycling centers
- Rental and Leasing Services: vehicles, furniture and tools
- Research, development and testing services
- Restaurants, cafes and food stands
- Retail shops not otherwise named which are under 10,000 square feet
- Second hand stores and pawn shops
- Service and repair shops for appliances, small equipment, and automobiles
- Sporting goods stores
- Stationary and office supply stores
- Theaters, live stage
- Theaters, motion picture
- Townhouses
- Triplexes
- Wholesale trade uses

17.23.240 Special uses: The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

- Utility buildings and structures except transmission lines and structures
- Commercial parking lots not associated with an on-site use
- Live entertainment except between the hours of 12:00 AM and 7:00 AM
- Private transportation depot
- Schools
- Public sidewalk food and merchandise vendors including Espresso and newsstands.
- Private recreation facilities including game arcades, batting cages, shooting galleries and skating rinks.

17.23.245 Prohibited uses: The following uses are prohibited:
Adult entertainment

17.23.250 Bulk and dimensional standards:

Density: The maximum density shall be dictated by the applicable height limit, parking requirements, design guidelines, site constraints, and market conditions.

Intensity: No requirements.

Min. Lot Area: None.

Lot Dimensions: None

Height: The maximum height of structures in the district shall be 45 feet, with the following exception: The top of buildings or structures (including rooflines but excluding church spires, bell towers, and chimneys) on the west side of SR-3 shall not reach an elevation of more than 35 feet above the grade level of the roadway, within 150 feet of the SR-3 right-of-way.

Setbacks: See subsections 17.23.255(C), 17.23.265(B) and (C), and 17.31.020(G) for required setbacks, otherwise no setbacks are required.

17.23.255 Site design standards and guidelines:

A. Intent:

1. To upgrade the identity of downtown Belfair.
2. To enhance the streetscape by minimizing the amount of driveway and parking areas visible from the street in downtown.

B. For properties fronting Old Belfair Highway, NE Roy Boad Road and The Old Beard's Place, provide pedestrian-oriented street frontage. Specifically, no more than 50 percent of the linear street frontage for commercially developed properties shall be occupied by driveways and parking areas. In other words, at least 50 percent of the linear street frontage must either be:

1. Landscaping – at least 20 feet of width of Landscape Type B.
2. Pedestrian oriented spaces (see definition) – at least 20 feet in width.
3. Pedestrian-oriented facades (see definition).
4. Any combination of the above.

Exception – alternative proposals will be considered where the applicant can demonstrate to the County that such proposal can better meet the intent of the guidelines.

C. Set back buildings adjacent to SR-3 sufficient to accommodate the planned roadway configuration, planting strip and sidewalk improvements per the Belfair Urban Growth Area Plan.

17.23.260 Building design standards and guidelines:

A. Intent:

1. To encourage pedestrian activity downtown.
2. To make businesses inviting.
3. To add comfort and interest to the pedestrian experience along the street front.

B. Buildings fronting on Old Belfair Highway and NE Roy Boad Road must feature pedestrian-oriented facades (see Figure 3). This includes:

1. Transparent window area or window displays along at least 50 percent of the building's linear frontage.
2. Primary building entries located along this façade.
3. Weather protection, including awnings, canopies, marquees, or overhangs, at least three feet in width, provided along at least 75 percent of the building frontage.

Awnings may extend to within 4 feet of the roadway curb, subject to Mason County building permit review.

17.23.265 Landscaping design standards and guidelines:

A. Intent: To mitigate the appearance of parking lots on the streetscape.

B. The minimum landscaped area between SR-3 and a parking, service, or outdoor storage area shall be at least 15 feet and include the following plantings (see Figure 5):

1. An average of one tree per 20 linear feet of required landscaped area.
2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
3. Ground cover per 17.31.020(D)(5) standards.

C. The minimum landscaped area between all other public streets and a parking, service, or outdoor storage area shall be at least 10 feet and include the following plantings:

1. An average of one tree per 30 linear feet of required landscaped area.

2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
3. Ground cover per 17.31.020(D)(5) standards.

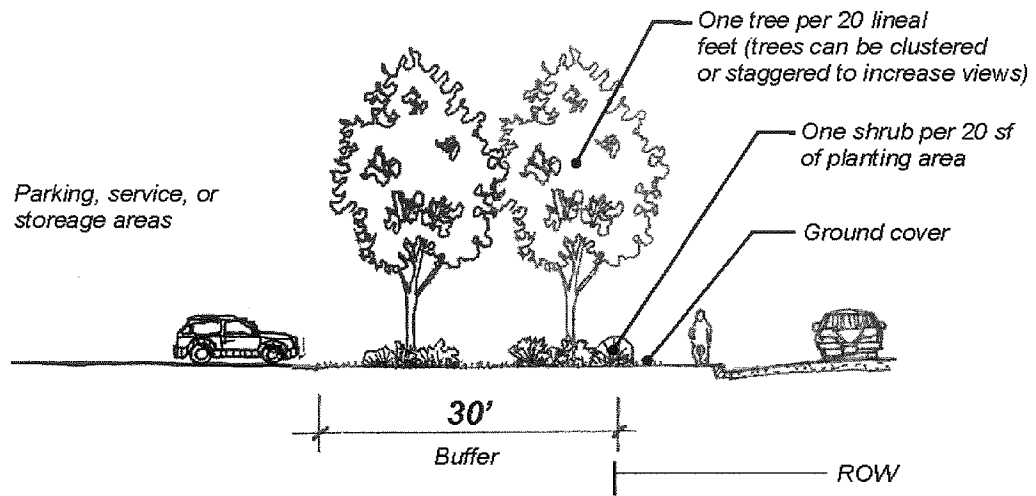


Figure 5. Illustrating standards for landscaping buffers between a street and parking lot.

17.23.270 Non-conforming uses and structures: Legally established and continued Non-conforming uses and structures shall be allowed to remain subject to the provisions of Chapter _____ except that in the Mixed-Use District the following allowances shall also apply to legally established structures and uses.

- A. Non-conforming Structures:
 1. A non-conforming structure that is damaged or accidentally destroyed up to 100% may be replaced subject to the obtaining of a special use permit wherein compliance where possible with the current design standards and guidelines shall be determined and required.
 2. A non-conforming structure may be enlarged, extended or structurally altered so long as any new construction does not increase the non-conforming aspects of the structure.
- B. Non-conforming Uses:
 1. A nonconforming use may continue so long as the associated structure is not enlarged by more than 20% or the intensity of use of the property for commercial uses is not otherwise increased.

17.23.280 Applicability: The provisions of this section and chapter shall apply to all new construction, applications for change of use and /or alterations to existing structures.

Chapter 17.24 COMMERCIAL AND INDUSTRIAL DISTRICTS IN THE BELFAIR UGA

17.24.100 "GC" – GENERAL COMMERCIAL DISTRICT

Sections:

17.24.110 Purpose: The primary purpose of this district is to provide areas that offer a wide range of consumer goods and services for Belfair UGA residents, regional residents, and the traveling public. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive and safe development. Design standards promote safe vehicular and pedestrian access between properties. The district also provides standards intended add visual interest in the developments. Landscaping standards are provided to add visual interest and mitigate the impacts of parking lots on the SR-3 corridor, other streets, and the visual environment within the development. Building heights are limited to three stories. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display, food vendors, and dining areas.

17.24.120 Allowed uses: Uses with a total building size under 50,000 square feet shall be allowed in the GC District as follows:

- Alcoholic beverage sales: package stores and wine shops
- Antique shops
- Appliance and communication equipment repair shops and/or sales.
- Art Galleries and artist studios
- Art and craft supplies, retail
- Vehicle parts stores
- Bakeries, with on site sales
- Bars and taverns other than those associated with full menu food service
- Bicycle shops
- Book stores
- Banks and financial institutions
- Barber and beauty shops
- Building material sales
- Churches
- Commercial child care centers
- Clinics including veterinary
- Clothing sales and rentals and shoe stores
- Delicatessens
- Dry cleaners and laundries not including Laundromats
- Fabric and yard goods stores
- Florists
- Food specialty shops, including: baked goods, meats, health foods, candies
- Funeral parlors, cremation and mortuary services.
- Furniture Stores
- Grocery Stores
- Gyms, fitness and aerobic studios
- Hotels / motels
- Household specialty shops, including: plumbing, lighting, heating/cooling
- Hardware Stores
- Hobby shops
- Jewelry stores
- Laundromats
- Light manufacturing of stone, clay, and glass products including: glass, pottery and china ceramic, stone cutting and engraving
- Light manufacturing of handcrafted products
- Light manufacturing of computers, office machines and equipment manufacturing
- Local utility system transmission lines and structures
- Locksmiths
- Lumber and other building materials including pre-assembled products

Medical offices
 Music stores, recordings and instruments
 Outside storage and display
 Paint and glass shops
 Pharmacies, dispensing
 Photographic studios
 Printing, publishing and reproduction services
 Professional offices
 Public transportation: bus terminals, park and ride lots
 Radio and television broadcasting stations
 Recycling centers
 Rental and leasing Services: vehicles, furniture and tools
 Research, development and testing services
 Restaurants, cafes and food stands
 Retail uses not otherwise named
 Service and repair shops for appliances, small equipment and automobiles
 Second hand stores and pawn shops
 Sporting goods stores
 Stationary and office supply stores
 Theaters, live stage
 Theaters, motion picture
 Wholesale Trade Uses

17.24.140 Special uses: The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

Light Manufacturing
 Utility buildings and structures except transmission lines and structures
 Commercial parking lots not associated with an on-site use
 Private transportation depot
 Schools
 Public sidewalk food and merchandise vendors including Espresso and newsstands.
 Private recreation facilities including game arcades, batting cages, shooting galleries and skating rinks.
 All uses permitted in the Business-Industrial District provided the following conditions are met:

- Site is identified as a “General Commercial – Business Industrial Overlay” on the Official Zoning Map for the Belfair UGA.
- Development must comply with all bulk and dimensional and design standards and guidelines of Chapter 17.24, Business Industrial District.

All uses listed as allowed (17.24.120) where the building exceed 50,000 square feet.
 Adult entertainment provided that the proposed property is at least 300 feet from existing residences, schools and churches and at least 300 feet from the nearest district allowing residential uses.

17.24.150 Bulk and dimensional standards:

Density: The maximum density shall be dictated by the applicable height limit, parking requirements, design guidelines, site constraints, and market conditions.

Intensity: No requirements.

Min. Lot Area: None.

Lot Dimensions: None

Height: The maximum height of structures in the district shall be 35 feet.

Setbacks: Front Yard: 30 feet along SR-3 east of the railroad.
See subsections 17.24.155(C), 17.24.160(B), (C), and (D) and 17.31.020(G) for required setbacks, otherwise no setbacks are required.

17.24.155 Site design standards and guidelines:

A. Intent:

1. To enhance the appearance of highly visible sites.

B. Enhance the appearance of street corners on SR-3. Development of street corner properties should contribute to a sense of community and/or the demarcation of the area. Specifically, all development proposals for sites adjacent to public street intersections along the SR-3 corridor should include at least one of the design treatments described below (See Figure 1).

1. Locate a building towards the street corner (within 15 feet of corner property line). Building facades located here are encouraged to include a special architectural element, such as a raised roofline, towers, or an extended parapet, along the most visible views of the structure.
2. Provide a pedestrian walkway and/or plaza space at the corner leading directly to a building entry or shopping plaza space. May be appropriate in conjunction with an approved Monument Sign.
3. Install substantial landscaping (at least 200 square feet of ground surface area with trees, shrubs, and or ground cover. May be appropriate in conjunction with an approved Monument Sign.

C. Setback buildings adjacent to SR-3 sufficient to accommodate the planned roadway configuration, planting strip and sidewalk improvements per the Belfair Urban Growth Area Plan.

17.24.160 Landscaping design standards and guidelines:

A. Intent:

1. To mitigate the appearance of parking lots on the streetscape.
2. To enhance the appearance of the SR-3 corridor.

B. The minimum landscaped area between SR-3, north of the railroad, and a parking, service, or outdoor storage area shall be at least 30 feet and include the following plantings (see Figure 5):

1. An average of one tree per 20 linear feet of required landscaped area.
2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
3. Ground cover per 17.31.020(D)(5) standards.

