

ORDINANCE NUMBER 89-08

ORDINANCE AMENDING MASON COUNTY COMPREHENSIVE PLAN
APPENDIX: BELFAIR URBAN GROWTH AREA PLAN

AN ORDINANCE amending Mason County Comprehensive Plan Appendix: Belfair Urban Growth Area Plan under the authority of Chapter 36.70 and 36.70A RCW.

WHEREAS, on May 20, 2008 the Mason County Board of County Commissioners adopted revisions to Mason County Code Title 17 Chapters 17.20 through 17.35 re-designating R-3 zoning to R-4 zoning, and

WHEREAS, the revisions to Chapters 17.20 through 17.35 Belfair Urban Growth Area Zoning and Development Regulations provide for a minimum residential development density of four (4) dwelling units per net acre; and

WHEREAS, the current Single-Family Residential (R-3) Land Use Designation in the Belfair Urban Growth Area Plan is restricted to a maximum of three (3) dwelling units per net acre; and

WHEREAS, the land use designations of the Belfair Urban Growth Area Plan classified as R-3 will herein be reclassified as R-4 to be compatible with the density minimums of the revised Chapters 17.20 through 17.35 as adopted; and

WHEREAS, all sections of the Mason County Comprehensive Plan Appendix: Belfair Urban Growth Area Plan referencing, defining, and providing policies for R-3 zoning with the Belfair Urban Growth Area are herein revised and designated as R-4 with a density of four (4) dwelling units per net acre; and

WHEREAS, adoption of this Ordinance replaces Ordinance number 133-04 originally adopted on 12/28/2004.

NOW THEREFORE, the Mason County Board of County Commissioners hereby adopt this Ordinance amending Mason County Comprehensive Plan Appendix: Belfair Urban Growth Area Plan to re-designate R-3 zoning in the Belfair Urban Growth Area as R-4 with a density of 4 dwelling units per net acre (as attached).


DATED this 8th day of July 2008.

Board of Commissioners
Mason County, Washington

ATTEST:


Rebecca S. Rogers, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Tim Sheldon, Chair

APPROVED AS TO FORM:


Deputy Prosecuting Attorney


Ross Gallagher, Commissioner


Lynda Ring Erickson, Commissioner

Specific Recommendations

Land Use and Community Design Recommendations

Zoning regulations and design standards will be a critical tool in implementing the community's design objectives. Five different land use designations are proposed and sited to concentrate development in the three commercial nodes, allow for residential development to accommodate projected growth, and protect sensitive natural areas. These designations include:


- Festival Retail – intended for the downtown core and focal point of pedestrian activity in the Belfair area. The designation promotes small scale retail uses and eating and drinking places with office and residential uses on upper floors.
- Mixed-Use – intended to provide for a wide variety of uses along much of the SR-3 corridor and other areas.
- General Commercial – intended to provide for the full range of commercial uses to serve Belfair and the surrounding region.
- Business-Industrial – intended to provide for employment growth in the Belfair area by encouraging manufacturing, wholesale trade, and office uses.
- Residential – intended to provide opportunities for residential development within the Urban Growth Area. Includes subdesignations of R-43, R-5, and R-10 (numbers referring to the average number of units allowed per acre. Regulations provide flexibility by encouraging clustering of development on the sites that can best support development.


The chart on the following page identifies the difference between the zones, while the map on page 19 identifies the locations of each designation.

Recommendations for each of the districts including specific lists of permitted uses, density, and development standards are attached in Appendix 1.

Table 1. Comparison of Zoning Designations

Proposed Zones

Use (see descriptions on the following page) and Key Provisions	Festival Retail (FR)	General Commercial (GC)	Mixed-Use (MU)	Business Industrial (BI)	Residential (R-43, R-5, R-10)
STREET LEVEL USES*					
Pedestrian Retail	λ	λ	λ		
General Commercial		λ	λ		
Office		λ	λ	λ	
Residential			λ		λ
Industrial/ Manufacturing/ Wholesale		 (all floors)		λ (all floors)	
UPPER FLOORS USES*					
Pedestrian Retail	λ	λ	λ		
General Commercial		λ	λ		
Office	λ	λ	λ	λ	
Residential	λ		λ		λ
DENSITY PROVISIONS AND KEY DESIGN STANDARDS*					
Height limit	3-5 stories	3 stories	3-5 stories	3 stories	3-4 stories
Residential density (units/acre)	No specified limit	Not permitted	No specified limit	Not permitted	10 for R-10 5 for R-5 43 for R-43
Front yard landscaping area*	0-8'	0-30'	0-30'	30-60'	10-30'