C. The minimum landscaped area between SR-3, south of the railroad, and a parking, service, or outdoor storage area shall be at least 15 feet and include the following plantings:

1. An average of one tree per 30 linear feet of required landscaped area.
2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
3. Ground cover per 17.31.020(D)(5) standards.

D. The minimum landscaped area between all other streets and a parking, service, or outdoor storage area shall be at least 10 feet and include the following plantings:

1. An average of one tree per 30 linear feet of required landscaped area.
2. An average of one shrub per 20 square feet of planting area. Shrubs shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
3. Ground cover per 17.31.020(D)(5) standards.

17.24.165 Non-conforming uses and structures: Legally established and continued Non-conforming uses and structures shall be allowed to remain subject to the provisions of Chapter _____ except that in

the General Commercial District the following allowances shall also apply to a legally established structures and uses.

A. Non-conforming Structures:

1. A non-conforming structure that is damaged or accidentally destroyed up to 100% may be replaced subject to the obtaining of a special use permit wherein compliance where possible with the current design standards and guidelines shall be determined and required.
2. A non-conforming structure may be enlarged, extended or structurally altered so long as any new construction does not increase the non-conforming aspects of the structure.

B. Non-conforming Uses:

1. A nonconforming use may continue so long as the associated structure is not enlarged by more than 20% or the intensity of use of the property for commercial uses is not otherwise increased.

17.24.170 **Applicability:** The provision of this section and chapter shall apply to all new construction, applications for change of use and /or alterations to existing structures.

17.24.200 "BI" – BUSINESS INDUSTRIAL DISTRICT

Sections:

17.24.210 Purpose: The primary purpose of this district is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities.

These purposes are accomplished by:

- A. Allowing for a wide range of industrial and manufacturing uses.
- B. Limiting retail uses to those necessary to directly support industrial activities.
- C. Prohibiting residential uses.

Maximum building heights in the district are three stories. Substantial landscaping buffers are required for those properties adjacent to SR-3. Business-Industrial properties are exempted from most other site planning and building design guidelines to maximize flexibility for the uses.

17.24.220 Allowed uses: Uses allowed in the BI District shall be as follows:

- Automobile, appliance, and equipment repair services
- Dry cleaning plants
- Veterinary clinics
- Vocational schools
- Institutional uses
- Business service uses
- Truck dealers
- Auto parts yards
- Manufacturing uses
- Resource land uses
- Professional office uses
- Impound yard
- Towing services
- Fuel depot

17.24.230 Accessory uses: The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- Retail sales, not to exceed 10% of the building's area.

17.24.240 Special uses: The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

Adult entertainment provided that the proposed property is at least 300 feet from existing residences, schools and churches and at least 300 feet from the nearest district allowing residential uses.

17.24.250 Bulk and dimensional standards:

Density: The maximum density shall be dictated by the applicable height limit, parking requirements, design guidelines, site constraints, and market conditions.

Intensity: No requirements.

Min. Lot Area: None.

Lot Dimensions: None

Height: The maximum height of structures in the district shall be 35 feet.

Setbacks: Front Yard: 30 feet along SR-3; 15 feet all other streets.
See subsections 17.24.255(B) for applicable requirements along SR-3.

17.24.255 Landscaping design standards and guidelines:

- A. Intent: To mitigate the appearance of business-industrial uses along the SR-3 corridor.
- B. The minimum landscaped area between SR-3 and a parking, service, or outdoor storage area or building shall be at least 30 feet where Type A Landscaping is used and 60 feet if Type B or C Landscaping is used [see subsection 17.31.020(G) for standards].

17.24.260 Non-conforming uses and structures: Legally established and continued Non-conforming uses and structures shall be allowed to remain subject to the provisions of Chapter _____ except that in the Business-Industrial District the following allowances shall also apply to a legally established structures and uses.

- A. Non-conforming Structures:
 - 1. A non-conforming structure that is damaged or accidentally destroyed up to 100% may be replaced subject to the obtaining of a special use permit wherein compliance where possible with the current design standards and guidelines shall be determined and required.
 - 2. A non-conforming structure may be enlarged, extended or structurally altered so long as any new construction does not increase the non-conforming aspects of the structure.
- B. Non-conforming Uses:
 - 1. A nonconforming use may continue so long as the associated structure is not enlarged by more than 20% or the intensity of use of the property for commercial uses is not otherwise increased.

17.24.265

Applicability: The provisions of this section and chapter shall apply to all new construction, applications for change of use and /or alterations to existing structures.

Chapter 17.25 PEDESTRIAN ACCESS AND AMENITIES

Sections:

17.25.010 Purpose: The purpose of this section is to:

- A. Improve the pedestrian environment by making it easier, safer and more comfortable to walk between businesses and properties, to the street sidewalk, to transit stops, and through parking lots.
- B. Promote walking both as a social activity and an alternative to driving.
- C. Develop an expansive trail system linking all land uses with parks, open space, and other trails.

17.25.020 Standards. The following standards apply to all non-single family residential development unless the standard notes otherwise. The Mason County Director of Community Development may waive one or more of these standards where the applicant can demonstrate that such pedestrian access and/or amenities are not applicable or desirable due to the nature of the use (i.e., industrial or mini-storage) and/or incompatibilities with adjacent properties.

- A. Commercial and multi family developments where possible shall provide pedestrian access onto the site from the main street off of which the use is located. Where a use fronts two streets, access shall be provided from the road closest to the main entrance or, preferably, from both streets.
- B. New developments shall provide sidewalk and planting strip improvements in conjunction with new development activity per the Belfair Urban Growth Area Plan standards.
- C. New developments should be integrated with and expand upon the existing and planned Belfair UGA trail network. To implement this guideline, the County may require that the pedestrian walkway(s) of a development provide connections to an adjacent trail system, if there is one.

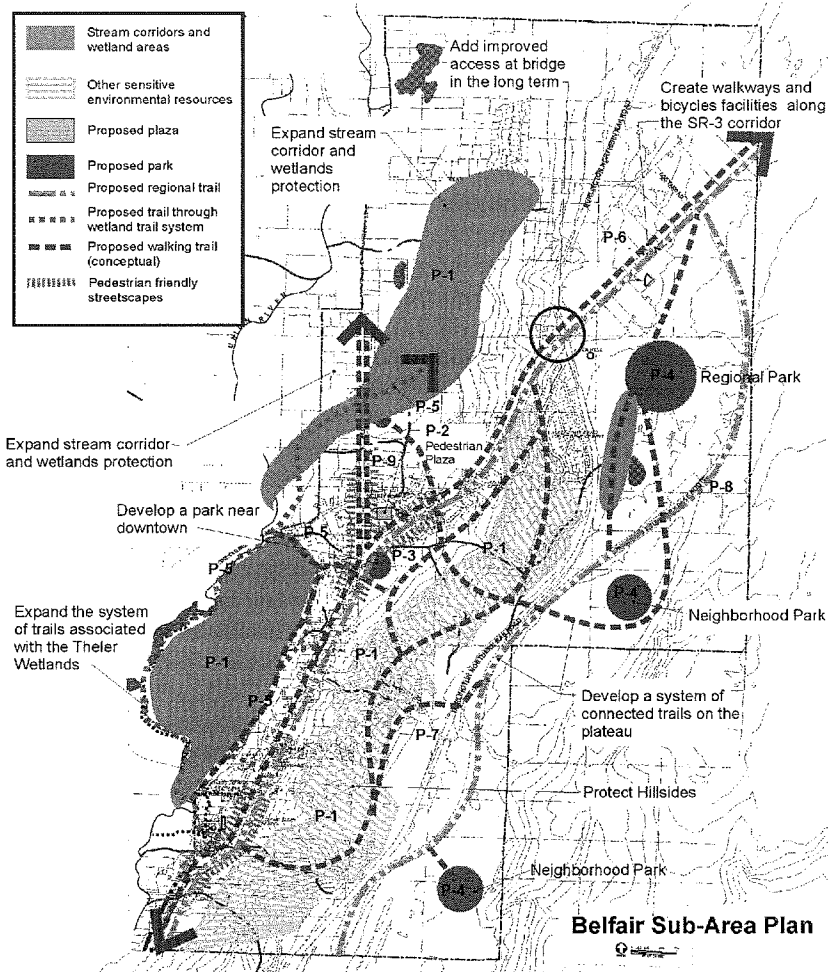


Figure 6. Proposed Belfair UGA trail network improvements.

D. New developments should include a circulation system that connects buildings, open spaces, parking areas, and the adjacent street sidewalk system. Commercial and multifamily uses should provide a pedestrian connection to adjacent commercial and/or multifamily uses where desirable and possible to encourage multiple-task trips, more efficient parking, and a high-quality pedestrian ambience. Also, connections to transit uses and adjacent properties are particularly important and may be required by the County.

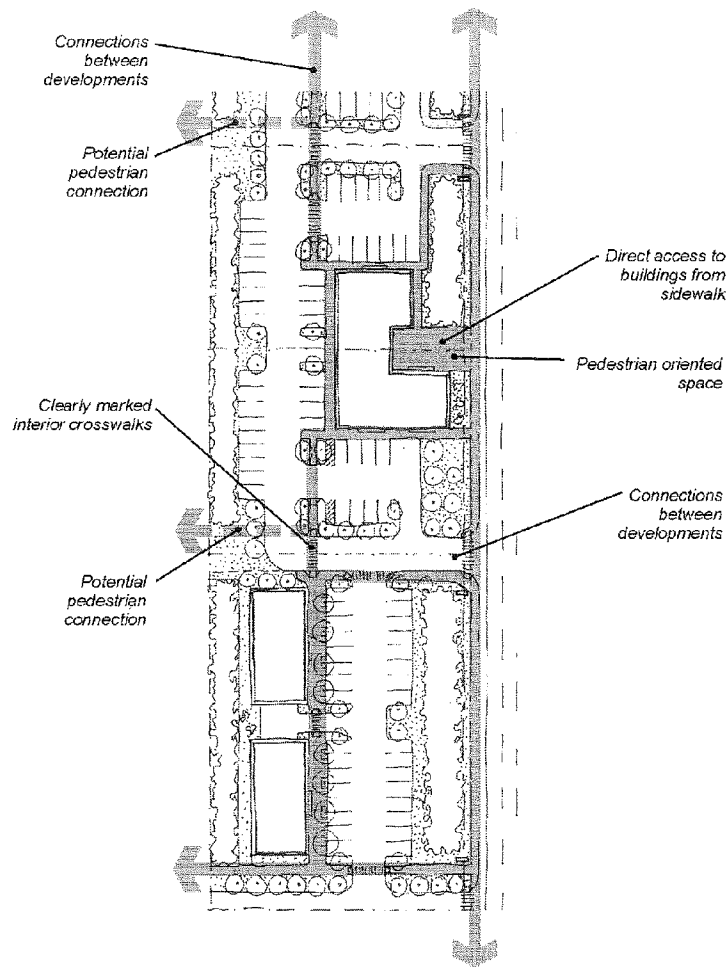


Figure 7. Developments should include a circulation system that connects buildings, open spaces, parking areas, and the adjacent street sidewalk system.

E. New developments shall provide for adequate interior walkway widths and surfaces. Specifically, applicants must demonstrate to the County how the proposed walkway system will be designed to handle projected usage as provided by the following guidelines:

1. The paving surface on all pedestrian paths should be appropriate to their use:
 - (a) Concrete, brick or other decorative hard-surfaced pavements for interior pedestrian walkways, building entries, or parking lot pathways
 - (b) Seamless materials like asphalt for multi-purpose pathways
 - (c) Crushed gravel for nature trails
 - (d) Wood for boardwalks
2. The following design criteria for pedestrian paths should be applied:
 - (a) 4 foot wide walkways for low pedestrian volumes
 - (b) 6 foot wide walkways will allow two people to walk side-by-side and is suitable where moderate pedestrian activity is expected
 - (c) 12 foot wide walkways will allow two groups of two people walking side-by-side to pass and are appropriate for the heavily used walkways and community-wide trails.

F. New developments shall provide pedestrian-oriented spaces in all commercial, office, and mixed-use developments. Specifically:

1. Developments with less than 30,000 square feet of gross floor area of commercial, office, and mixed-use buildings are encouraged to provide *pedestrian-oriented space* at a ratio of 100 square feet for every 10,000 square feet of gross floor area of building.

2. Developments with at least 30,000 square feet of gross floor area of commercial, office, and mixed-use buildings are required to provide *pedestrian-oriented space* at a ratio of 100 square feet for every 10,000 square feet of gross floor area of building.
- G. To qualify as a "pedestrian oriented space, the following must be addressed:
1. Provide direct pedestrian access from the adjacent roadways.
 2. Provide a walking surface with unit pavers or concrete with special texture, pattern, and/or decorative features.
 3. Incorporate pedestrian amenities, including seating, landscaping, and public art.
 4. Provide pedestrian lighting, preferably below 15 feet in height.
- H. A "pedestrian oriented space" may have and is encouraged to have the following features:
1. Active retail uses on the building façade(s) facing the space;
 2. A location in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry;
 3. Provision of weather protection features on building facades fronting the space;
 4. Location, orientation, and/or mitigating structures designed with consideration of the sun and wind;
 5. Additional pedestrian amenities, including but not limited to: public art, movable chairs and tables, and extra landscaping features.
- I. A "pedestrian oriented space" shall not have:
1. Asphalt or gravel pavement.
 2. Adjacent unscreened parking lots.
 3. Adjacent chain link fences.
 4. Adjacent "blank walls" without "blank wall treatment."
 5. Adjacent dumpsters or service areas.

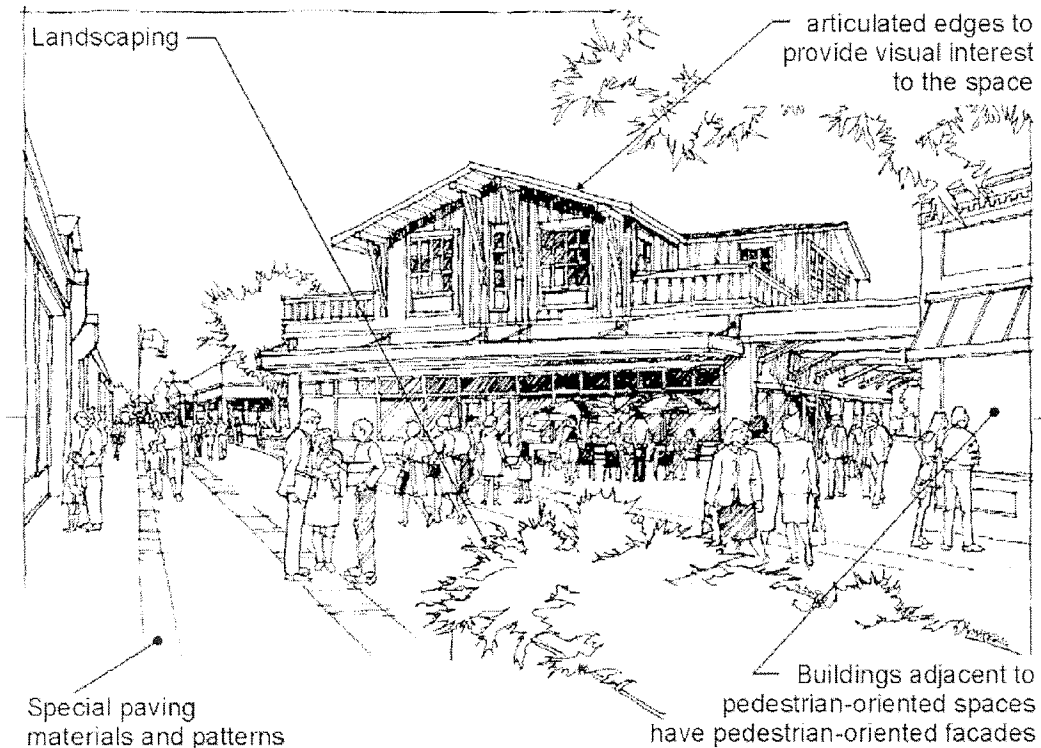


Figure 8. An example of pedestrian-oriented space.

J. New development shall provide pathways through parking lots. A specially marked or paved crosswalk must be provided through parking lots greater than 150 feet long (measured parallel to the street front) or more than 2 bays deep (approximately 75 feet measured perpendicular from street front). Generally, walkways should be provided at least every 150, feet measured perpendicularly to the building face with a main entry. This distance should be considered somewhat flexible to account for the length of the parking lot and driveway locations. Additional design criteria:

1. Pathways should be curbed and raised at least six inches above the parking lot grade except where they cross driveways or aisles or where necessary to meet handicap requirements. Alternatively, the County may approve walkways delineated by a distinctive paving material or marking when adequate pedestrian safety is provided.
2. Pathways must be at least four feet wide, exclusive of parked car overhangs. Where necessary to ensure four feet of unobstructed walkway, wheel stops are required.
3. Where pathways cross parking areas, contrasting materials or markings such as white concrete in an asphalt area or visually obvious paint stripes are required to define pathways.

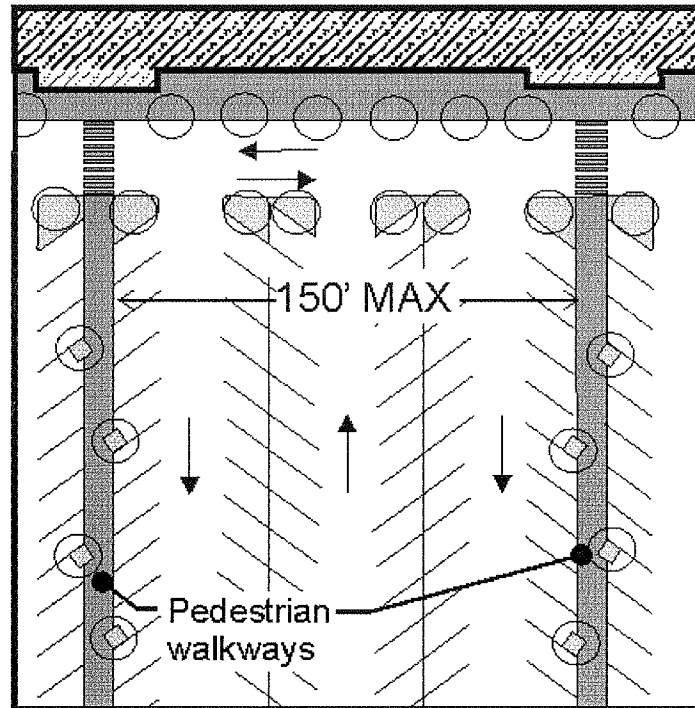


Figure 9. Illustrating standards for pathways through parking lots.

Chapter 17.26 PRIVATE OPEN SPACE FOR MULTI FAMILY DEVELOPMENTS

17.26.010 Purpose: The purpose of this section is to provide inviting and well-designed outdoor spaces for residents.

17.26.020 Standards. The following standards apply to all multi family residential development unless noted otherwise.

- A. All multi family developments shall provide usable open space per the following:
 1. 300 square feet per unit for ground based units such as townhomes.
 2. 15% of the site for all other multi-family developments such as apartment buildings.
 3. For residential development within a mixed-use building, provide a usable open space or spaces equal to or greater than 20% the size of the applicable building's gross floor area. Calculations for gross floor area shall exclude area used for mechanical equipment, accessory parking, and outdoor decks and balconies. On-site ground floor pedestrian oriented space may be used in the calculations for required usable open space.
- B. Configure buildings to create usable open space by providing one or more of the following:
 1. Landscaped courtyards, gardens, or commons usable by residents and visible from dwelling units to enhance security.
 2. Individual outdoor spaces for all ground floor units. This is most appropriate for new townhouses or other ground-related housing.
 3. Balconies, well-defined patios, terrace open spaces, and rooftop decks. These spaces will only be counted towards meeting this requirement only on sites under an acre. Rooftop decks are the least preferred type of open space.
 4. Play areas for children, visible from dwelling units and located away from arterial streets, parking lots and on-site drainage facilities.

Note: Required landscape buffer areas shall not be considered usable open space.
- C. Usable open spaces should be positioned in areas with significant pedestrian traffic to provide interest and security.
- D. Consider views and sunlight in the design and location of usable open space [spaces should face east, west or (preferably) south when possible].
- E. Integrate natural features into usable open space, when feasible.
- F. Paths, seating, lighting and other pedestrian amenities should be utilized to make open spaces more functional and enjoyable.
- G. Minimum required landscaped buffer areas shall not be included in calculations for the required usable open space.



Figure 10. Examples of usable open space for multi family development.

Chapter 17.27 INTERIOR VEHICULAR ACCESS IN THE BELFAIR UGA

17.27.010 Purpose: The purpose of this section is to:

- A. Minimize negative impacts on the streetscape and pedestrian environment.
- B. Encourage a safe and convenient network of vehicular circulation.
- C. Create attractive vehicular routes that also accommodate pedestrian access and amenities.
- D. Minimize negative impacts of parking lots on the streetscape and pedestrian environment.
- E. Promote shared parking between compatible uses.

17.27.020 Standards. The following standards apply to all non-single family residential development unless noted otherwise. The Mason County Director of the Department of Community Development may waive one or more of these standards where the applicant can demonstrate that such vehicular access standard(s) is not applicable or desirable due to the nature of the site or use (i.e., industrial or mini-storage) and/or incompatibilities with adjacent properties (i.e., connections to an existing incompatible use on an adjacent property).

- A. For properties adjacent to SR-3 and other defined highways and arterial roadways, new driveways shall be no more than 30 feet wide and shall be defined by a curb, berm, or other pavement element. No more than one driveway per parcel or one driveway per 300 feet on a single parcel shall be allowed onto or from SR-3. Exceptions:
 1. Traffic analysis demonstrates the need for more than one driveway;
 2. On-site circulation or access to truck loading facilities cannot be accommodated by only one driveway.
 3. Wider driveways (up to 40 feet) would be allowed if traffic volumes generated by the site require two exiting lanes (one left turn and one right turn lane) and/or if the site generates a high volume of large trucks that require a wider driveway.
 4. Where an additional or wider driveway is required by the fire department for safe fire apparatus access.
- B. For new commercial development projects, strive to create major driveways that serve more than one property and/or business. Cross-access easements for adjoining properties may be required by the County, where necessary.
- C. Consider the alignment with driveways on the opposite side of SR-3 when determining driveway location for new and consolidated/shared driveways. Driveways across SR-3 should align or be offset such that the left-turning vehicles out of the driveways do not conflict. This may be required by the County.
- D. Properties adjacent to SR-3 and other defined highways and arterial roadways shall not locate their parking lots adjacent to street intersections unless the County finds that no other alternative is feasible to accommodate permitted development.
- E. Developments shall provide automobile connections to adjacent properties, through the use of cross access easements, common entryways, shared internal roadways, and/or shared parking lots, and similar techniques where possible.

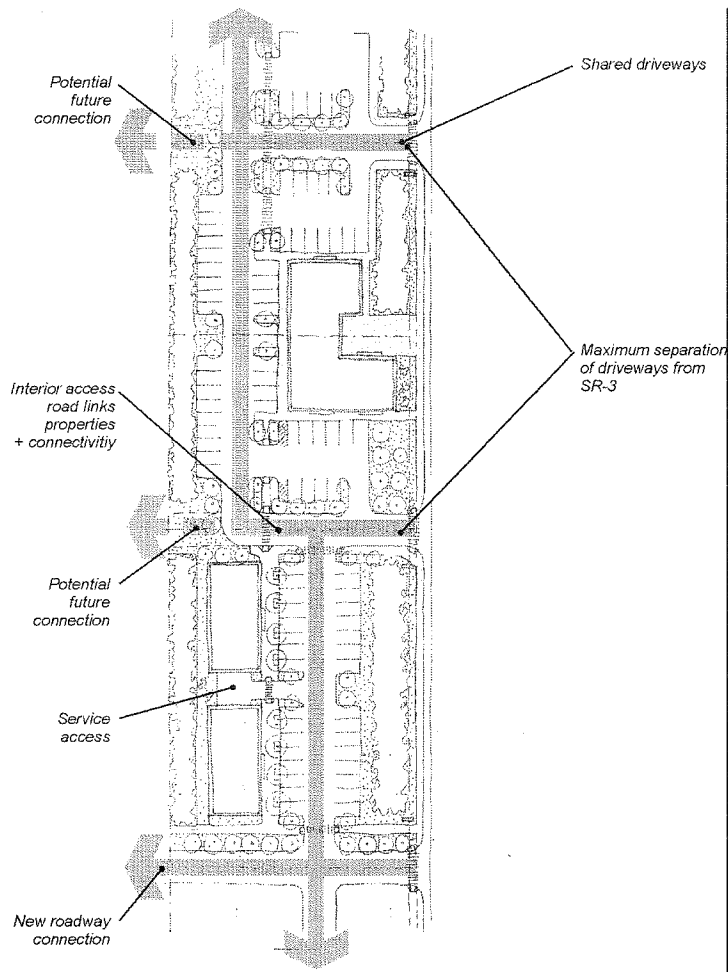


Figure 11. Example developments illustrating key vehicular access guidelines.