λ = Permitted use;  = Permitted only in the GC-BI Overlay Area; No Symbol = Use not permitted

* = See Appendix 1: Belfair Development Regulations for details

Description of Uses

- **Pedestrian Retail** – Small scale retail trade uses (excluding auto-oriented uses), eating and drinking places, hotels and motels, personal service uses.
- **General Commercial** – The full range of commercial uses including retail trade and shops, eating and drinking places, hotels and motels, auto-oriented uses, finance, insurance, and real estate uses, and service uses.
- **Office** – Professional office.
- **Residential** – Multi-family and/or single family residential uses.
- **Industrial/Manufacturing/Wholesale** – Manufacturing, assembling, warehousing, repairing, fabricating, and processing.

LU-2: Create the Mixed-Use (MU) Land Use Designation

Purpose: The primary purpose of the Mixed-Use designation 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 – otherwise, no specific density limits are provided (as they will be limited by parking requirements, natural site constraints, and market constraints).

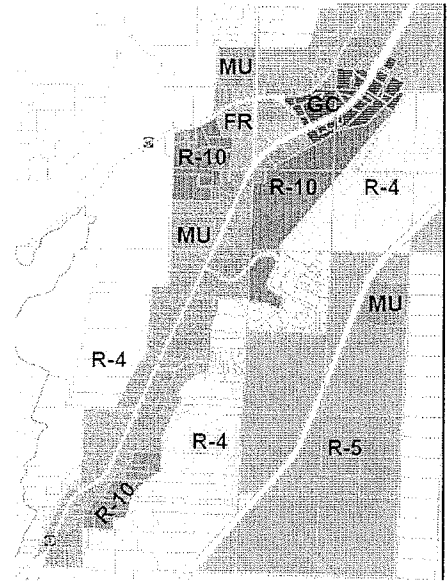


Figure 16. MU Land Use Designation.

Locations: Along the SR-3 corridor south of downtown, surrounding the FR and GC designations in downtown, and at the Romance Hill Road and planned alternate north/south route crossroads.

Permitted Uses: A mix of public, professional office, retail, service, and multi-family residential uses.

Height Limits and Density: Three to four story height limit depending upon location. Four-story buildings may be allowed along the east side of the SR-3 corridor where views can be maximized and impacts minimized. Buildings on the west side of SR-3 must not reach an elevation of more than 35 feet above grade level within 150 feet of the roadway. Overall residential densities are limited by height limits, parking, site constraints, and design standards.

Design Standards: Design standards promote good site planning, pedestrian and vehicular access, extensive landscaping, and reduced-scale building design. It will be important to minimize or reduce the number of vehicular access points off SR-3.



Figure 17. Development examples consistent with the vision for the Corridor Mixed-Use zone.

LU-3: Create the General Commercial (GC) Land Use Designation

Purpose: The primary purpose of the GC designation is to provide areas that offer a wide range of consumer goods and services for both Belfair UGA residents, regional residents, and the traveling public. An additional purpose is to provide a Business-Industrial Overlay (GC-BI) Area that allows both commercial uses and services and industrial related uses on those properties close to the railroad and/or already engaged in industrial-related uses. Design standards encourage landscaping, particularly along the SR-3 corridor to retain the wooded character of the area and minimize negative impacts of parking, service, and/or industrial areas. Design standards also promote safe vehicular and pedestrian connectivity, development of pedestrian-oriented spaces, and appropriately scaled building design.

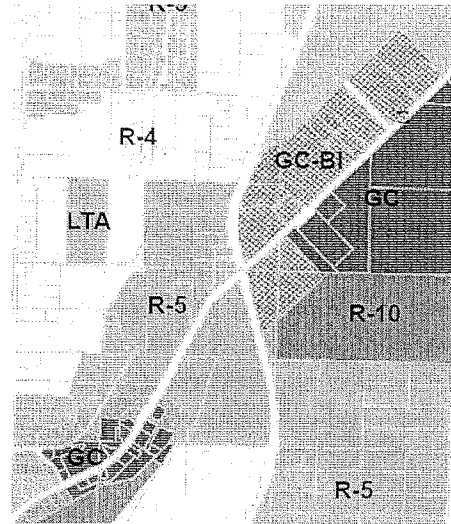


Figure 18. GC Land Use Designation.

Locations: Existing commercial areas at the northeast end of downtown along SR-3 and properties on the plateau along the SR-3 corridor.

Permitted Uses: Allows for the full range of commercial uses, including retail trade and shops; finance, insurance, and real estate uses; and professional office and service uses. Industrial/manufacturing/wholesale uses are permitted in the General Commercial – Business-Industrial (GC-BI) Overlay (see Figure 18) as long as they comply with the applicable buffer requirements for the BI classification. Residential uses are not permitted.

Height Limits and Density: Three-story height limit.

Design Standards: The most important design goals are to enhance pedestrian and vehicular safety – particularly along SR-3. This means consolidating existing driveways, where possible, and minimizing new access points for new development and adding sidewalks and landscaping features along SR-3. Smaller scale signage should be a key design component of these areas to reduce the visual pollution of the SR-3 corridor. Design standards should encourage pitched roofs and use of natural building materials that can contribute to Belfair’s visual character and identity. Non-pedestrian-oriented facades should be screened, especially on SR-3 and in pedestrian areas.

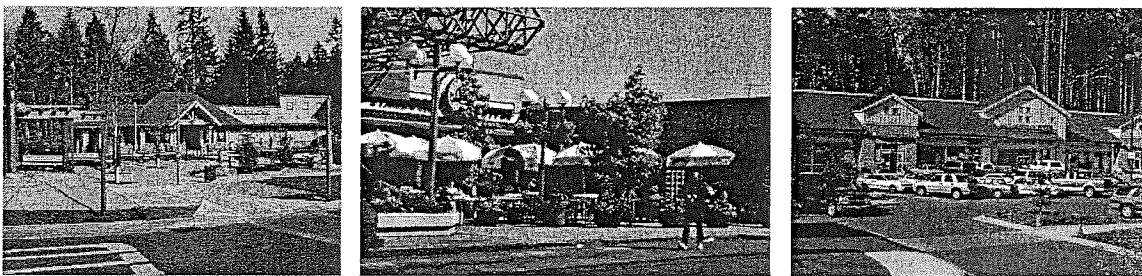


Figure 19. Development examples consistent with the vision for the General Commercial zone.

LU-4: Create the Business – Industrial Designation (BI)

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:

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

Substantial landscape buffers are required for those properties adjacent to the SR-3 corridor, otherwise Business-Industrial properties are exempted from most site planning and building design guidelines to maximize flexibility for the uses.

Locations: Properties in the northeast corner of the UGA. Provisions for the BI designation are also applicable to industrial, manufacturing, and wholesale uses in the GC-BI overlay areas along the SR-3 corridor.

Permitted Uses: A combination of manufacturing, institutional, wholesale trade, professional office, and service uses.

Height Limits and Density: Three-story height limit.

Design Guidelines: Provide a wide landscaping buffer along SR-3 to screen uses from highway. Driveway and access guidelines to enhance safety on SR-3.

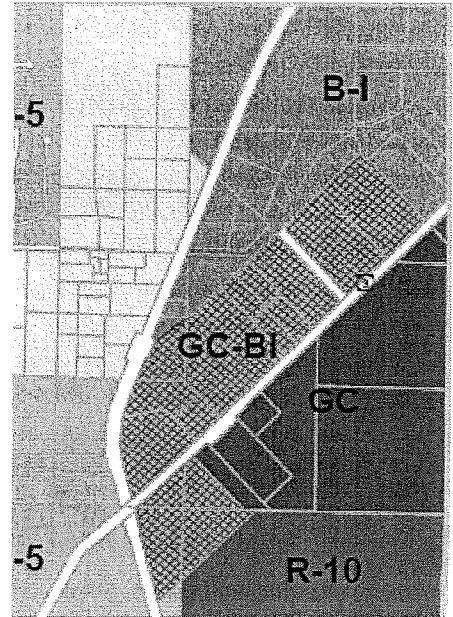


Figure 20. B-I Land Use Designation.