F. Commercial developers and retail property owners are encouraged to share parking lots between adjacent businesses. The construction of walls or other barriers that prohibit pedestrian access is prohibited unless the County determines that such barrier is necessary for safety or environmental reasons.

G. Where adjacent parking lots are not consolidated, joint pedestrian access shall be provided between developments.

Chapter 17.28 OFF-STREET PARKING IN THE BELFAIR UGA

17.28.010 Cooperative off-street parking.

Any two or more uses may establish cooperative off-street parking, and where it can be presented to Mason County that the hours of traffic generation on the part of the two land uses appear at different times of the day, the off-street parking provisions for each can be credited to the same off-street parking areas provided cooperatively.

17.28.020 Minimum off-street parking requirements.

A. For purposes of defining off-street parking, the floor area of each level of a building shall exclude areas devoted to storage, restrooms, corridors, hallways, entries, stairways, elevators, decks, equipment, utility rooms and kitchens not to be occupied by clientele, and other areas for utility purposes not connected with general conduct of business for which office or sales space is provided.

B. Off-street parking areas shall contain the number of parking spaces stipulated in “Table 1. General Residential Parking Standards” and “Table 2. General Non-Residential Parking Standards” below. A use which is similar to any of the below-referenced uses shall adhere to the minimum parking requirements for the referenced use or uses. Mason County shall determine the minimum parking requirements for a use that is not referenced in this section.

Table 1. General Residential Parking Standards.

RESIDENTIAL USE	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
Dwelling units – single family:	2.0 per dwelling unit	No maximum
Dwelling units – multiple family:		
▪ Studio units:	1.0 per dwelling unit	1.5 per dwelling unit
▪ One-bedroom units:	1.5 per dwelling unit	2.0 per dwelling unit
▪ Two-bedroom units:	2.0 per dwelling unit	2.5 per dwelling unit
▪ Three-bedroom or more units:	2.0 per dwelling unit	3.0 per dwelling unit
Retirement homes:	0.8 per dwelling unit	1.5 per dwelling unit
Rest homes, nursing and convalescent homes:	0.3 per bed	1.0 per bed
Congregate care facilities:	0.5 per dwelling unit	1.5 per dwelling unit

Table 2. General Non-Residential Parking Standards

NON-RESIDENTIAL USE	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
Churches, synagogues, and temples:	1.0 per 4 fixed seats plus 1.0 per 50 sq. ft. of gross floor area without fixed seats for assembly purposes	
Day care facilities and pre-schools:	2.0 plus 1.0 per employee	5.0 plus 1.0 per employee
Financial institutions:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
Food stores and markets:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
Governmental buildings, studios, professional and business offices:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
Hotels/motels:	1.0 per room plus 1.0 per employee on any given shift	

Medical offices:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
Manufacturing facilities:	1.0 per 1,000 square feet	
Personal services:		
▪ Without fixed stations:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
▪ With fixed stations:	1.5 per station	2.0 per station
Restaurants and cafeterias:	8.0 per 1,000 square feet	15.0 per 1,000 square feet
Retail sales and service stores:	3.0 per 1,000 square feet	5.0 per 1,000 square feet
Service stations	3.0 per facility plus 1.0 per service bay plus 3.0 per 1,000 sq. ft. for store	
Theaters	1 per 4 fixed seats and/or 1 per 100 sq. ft. of gross floor area without fixed seats for assembly purposes	
Wholesale and warehouse uses	1.0 per 1,000 square feet	

C. An applicant may request a modification of the minimum or maximum required number of parking spaces by providing a study that substantiates parking demand can/should be met with a reduced/increased parking requirement. In such cases, Mason County may approve a reduction of up to 50 percent of the minimum required number of spaces or an increase of up to 25 percent of the maximum required number of spaces. Said study shall be prepared by a qualified professional approved by Mason County.

D. When the County has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitation of the shell permit. In industrial developments, a minimum of 20 percent of gross floor area shall be assumed as office when calculating parking requirements. When the range of possible uses result in different parking requirements, Mason County will establish the amount of parking based on a likely range of uses.

E. In any non-Business-Industrial development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

F. Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:

1. Mason County may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
2. Mason County may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:
 - (a) Park/playfield;
 - (b) Marina;
 - (c) Library/museum/arboretum;
 - (d) Elementary/secondary school;
 - (e) Sports club; or
 - (f) Retail business (especially when located along a developed or projected bicycle trail or designated bicycle route).

G. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

H. All bicycle parking and storage shall be located in safe and visible areas that do not impede pedestrian or vehicle traffic flow and shall be well lit for nighttime use.

Chapter 17.29 SERVICE AND STORAGE AREAS IN THE BELFAIR UGA

17.29.010 Purpose: The purpose of this section is to screen the negative impacts of service and storage areas on the pedestrian environment.

17.29.020 Standards. The following standards apply to all development except for single family developments and developments in the Business-Industrial district.

A. Service elements shall be located to minimize the impacts on the pedestrian environment and adjacent uses. Service elements should generally be concentrated and located where they are designed for easy access by service vehicles and for convenient access by tenants.

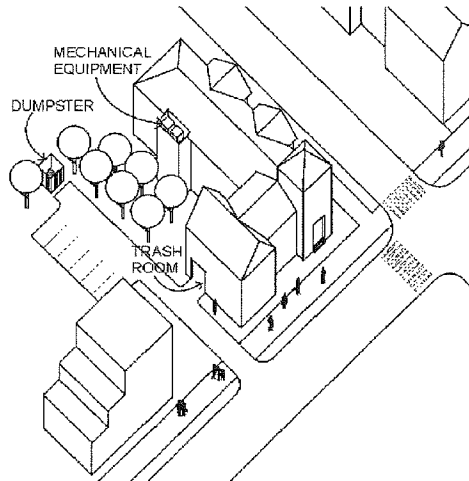


Figure 12. Site service elements to minimize their impacts on the pedestrian environment.

B. Garbage, recycling collection and utility areas that are visible from a public street, park, or neighboring property shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high and have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

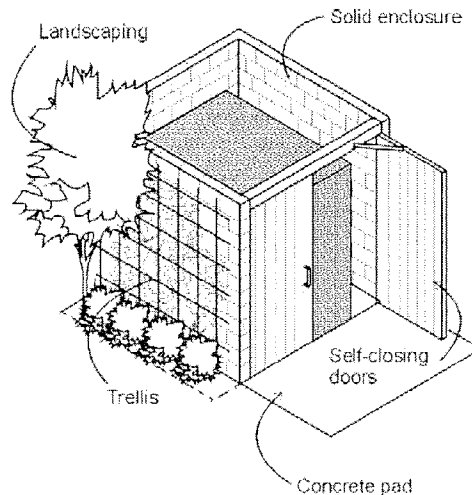


Figure 13. Screen service elements.

- C. Screen fences should be made of masonry, ornamental metal or wood, or some combination of the three. The use of chain link, plastic or wire fencing is prohibited.
- D. Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open spaces, parking areas, or from the ground level of adjacent properties. Screening features should blend with the architectural character of the building.
- E. Outdoor storage areas, when permitted, must be screened from the view of public streets, parking areas, pedestrian pathways, open space, and adjacent properties per the screen fence standards per above or by providing at least 15 feet of Type A Landscaping per subsection 17.31.020(G) around the perimeter of the storage area.

Chapter 17.30 BUILDING DESIGN REQUIREMENTS IN THE BELFAIR UGA

- 17.30.010 Purpose:** The purpose of this section is to:
- A. Reduce the bulk and mass of large buildings.
 - B. Add visual interest to buildings.
 - C. Retain Belfair's small town character.
 - D. Encourage the utilization of design details and small-scale elements in the design of buildings so that they are attractive at a pedestrian scale.
 - E. Achieve a human scale by including elements that provide visual clues to the size of the building and activity within.
 - F. Encourage pedestrian activity.
 - G. Encourage the use of high quality and durable building materials.

17.30.020 Standards. The following standards apply to all commercial and multi-family development unless otherwise noted (developments in the B-I zone are exempted). The Mason County Planning Director may waive one or more of these standards where the applicant can demonstrate that such building design standards are not applicable since the applicable building or buildings are screened from public view from the street or adjacent properties and such design features are not typically found on buildings proposed for the subject use (retail and multi family uses shall not be exempted in any case).

A. Multi-story buildings shall include modulation and/or articulation features. Specifically, commercial buildings shall provide at least two of the modulation and articulation features listed below along the street front or primary façade at intervals of no more than 50 feet. Multi-family buildings shall provide at least two of the modulation and articulation features below along the street front or primary façade at intervals of no more than 40 feet.

Modulation and/or articulation methods:

1. Providing building modulation of at least 6 feet in depth and 6 feet in width (required for multi family residential buildings).
2. Repeating distinctive window patterns at intervals less than the articulation interval.
3. Providing a porch, patio, deck, or covered entry for each articulation interval.
4. Providing a balcony or bay window for each articulation interval.
5. Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
6. Changing materials and/or color with a change in building plane.
7. Providing lighting fixtures, trellis, tree, or other landscape features within each interval.
8. Using recessed building entries, plazas, courtyards, or seating and plantings areas.
9. Using alternative methods to shape a building such as angled or curved façade elements, offset planes, or terracing.
10. Using other methods as approved by the County as long as they meet the intent of the standards.

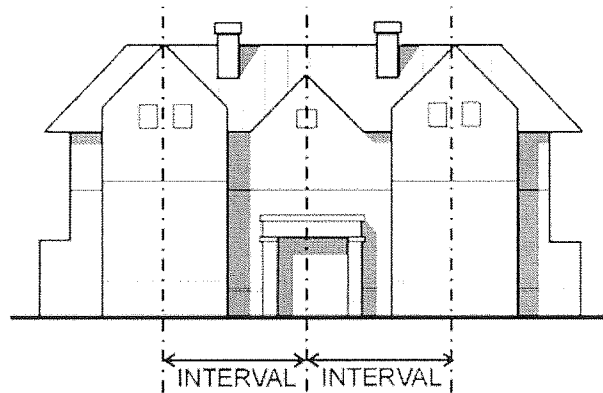


Figure 14. An example of building articulation.

- B. Buildings greater than 100 feet in length along the street front and/or primary façade should provide an additional special design features (for example: a broken or articulated roofline, inset or gabled entry, dormer, chimney, stepped roof, gable, prominent cornice or fascia, clock tower, fountain, or pedestrian open space) to add visual interest.
- C. For commercial structures over 40,000 square feet in gross building footprint such as a grocery store, smaller uses and activities should be clustered near the entrance as shown on Figure 15. Alternatively, developments can provide at least 600 square feet of pedestrian-oriented space near the building entry.