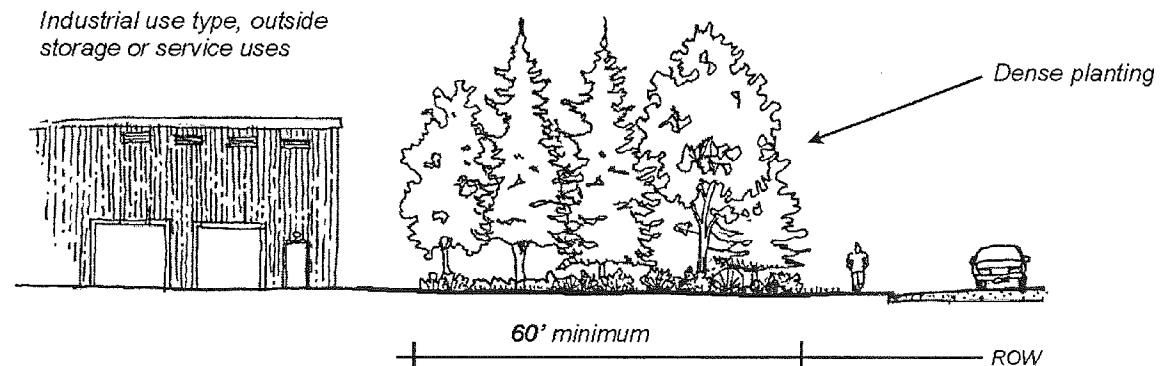


Figure 21. Required landscape screen for Business-Industrial uses along the SR-3 Corridor.

LU-5: Create the Multi Family Residential (R-10) Land Use Designation

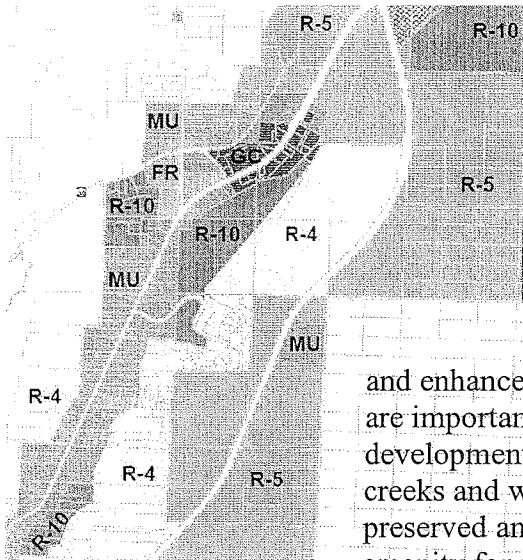


Figure 22. R-10 Land Use Designation.

Purpose: The purpose of the R-10 District is to provide sites for multi family residential development that are within walking distance of commercial areas and services within the Belfair UGA. The designation provides 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 are encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Design standards and guidelines are important to minimize environmental and visual impacts of developments and provide amenities for residents. Protection of creeks and wetlands are 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 – are also very important.

Locations: Properties surrounding the three commercial nodes.

Permitted Uses: Apartments, townhomes, and other multi-family uses – which may be clustered on site(s). These areas will provide housing opportunities for seniors, singles, childless couples, and low income families, and other people who want to be close to services and amenities and prefer not to maintain a yard.

Height Limits and Density: Four stories. Maximum density of ten dwelling units per acre. Development may be clustered as long as the average density for a property or applicable properties does not exceed the 10 units per acre limit.

Design Guidelines: Design guidelines will be important to minimize environmental and visual impacts of developments and provide amenities for residents. Consider density incentives that encourage the use of sustainable design principles in site design, access, building design, and landscape. 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.

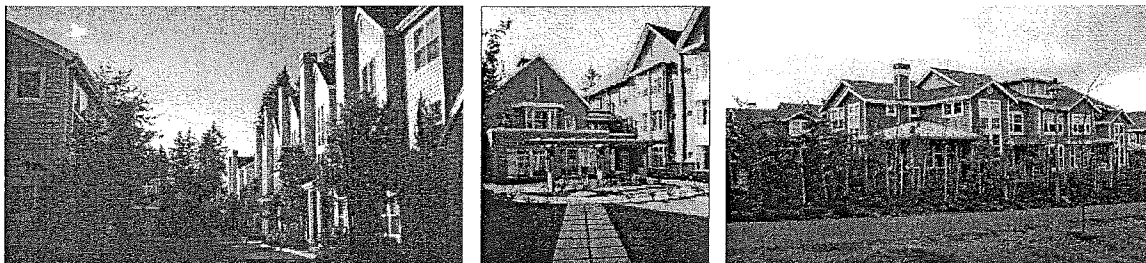


Figure 23. Development examples consistent with the vision for the R-10 zone.