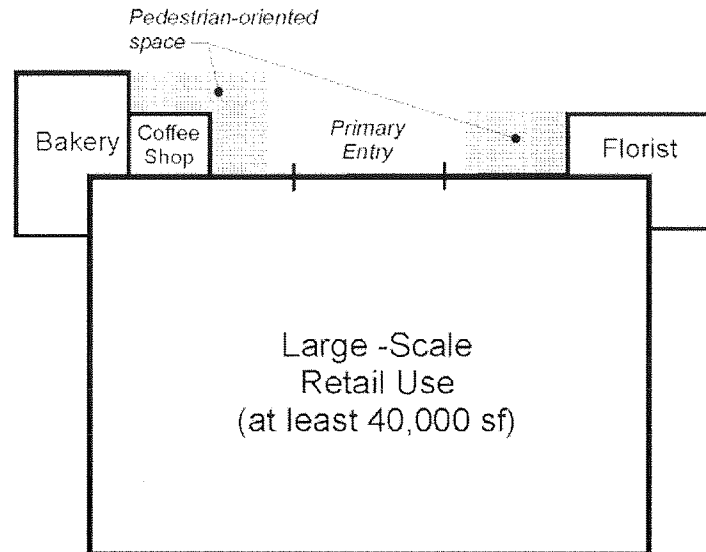


Figure 15. An example of clustering smaller uses near an entry of large commercial structures.

- D. All buildings must employ at least two of the following elements or techniques toward achieving human scale. If a proposed building is over three stories in height, or more than 100' wide as measured along any façade facing a street and visible from that street, the building shall use at least three of the following listed elements:
1. Balconies or decks in upper stories at least six feet deep and six feet wide. At least one balcony or deck per upper floor on the facades facing streets.
 2. Bay windows that extend out from the building face at least one foot measured horizontally in upper stories, at least one per floor on the facades facing the street.
 3. Individual windows in upper stories.
 4. Multiple-paned fenestration (windows with multiple panes).
 5. At least 150 SF of pedestrian-oriented space.
 6. Gable or hipped roof, providing that the hipped or gable roof covers at least one half of the building's footprint and has a slope greater or equal to 3 feet vertical in 12 feet horizontal.
 7. A porch, covered entry, trellis, gateway feature, or similar element.
 8. Upper story setbacks, providing one or more of the upper stories are set back from the face of the building at least 6 feet.
 9. Any of the features noted in the "pedestrian oriented facades" definition.
 10. Other, similar method approved by the County.
- All proposals for achieving human scale are subject to approval by the County.
- E. All buildings facing a street, park, public walkway, or parking area must include at least three of the following design detail elements:
1. Sculptural, mosaic, or other architectural details.
 2. Transparent window area or window displays along at least 50 percent of the length of the ground floor façade for retail.

3. Pedestrian weather protection.
4. Decorative light fixtures.
5. Landscape trellises.
6. Decorative building materials incorporated into the building facade, including decorative masonry, shingles, brick, or stone.
7. Individualized patterns or continuous woods details such as fancy butt shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, or similar materials.
8. Other materials with decorative or textural qualities as approved.
9. Gable or hipped roof, provided the hipped or gable roof covers at least one half of the building's footprint and has a slope greater or equal to 6 feet vertical in 12 feet horizontal.
10. Building articulation, with the upper story set back from the face of the building at least 6 feet or projecting out (forward) at least 2 feet.
11. Decorative artwork.
12. Other, similar element approved by the County.

All proposals for achieving human scale are subject to approval by the County.

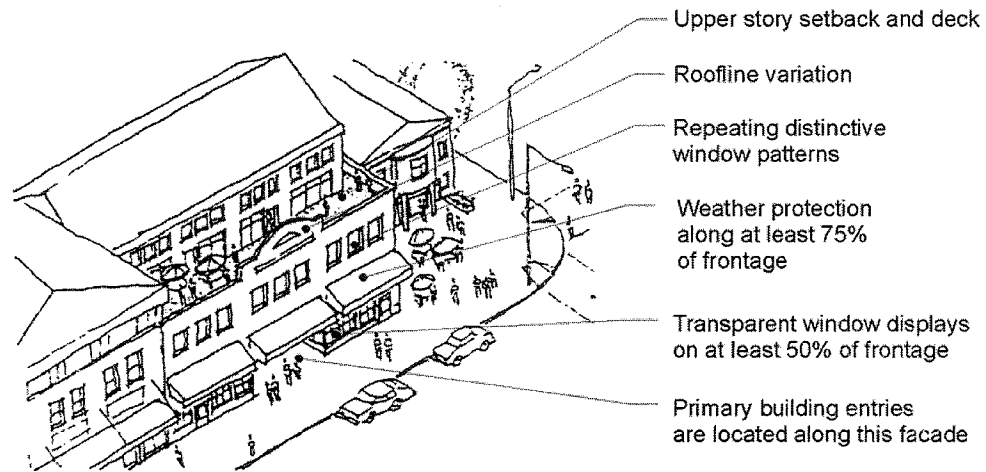


Figure 16. An example development illustrating some of the desired design details.

- F. All buildings must provide a covered entry (such as an overhang, awning, or canopy) on their primary facade.
- G. Untreated blank walls visible from public streets, sidewalks, pedestrian areas, and parking areas are prohibited. Where unavoidable, blank wall treatment should be provided in one or more of the following ways:
1. Installing a vertical trellis in front of the wall with climbing vines or other plants.
 2. Landscaping that covers 50 percent of wall area within three years of planting.
 3. Special materials (e.g., decorative patterned masonry).
 4. Display windows.
 5. Artwork or other treatment approved by the County.

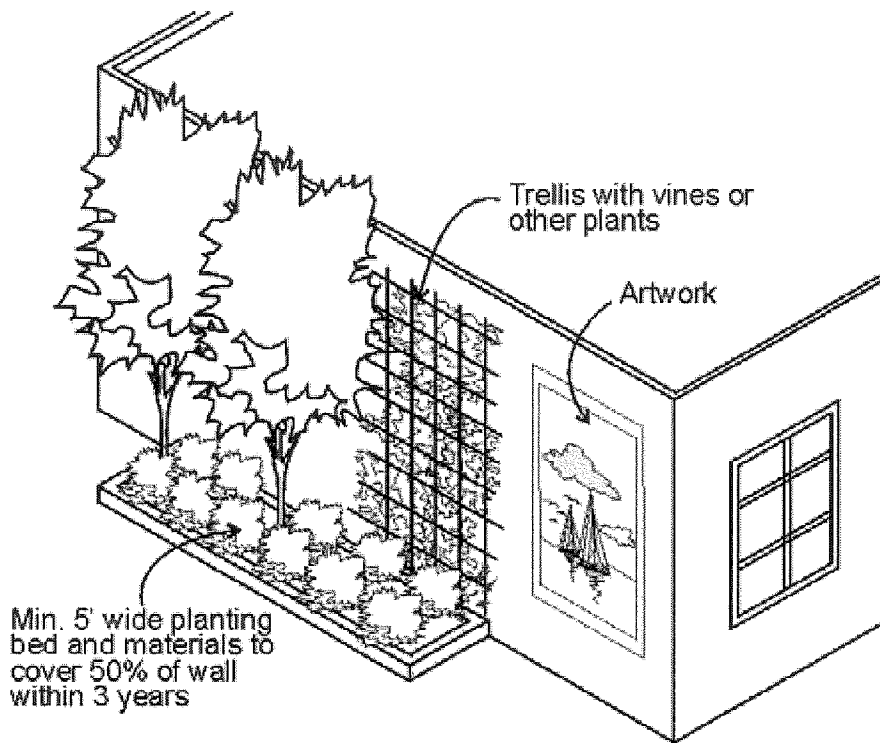


Figure 17. Blank wall treatments.

H. Durable and high-quality exterior materials must be used on buildings visible from a public right-of-way, pedestrian area, or parking lot. Highly reflective materials are not allowed. Materials should be typically used in the Northwest, including, but not limited to:

1. Bevel or lap siding.
2. Rock, stone, and brick material.
3. Architectural shake-style or “asphalt” shingle roofing.
4. Metal roofs.

I. If sheet materials (for example: composite fiber products or metal siding) are used as a siding material over more than 25 percent of a building’s façade visible from a public right-of-way, pedestrian area, or parking lot, then material with a matted finish in a color must be used. The following must also be done:

1. Visible window and door trim painted or finished in a complementary color.
2. Corner and edge trim that covers exposed edges of the siding material.

J. All prefabricated metal buildings visible from a public right-of-way, pedestrian area, or parking lot shall include at least three of the following features:

1. Porch or recessed entry.
2. Overhanging eaves.
3. Visible trim at least 4 inches wide around all doors and windows in an accent color.
4. Other building elements such as a cupola, building wing, trellis, portico, etc.
5. Picture windows or adjoining windows totaling at least 32 square feet.
6. Canopy or other weather protection feature over an adjacent walkway.
7. Other feature that meets the intent of the standards and as approved by the County.

K. If concrete blocks (concrete masonry units or “cinder blocks”) are used for walls that are visible from a public right-of-way, pedestrian area, or parking lot, use one or more of the following architectural treatments:

1. Textured blocks with surfaces such as split-face or grooved.
2. Colored mortar.
3. Other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks.

4. Other similar treatment acceptable to the County
- L Do not use the following materials for walls that are visible from a public right-of-way, pedestrian area, or parking lot unless an exception is granted by Mason County.
1. Mirrored glass.
 2. Corrugated fiberglass.
 3. Chain-link fences in front yards.
 4. Synthetic materials with reflective surfaces, including galvanized steel and glossy vinyl siding.

Chapter 17.31 LANDSCAPING IN THE BELFAIR UGA

17.31.010 Purpose: The purpose of this section is to:

- A. Preserve and improve the aesthetic character of Belfair.
- B. Enhance the esthetic quality of new construction.
- C. Promote retention and protection of existing vegetation and to reduce the impact of development on drainage systems, water quality, and natural habitats.
- D. Enhance the appearance of the SR-3 corridor and other streets in Belfair.
- E. Mitigate the negative impacts of parking lots on the streetscape.
- F. Screen unsightly uses from view.

17.31.020 Standards. The following standards apply to all commercial and multi family development unless otherwise noted. A landscape design plan is required.

A. Landscaping should be suitable and fitting with the character of Belfair as a growing community in a rural area. Because this is within an Urban Growth Area with a variety of development types, landscaping - both naturalized and cultivated - will be important in establishing and unifying the community's character. Existing substantial vegetation and native materials in informal plantings and arrangements should be considered in the concept. Specific objectives include:

1. To provide visual screens and barriers as a transition between differing land uses.
2. To define plant species which are of low maintenance, resistant to drought and otherwise appropriate for conditions within the business district and which are safe for pedestrians.
3. To provide visual relief from large expanses of parking areas and integrate new construction into the natural environment.
4. To provide physical separation between vehicular and pedestrian traffic.
5. To retain existing vegetation and significant trees by incorporating them into the site design.
6. To provide decorative landscaping as a focal setting for signs, special site elements and/ or pedestrian areas.
7. To provide increased areas of permeable surfaces to allow for infiltration of surface water into groundwater resources, reduce the quantity of storm water discharge and improve the quality of storm water discharge.
8. Maintaining a green corridor along SR-3 except where buildings are encouraged to front directly onto the highway.

B. The landscape design plan shall address the following considerations:

1. A unified pedestrian circulation system with amenities and plantings.
2. A coordinated system of open spaces and/or planted areas that provide the required pedestrian areas and landscaping. The plan should indicate how the various spaces and plantings relate to the project's site design objectives of continuity, variety, activity, etc.
3. Screening of service or unsightly areas.
4. Plantings and/or site features that enhance the building's architectural qualities.
5. Protection of existing significant trees and natural site amenities.

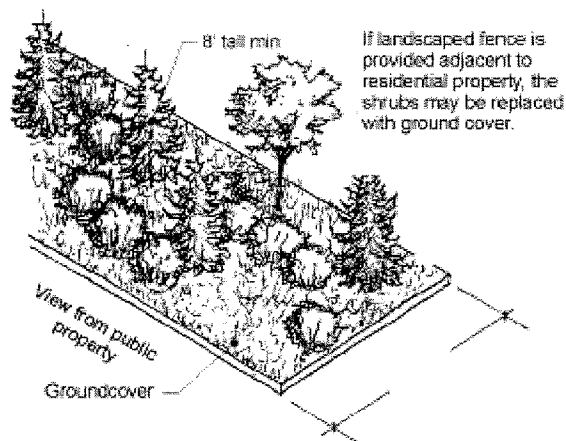
C. The design plan should consider the following landscape design objectives where appropriate:

1. Where feasible, coordinate the selection of plant material to provide a succession of blooms, seasonal color, and a variety of textures.
2. Provide a transition in landscaping design between adjacent sites, within a site, and from native vegetation areas in order to achieve greater continuity.
3. Design landscaping to create definition between public and private spaces.
4. Design landscaping to provide a transition between built structures (vertical planes) and the site (horizontal planes).
5. Use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries, and open space.

- D. The design plan should use planting strips or areas as barriers and/or screens to separate land uses or specific activities and provide visual relief from large expanses of parking areas or buildings. Specifically:
1. Planting areas should be a mix of evergreen and deciduous shrubs whose height and width will be proportionate to the area being planted.
 2. Trees, shrubs, ground covers, and/or grasses that are native to the Puget Sound basin and are appropriate to the conditions of the site are preferred.
 3. Care must be taken not to visually block lines of sight for vehicles or pedestrians or obscure businesses with landscape material that will be too large at maturity for the site.
 4. Plants should be arranged asymmetrically unless the landscape plan emphasizes a formal design concept or space is too restricted to allow a mix of plant materials.
 5. Ground cover material should cover 70 percent of the soil in one growing season or 70 percent of the soil in three years if mulch is applied until the ground cover fills the designated area.
- E. The design plan should also consider:
1. Integration of the stormwater management features (such as biofiltration swales or surface water detention ponds) into the planting strip.
 2. Incorporation of or protection of natural features, including wetlands, significant trees and vegetation, and slopes.
- F. Landscaping types. The following list of landscaping types
1. Landscape Type A.

PURPOSE

To provide a dense site barrier separating land uses or screening specific activities or elements



Requirements:

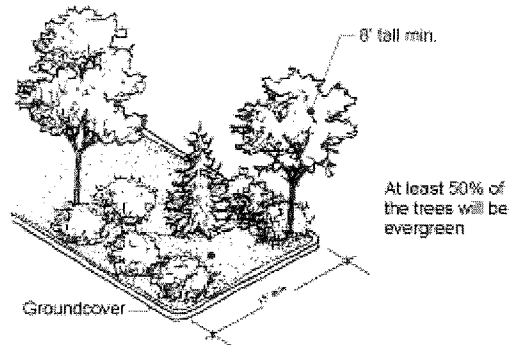
- A minimum of one evergreen tree at least 8' tall for every 150 square feet arranged in a manner to obstruct views into the property.
- At least one shrub per 20 square feet of buffer area. Shrubs shall be at least 16" tall at planting and have a mature height of 3 and 4 feet.

Figure 18. Landscape Type A.

2. Landscape Type B

PURPOSE

To provide moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.



Requirements:

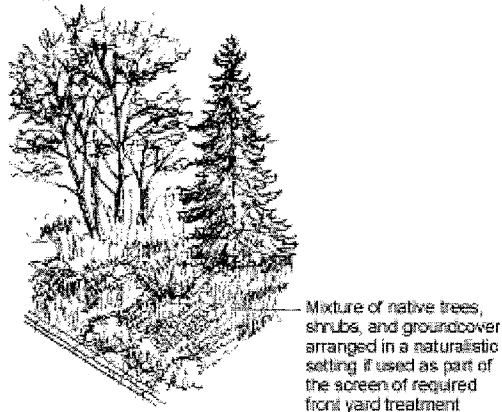
- At least one tree per 300 square feet of landscaped area (min. HT. 8').
- Shrubs covering at least 50% of landscaped area.
- Groundcover which will cover the remaining area within 3 years.

Figure 19. Landscape Type B.

3. Landscape Type C

PURPOSE

To enhance the natural areas and to integrate developments into the existing conditions.



Requirements:

- Landscaping shall consist of trees, shrubs and groundcovers that are native to the Puget Sound basin and are appropriate to the conditions of the site. Species are subject to the approval by the City.
- Arrangements of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.

Figure 20. Landscape Type C.

G. Landscape buffer requirements between uses shall be as noted in Table 1 below. Where substantial native vegetation exists in the required side and rear buffer areas, such vegetation shall be retained within the required buffer width to the extent possible. Where a limited amount of native vegetation exists in the required buffer area, the County may require supplemental landscaping based on the required landscape types noted in Table 3 to complement the existing native vegetation.

Table 3. Required buffers for side and rear yards. Landscape Types A, B, and C refer to the landscaping types referenced in subsection (D) above.

		Applicable Use (Buffer must occur within)			
		Category 3* (includes multi family housing and group care facilities)	Category 4* (includes lodging and small scale retail and office)	Category 5* (includes retail and light industrial uses)	Category 6* (includes heavy industry and related uses)
Use of Adjacent Property	Category 1* (includes passive recreational uses and some agriculture uses)	20' Type A 30' Type B or 40' Type C	20' Type A 30' Type B or 40' Type C	20' Type A 30' Type B or 40' Type C	30' Type A 40' Type B or 50' Type C
	Category 2* (includes most single family housing, public institutions, and public parks)	20' Type A 25' Type B or 30' Type C	20' Type A 25' Type B or 30' Type C	20' Type A 25' Type B or 30' Type C	30' Type A 40' Type B or 50' Type C
	Category 3*	X	15' Type A 20' Type B or 25' Type C	20' Type A 25' Type B or 30' Type C	30' Type A 40' Type B or 50' Type C
	Category 4*	X	X	20' Type A 25' Type B or 30' Type C	30' Type A 40' Type B or 50' Type C
	Category 5*	X	X	X	20' Type A 25' Type B or 30' Type C
	Category 6*	X	X	X	X

*Land Use Categories are detailed in the Mason County Development Regulations.

H. Provide internal parking lot landscaping (parking lots within the Business-Industrial district are exempt unless visible from SR-3). Specifically, all surface parking lots (excluding underground or structured parking areas) with more than 14 stalls and within 100 feet of the public right-of-way (excluding alleys) and not separated from that street by another building shall conform to the following standards:

<u>Total Number of Parking Spaces</u>	<u>Minimum Required Landscape Area*</u>
15 to 50	15 square feet/parking space
51 to 99	25 square feet/parking space
100 or more	35 square feet/parking space

* Landscaped area calculations can include landscaped areas between the parking lot and the street.

- G. Provide shrubs and ground cover in the required interior parking lot landscape areas.
1. Plant shrubs at a density of five per 100 square feet of landscape area.
 2. Up to 50 percent of shrubs may be deciduous.
 3. Select and plant ground cover so as to provide 90 percent coverage within three years of planting, provided that mulch is applied until plant coverage is complete.
- H. Do not locate a parking stall more than 50 feet from a landscape area. *Exceptions:*

1. Mason County may exempt parking lots with less than 100 parking spaces and not visible from or not within 100 feet of a street or park from interior parking lot landscaping, but not necessarily from perimeter parking lot landscaping.
 2. Mason County may allow alternative parking lot landscaping schemes where the applicant can successfully demonstrate that such schemes better meet the intent of the guidelines.
- I. Provide at least one tree for every six parking spaces. The trees required for parking lot landscaping may not be considered as street trees. *Exceptions:*
1. Mason County may exempt parking lots with less than 100 parking spaces and not visible from or not within 100 feet of a street or park from interior parking lot landscaping, but not necessarily from perimeter parking lot landscaping.
 2. Mason County may allow alternative parking lot landscaping schemes where the applicant can successfully demonstrate that such schemes better meet the intent of the guidelines.
- J. Provide landscaping to screen parking lots from adjacent or neighboring properties. Specifically, screen parking lots with over 14 stalls and within 10 feet of adjacent property lines with Landscape Type A or 20 feet of Type B or C landscaping. Mason County may waive this requirement if parking is shared by the adjacent uses.

Chapter 17.32 LIGHTING IN THE BELFAIR UGA

- 17.32.010 Purpose:** The purpose of this section is to:
- A. Provide a suitable level of illumination for pedestrian walkways and building entries at night.
 - B. Minimize the possibility of illegal activities by providing suitable illumination at night.
 - C. Improve the confidence and safety of pedestrians walking throughout the downtown area at night.

17.32.020 Technical Definitions.

Foot-candle: A unit equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot.

Foot-lambert: A unit of luminance equal to the luminance of a surface emitting a luminous flux of one lumen per square foot.

Lux: A unit of illumination equivalent to 0.0929 foot candle and equal to the illumination produced by luminous flux of one lumen falling perpendicularly on a surface one meter square.

Lumen: The unit of luminous flux equal to the luminous flux emitted in a unit solid angle by a point source of one candle intensity.

17.32.030 Standards. The following standards apply to all commercial and multi family development unless otherwise noted. For the illumination levels described below, conformance shall be determined with the measuring instrument located approximately 5 feet above the walking surface. Measurements shall be taken during the darkest portion of the night. Existing lighting fixtures, whether illuminated advertising signs, building-mounted lights, or streetlights, may contribute to the measured levels stipulated.

- A. Provide a minimum illumination level of 2 foot-candles for all public pedestrian walkways. Building entries require 4 foot-candles or greater.
- B. Provide a minimum illumination of 1 foot-candle throughout public and private parking areas. Parking lot light fixtures shall be of attractive and harmonious design for the area they serve and shall provide maximum illumination down while minimizing illumination up. They shall be high-pressure sodium or as approved by the County.
- C. Direct lighting downward to the intended area to be lighted. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting should be arranged so that the light is directed away from adjoining properties. Temporary high intensity construction lights should be oriented so that the bulb itself is not visible from the nearest property line.
- D. Limit freestanding light fixtures to 16 feet in height.
- E. Vehicular roadway and highway lighting shall be subject to the County requirements.
- F. Do not use mercury vapor light fixtures.
- G. When using decorative miniature lighting strings, do not use bulbs larger than 11 watts each.
- H. Consider light from buildings as an attractive component of streetscape lighting.

Chapter 17.33 SAFETY IN THE BELFAIR UGA

- 17.33.010 Purpose:** The purpose of this section is to:
- A. To reduce criminal activity by providing natural surveillance opportunities onto public and semi-public spaces.
 - B. To ensure that a development's circulation system, parking areas, sidewalks, and open spaces contribute a perception of residential and controlled space where illegal activity will be observed and reported.
 - C. To encourage design measures that create a sense of individual territory and community responsibility by residents.
- 17.33.020 Standards.** The following standards apply to all non-single family residential development:
- A. Entries and pedestrian walkways shall be emphasized with lighting and landscaping so that occupants and guests can clearly see them.
 - B. Well-lit parking areas and walkways (at least 2 foot candles evenly distributed on the ground) which allow users to identify faces at a reasonable distance and choose an appropriate route shall be provided. Avoid dead-ends or isolated places for pedestrian walkways.
- 17.33.030 Standards.** The following standards apply to all multi family residential development:
- A. Multiple family residential development sites should be designed to assure that the following contribute to natural surveillance and provide for the personal safety for residents:
 1. Orientation of a building
 2. Placement of windows and doors
 3. Alignment of sidewalks and paths
 4. Locations and levels of lighting
 5. Design and size of open spaces

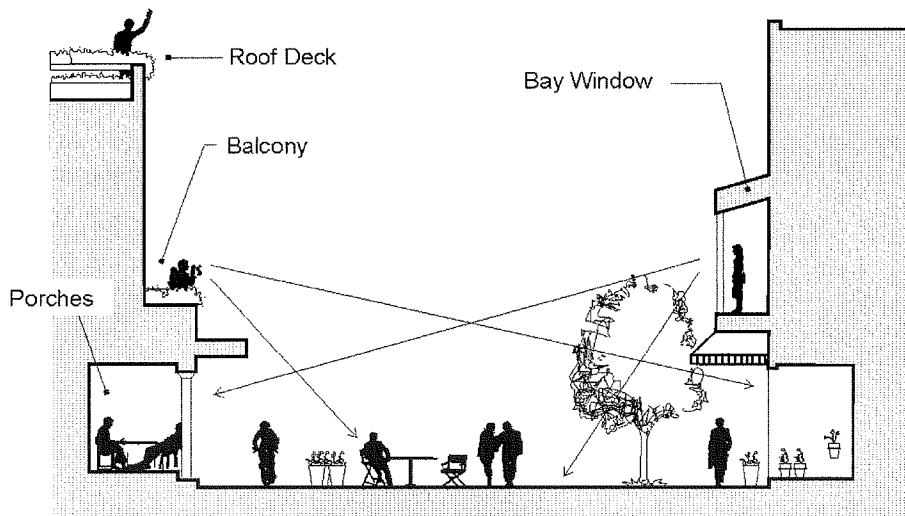


Figure 21. Design for safety by maximizing surveillance of common open spaces.

- B. Buildings shall be arranged to allow visibility from dwelling units to open space areas, parking lots, and pedestrian walkways.
- C. Entrances should be prominent and highly visible from other buildings and public areas.

1. Open spaces should be located in central areas to maximize resident's access the space and improve its visibility from surrounding dwelling units.
 2. Windows, openings, and lighting should be included to provide visibility into common areas such as laundry rooms, mail kiosks, parking garages, exercise rooms, stair wells, and other parts of the site.
 3. Windows on the street front *façade* should be provided, where possible, to provide views of the street for security.
 4. Children's play areas must be centrally located, visible from dwelling units, and away from hazardous areas (garbage dumpsters, streets, parking areas, woods).
- D. Attractive paved pedestrian walkways shall be provided, where applicable, for visible and convenient access between buildings, open space, public sidewalks, transit sites, and parking areas.
- E. The visual and spatial transition between the living area of a residence and the street should be emphasized. This means providing a partial visual screen or space-defining element between the interior residential space and the public sidewalk. Specifically:
1. Raise the ground level dwelling windows or provide landscaping as a transition, particularly where setbacks are minimal.
 2. Avoid exterior access corridors next to dwelling windows on upper floors
 3. Provide appropriate screening and buffering to create a physical separation between pedestrians on the sidewalk and the windows of a residential unit.

Chapter 17.34 SIGNS IN THE BELFAIR UGA

17.34.110 Signs in the Belfair UGA.

This Chapter shall also be know as the Belfair Sign Code.

17.34.120 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 number, size, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures; to preserve and improve the appearance of Belfair 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 but to prevent excessive and confusing sign displays or signs that pose a hazard to the public.

17.34.130 Application.

This Chapter applies only to signs within the Belfair Urban Growth Area.

17.34.140 Exemptions to the sign regulations.

The following may be construed as signs, but are not intended to be regulated as 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 which they represent.
- B. Traffic or other municipal 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, clearly incidental and customary and commonly associated with any national, local or religious holiday, or traditional community event such as annual festivals or parades;
- F. Sculptures, fountains, murals, mosaics and design features which do not incorporate advertising or identification;

17.34.150 Definitions.

The following definitions apply within this Chapter:

Accessory building or use. Any building or use which:

- A. Is subordinated to, and serves a principal building or principal use; and
- B. Is subordinate in area, extent or purpose to the principal building or principal use served; and
- C. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- D. Is located on the same lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

Accessory uses include signs which are related to and support an on-site business or activity.

Agricultural sales sign. A usually seasonal sign used to announce and/or direct the public to a sale of locally grown agricultural products.

Animated sign. Any sign which includes action or motion or the optical illusion of action or motion, or color changes of all or any part of the sign facing, requiring electrical energy, or set in motion by movement of the atmosphere.

Billboard. The same as an off-premises sign.

Changing message center sign. An electrically or electronically controlled sign where different automatic changing messages are shown on the same lamp blank.

Commercial sign. For the purposes of sign regulations, a sign intended to attract attention, identify, advertise, and/or promote: a business; goods sold, offered, traded, or manufactured; a service sold or offered; or professional, commercial or industrial gainful activity.

County. Mason County, Washington.

Construction sign. Any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and announce the character of the building or the purpose for which the building is intended.

Flashing sign. Any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source.

Garage sale signs (yard sales, moving sales, patio sales). Temporary signs used to announce and/or direct the public to a sale of used items.

Off-premises sign. A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Non-commercial sign. For the purposes of sign regulations, a sign intended for a purpose other than to attract attention, identify, advertise, and/or promote: a business; goods sold, offered, traded, or manufactured; a service sold or offered; or professional, commercial, or industrial gainful activity.

Political sign. A sign advertising a candidate or candidates for public elective office, or a political party, or sign urging a particular vote on a public issue decided by ballot.

Real estate signs. Any sign pertaining to the sale, lease or rental of land or buildings.

Roof sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Sign. Any communication device, structure or fixture that is intended to aid an establishment in identification and to advertise and/or promote a business, service, activity or interest. For the purpose of this chapter, a sign shall not be considered to be building or structural design, but shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way. Signs as regulated in this chapter have been organized into a variety of types, such as commercial and non-commercial, which are regulated differently.

Temporary sign. Those signs associated with a particular event or short term activity – such as construction of a building – which are intended to be removed when the event or activity ends. Temporary signs may be of either a commercial or non-commercial nature.

17.34.210 Sight Distance for signs.

In addition to the setback requirements otherwise established, signs shall be located such that there is at every street intersection a clear view between heights of three feet and ten feet in a triangle formed by the corner and points on the curb thirty feet from the intersection or entryway.

17.34.220 Prohibited commercial signs.

The following commercial signs or displays are prohibited in all areas of the county:

- A. Roof signs;
- B. Animated or flashing signs, provided that changing message center signs may be allowed when the image and/or message remains fixed for at least 5 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;
- C. 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;
- D. Signs attached to utility poles;
- E. Off-premises signs and billboards, except for the temporary signs allowed in Sections 17.34.310 through 17.34.340, inclusive;
- F. Pole-mounted signs;
- G. Ground-mounted signs taller than 10 feet in height;
- H. Signs employing exposed electrical conduits;

- I. Signs with visible ballast boxes or other equipment;
- J. Signs with luminous plastic letters;
- K. Audible or odor-producing signs;
- L. Back-lit translucent awnings;
- M. Cardboard signs;
- N. Back-lit signs with letters or graphics on a plastic sheet (also known as can signs);
- P. Vinyl banners, except those related to a specific event and displayed prior to the event for no more than 10 days.

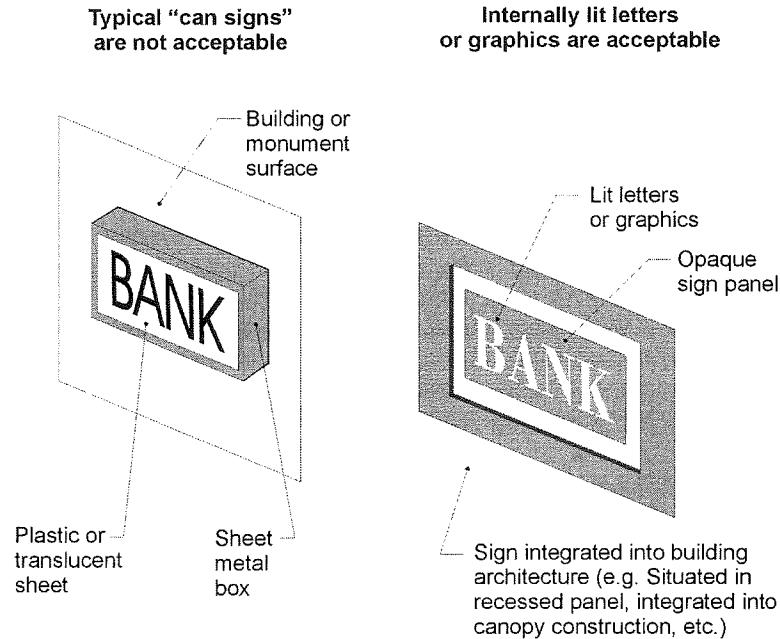


Figure 22. Can signs compared with permitted signs.

17.34.240 Prohibited non-commercial signs.

The following non-commercial signs or displays are prohibited in all areas of the county:

A. Animated or flashing signs, provided that changing message center signs may be allowed when the image and/or message remains fixed for at least 5 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;

B. 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.

17.34.310 Real Estate Signs.

Real Estate signs may be placed only upon private property with owner's consent.

17.34.320 Non-Commercial Signs.

Non-commercial signs may be placed upon private property with owner's consent. Political signs are permitted on public right-of-ways as regulated by state law and local ordinance.

17.34.330 Garage Sale Signs (Also Yard Sales, Moving Sales, Patio Sales).

Garage Sale Signs (Also Yard Sales, Moving Sales, Patio Sales) may be placed only upon private property and with the owner's consent.

17.34.340 Agricultural sales signs

Agricultural sales signs may be placed only upon private property and with the owner's consent.

17.34.350 Design Guidelines. The following guidelines apply to all signage for non-single family residential development:

- A. Signage must be of high-quality design and materials.
- B. Signage shall always complement a building's character and design (e.g., walls signs should avoid covering building columns).
- C. Signs may be fabricated of mixed media, including metal reverse-illuminated letters, suspended neon letters, illuminate individual letters, or signs etched or cut out of solid material, such as wood or brass, and illuminated from behind.
- D. Keep signs as simple as possible, relying on symbols to avoid needless clutter and complexity.
- E. Use landscaping in conjunction with monument signs to enhance the appearance.
- F. Light colored lettering and logos on a dark background is highly recommended for readability, sense of quality and design continuity.
- G. Non-illuminated mixed-media, and other special mixed-media signs will be subject to approval by the County.



Figure 23. Appropriate sign location and size.

17.34.360 Permitted Commercial Monument Sign Standards

- A. Monument Site Entry Signs may be located at major vehicular or pedestrian entries along the street front.
- B. Only one monument sign is allowed per site. For large sites, more than one monument sign shall be permitted as long as such signs are placed no closer than 150 feet apart along the street front.
- C. Monument signs size limits:
 - (1) Single tenant signs shall be no more than 8 feet in height and 32 square feet in area per face (Two sign faces are allowed).
 - (2) Single tenant signs for retail uses larger than 50,000 square feet in gross floor area shall be no more than 10 feet in height and 50 square feet in area per face.
 - (3) Multi-tenant (more than 3 tenants) signs shall be no more than 10 feet in height and 40 square feet in area per face.

- (4) Multi-tenant signs for commercial uses with more than 50,000 square feet in gross floor area shall be no more than 10 feet in height and 50 square feet in area per face.
- (5) Monument signs for multi family developments shall be no more than 5 feet in height and 28 square feet in total sign face area.



Figure 24. An example of a monument sign.

- D. Signs shall be designed to integrate with adjacent site landscaping.
- E. Monument signs shall be setback at least 5 feet from any public right-of-way.
- F. Monument signs may be internally lit or illuminated from the front.
- G. A 30-foot lineal break in required tree coverage in landscaped front yard areas parallel to the street, where applicable, is permitted adjacent to monument signs to enhance visibility. Other landscape elements such as shrubs and ground cover will still apply.

17.34.370 Permitted Commercial Building Sign Standards

- A. Building signs are those signs mounted directly on the face of a building and include signs to identify the building or facility or individual tenants or businesses. Building signs should be designed and located to fit with the buildings architecture. For example, building signs might fit within a recessed panel or on a building element such as a fascia or canopy. Building signs should not cover over an architectural element such as a window or portion of a buildings ornamentation or trim.
- B. Buildings signs should fit parallel or perpendicular with the building façade. The supporting mechanisms or arms of new building signs should not be visible. Perpendicular signs should not extend more than four feet from the building façade.
- C. The maximum surface area of building mounted signs for a given façade is 25 square feet plus 10 percent of the area of the building’s main façade. The sign(s) may be located on any façade, but the signs on all façades count toward maximum surface area.
- D. The lettering and logos of building signs may be internally-lit but the background of the sign face shall not be internally illuminated. Building signs may be illuminated from the front.

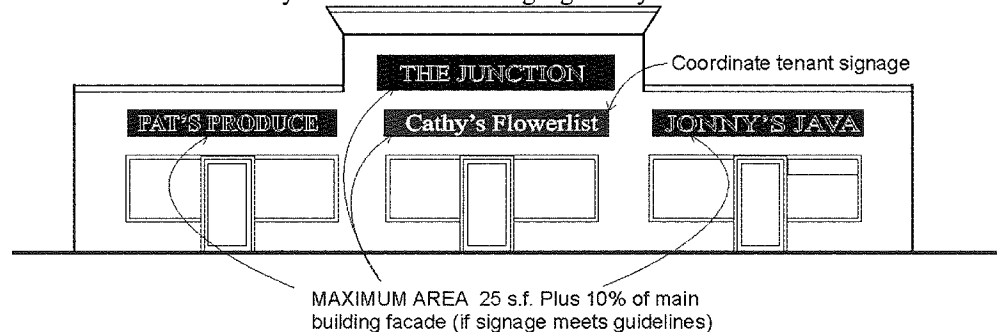


Figure 25. Maximum size of building signs.

17.34.380 Permitted Commercial Tenant Sign Standards

Miscellaneous tenant signs including those hung from building canopies (blade signs), temporary ground placed A-Board signs, and window signs are allowed provided they do not exceed 12 square feet and provided they are within 10' of the individual or multiple tenant building entrance.

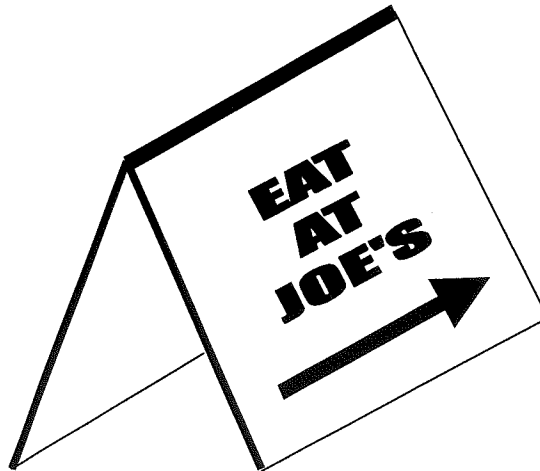
17.34.390 Permitted Commercial Neon Sign Standards

Neon signs in windows are permitted.

17.34.400 Non-conforming Commercial Signs

- A. Signs which are legally established prior to the effective date of this chapter, _____, 2004, may continue for a period of ten years, provided that, if a non-conforming sign is changed or moved, it must be brought into conformance with this chapter at that time. Notwithstanding the previous sentence, sandwich boards or A-frame boards, which are legally established prior to the effective date of this chapter, may continue for a period of 90 days, provided that after that time:
 - 1. the sign shall be removed or brought in to conformance, and
 - 2. prior to any enforcement action, the county shall attempt to notify the property and/or business owner of the non-conformity.
- B. If this chapter is amended so as to create new non-conforming signs from signs which were in conformance with this chapter, those signs may continue for a period of ten years from the date of the amendment that made them non-conforming, provided that, if a non-conforming sign is changed or moved, it must be brought into conformance with this chapter at that time.
- C. Parcels affected by roadway construction identified in the Belfair Sub-Area Plan may be granted an extension of 6 months past project completion to bring non-conforming signs into conformance.

Figure 26. Example of a sandwich board or A-frame board



Chapter 17.35 NEIGHBORHOOD DESIGN IN THE BELFAIR UGA

17.35.010 Purpose: The purpose of this section is to:

- A. Enhance pedestrian and vehicular connectivity between residential areas and to surrounding uses and amenities.
- B. Provide safe and attractive streets for residents.
- C. Create cohesive neighborhoods designed around centralized park or open spaces.
- D. Create walkable neighborhoods.
- E. Create community open space amenities which lend identity to a neighborhood and are used by its residents in many ways.
- F. Create a system of parks that are accessible and interconnected, providing a greater amenity to the community.
- G. Retain sensitive natural areas and other unique natural features as community open space.

17.35.020 Standards. The following standards apply to all residential subdivisions and development unless otherwise noted.

A. Neighborhood Units: Large new developments (more than 20 acres) should be designed with cohesive neighborhood units – where all residents are no more than 1/4 –mile walking distance from a central neighborhood park or square and if permitted, neighborhood service uses. Such neighborhood units should be connected to other neighborhood units by residential streets and pedestrian paths so that several smaller areas can support community-wide services, such as an elementary school. Neighborhood units should not be bisected by a collector or arterial road. Traffic speeds should be no higher than 35 miles per hour on residential streets. Main pedestrian paths or streets into a neighborhood should be treated as gateways with special landscaping, signage, or other identifiable features.

B. House and driveway design. The following standards apply to new developments with more than four lots.

1. Design driveways with minimum amounts of impervious surface and minimum presence on the street to retain green-space and reduce surface water runoff. Driveways must meet the following standards:
 - (a) Except for driveways shared by two residences, the maximum width of driveway at the front property line is 12 feet. If automobile access is from the alley, the maximum width at the rear property line is 18 feet.
 - (b) Driveways and vehicle circulation pavements shall be the minimum size necessary to accommodate vehicle storage and circulation. The County may require that pavement dimensions be modified to reduce impervious surface. Applicants are encouraged to use pervious materials, where feasible, such as split pavements with lawns or unit pavers in the center of the driveway.
 - (c) Developments of more than ten dwelling units shall feature shared driveways for at least 50 percent of the residential lots.
2. Design homes that minimize the impact of garages on the street and enhance the sense of neighborhood. Specifically:
 - (a) All homes should include a porch or covered entry facing the street.
 - (b) Garages visible from the street shall be setback at least 5 feet further than the front wall of the house facing the street.

C. Street Network. The following standards apply to new developments with more than four lots.

1. The street pattern for new residential development shall emphasize a connected network of streets rather than long irregular loops with dead-ends and cul-de-sacs. Such a network will provide better traffic flows, orientation, and shorter trips through the neighborhood. Intersections should occur at no more than 400 foot intervals.
2. The street pattern should be adjusted for existing topography and other natural features, while maintaining interconnections and function.

3. Streets should interconnect neighborhoods. At least 33 percent of streets should be through streets.
4. Allow for future connections where topography permits a street to be extended in the future.
5. Consider alleys in the design of a street system – which have proven useful in reducing on-street parking pressure and pedestrian/driveway conflicts. Alleys are also the most appropriate location for utilities and other service facilities. Alleys also enhance the appearance of the street since garages will be located at the rear of homes.

D. Street Design. The following standards apply to all public streets in residential areas.

1. Residential streets shall be designed per Table 4.

Table 4: Residential street design standards

LOCAL NEIGHBORHOOD STREETS			
Classification	Collector	Sub-Collector	Access Street
Characteristics	Principal traffic arterial within residential areas. Conveys traffic from Arterials to lower order streets. Collectors are often key streets for bicycle access.	Conveys traffic from Collectors to Access streets.	Carries very little or no through traffic.
Usual avg. daily traffic	1,000-3,000	250-1000	0-250
Lane configuration	At least two 12' lanes and two 8' parking lanes or 5' bicycle lanes.	One 12' travel lane (accommodating two lanes of traffic) and two 8' parking lanes; or Two 10' travel lanes and one 8' parking lane.	One 11' travel lane (accommodating two lanes of traffic) and two 6' or 7' parking lanes.
Curb to curb width	30-40' depending upon whether there are parking or bicycle lanes included	28'	22'-24'
Recommended R.O.W. including sidewalks on both sides	60'	50'	50'
Level design speed	35 mph	20 mph	20 mph
Range of desirable centerline curb radius	300'-500'	150'-300'	100'-150'
Planting strips	6' with trees	3' without trees 6' with trees	3' without trees 6' with trees
Sidewalks	4' sidewalk on both sides	4' sidewalk on both sides	4' sidewalk on at least one side (except for new streets serving six or fewer homes)

2. The County may approve an alternative street design where the applicant can demonstrate that such alternative design achieves the following:
 - (a) Enhances safety for pedestrians and vehicles.
 - (b) Provides durable construction but reduces environmental impacts (i.e., more impervious surface).

- (c) Street design is appropriate for site given existing topography and vegetation.
 - (d) Street design is consistent with the purpose of this section and is sufficient to accommodate the projected traffic.
- E. Sidewalks and Trails. The following standards apply to all new residential development with more than four lots unless otherwise noted.
- 1. New development should be integrated with, and expand Belfair's system of community-wide trails (see Figure 6).
 - 2. Sidewalks or pathways should be provided along public streets per Table 4 above.
 - 3. The paving surface on all pedestrian paths should be appropriate to their use:
 - (a) Concrete for sidewalks
 - (b) Seamless materials like asphalt for bike/skating trails
 - (c) Crushed gravel for nature trails
 - (d) The County will consider alternative materials where the applicant can demonstrate that the material is appropriate for the projected use, durable, and easily maintainable.
 - 4. All multi-lot developments over 20 acres should provide bicycle pathways or routes – especially if they connect with the planned community wide trail system.
- F. Parks and Open Space. The following guidelines apply to all residential subdivisions with more than 25 lots and all multi-family development unless otherwise noted.
- 1. Develop a variety of public open spaces in every community to provide for a variety of natural conditions and neighborhood uses. Recreational open space is critical for the needs of a community, particularly for its youth. All Neighborhood Units identified in subsection (A) above should integrate facilities for sports and recreation, bike trails and tot playgrounds. Specifically:
 - (a) Pocket parks or squares are generally at least ½ acre in size and should be set aside for every 75 dwelling units, in addition to Neighborhood Parks noted below. These spaces should have neighborhood landmarks such as a fountain, monument, bandstand, and/or other similar element to create a focal point and organize other park elements like lighting, landscaping, and furniture. Landscaping elements should generally not restrict gathering and circulation. Integrate the pocket park or squares into the pattern of neighborhood streets around it. At least 66 percent of the perimeter should be visible and accessible from streets to make them safer places. Parking should be on adjacent streets and not within the park itself.
 - (b) Neighborhood parks required for larger developments of over 100 units. These parks are generally over an acre, but less than 2 acres in size and support informal recreational needs such as small fields for kicking a soccer ball or playing Frisbee. Other uses could include more passive recreation such as strolling and reading. Neighborhood parks should also include a small children's play area. At least 30 percent of its edges should front on, and be accessible from local streets with sidewalks. Neighborhood parks should be accessible by side walk or walking path from all residences served. The parks should be within ¼ mile walk or bike from all residences in its neighborhood and should be sited at highly visible locations from within the neighborhood. Local streets should accommodate parking.
 - (c) Community parks serve several neighborhoods and up to 5,000 residents. These parks demand greater care in siting and can adjoin schools or amenities like lakes. Such parks should include sports courts, field sports, children's play area, picnic area, public restrooms, passive recreational areas, landscaping, and walkways. Most access should come by walking or bicycling, but provisions for off-street parking should also be made.

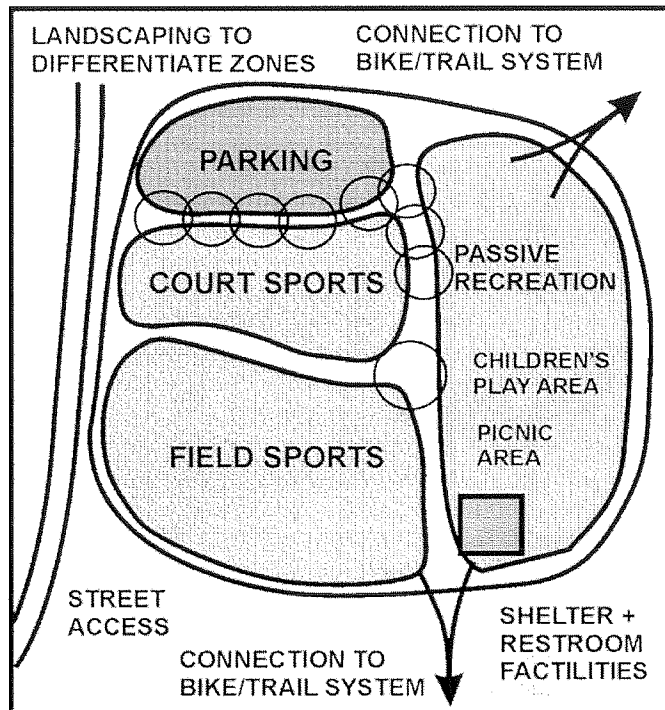


Figure 27. An example of a community park.

- (d) The County will consider alternate means of providing parks and recreation as long as they meet the intent of the standards:
 - (1) Providing off-site facilities for smaller developments,
 - (2) Contributing to county park and recreation funds,
 - (3) Setting aside land for future park development.
- 2. The County may require retention of existing natural features such as high points, ponds, wetlands, or streams as community open space. Concentrate development on the land of least natural value. Preserve existing natural landmarks such as significant trees to the extent possible. Incorporate passive recreational features such as footpaths into natural areas, except where access conflicts with important habitat resources.