LU-6: Create the Medium Density Residential (R-5) Land Use Designation

Purpose: The purpose of the R-5 District is to provide sites for moderate density residential development within the Belfair Urban Growth Area. 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 are 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.

Locations: Some areas west of the SR-3 corridor and on the plateau.

Permitted Uses: This generally includes cottages, attached singled family, and detached single family uses. Where uses are clustered to concentrate infrastructure and preserve sensitive natural areas or open space, the housing could include townhouses or small-scale apartment buildings.

Height Limits and Density: Three-story base height limit. Maximum density of five dwelling units per acre.

Design Guidelines: Design guidelines for single family will focus on site planning and access issues. For example, new developments should be integrated with open space, local and regional trail systems, and sensitive natural areas. New developments should accommodate Encourage use of sustainable design principles.

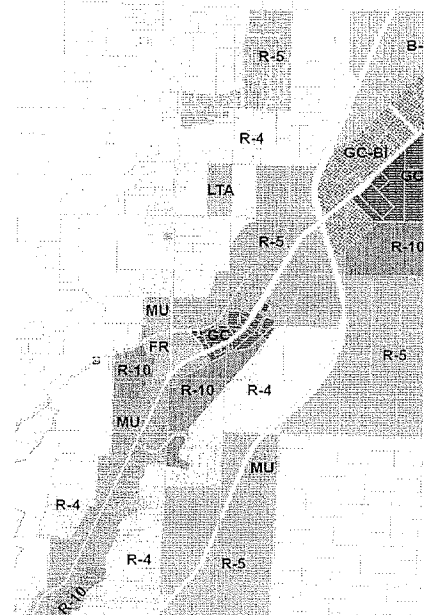


Figure 24.
R-5 Land Use Designation.



Figure 25. Development examples consistent with the vision for the R-5 zone.

LU-7: Create the Single-Family Residential (R-43) Land Use Designation

Purpose: The purpose of the R-43 designation is to provide sites for detached single family residential development within the Belfair UGA. The designation allows for a density of ~~three~~ four dwelling units per acre, except where “critical lands” are present, which reduces the permitted density. Clustering of the dwelling units and properties are 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.

Locations: Hillside east of SR-3, sensitive areas north of downtown, and properties northwest of Salmon Center.

Permitted Uses: Mostly detached single family uses at a lower density due to topography or natural site constraints. Where uses are clustered to concentrate infrastructure and preserve sensitive natural areas or open space, the housing could include townhouses or small-scale apartment buildings.

Height Limits and Density: Three-story base height limit. Maximum density of ~~three~~ four dwelling units per acre.

Design Guidelines: Integrate developments with open space, trails, and natural areas. Encourage use of sustainable design principles.

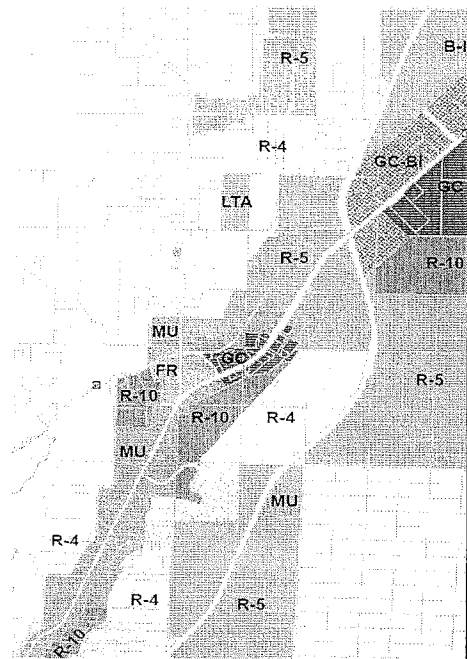


Figure 26.
R-43 Land Use Designation.

LU-8: Other Land Use Actions and Recommendations

A. Create the Long Term Agricultural (LTA) Land Use Designation. The purpose of the LTA designation is to support commercial agriculture and provide open space within the Belfair UGA. Applicable sites are on the west side of Old Belfair Highway north of the downtown area. This designation permits single family uses and agriculture-related uses. The base residential density is one dwelling unit per 10 acres. However, density credits of up to three dwelling units per acre are permitted provided that the increased density is transferred to lands outside the LTA designation but within the UGA.

B. Restrict the siting of adult businesses in the UGA. The community wishes to strongly discourage adult businesses and minimize their presence in the UGA. The County should involve the Belfair community in their development guidelines for adult businesses in Mason County.

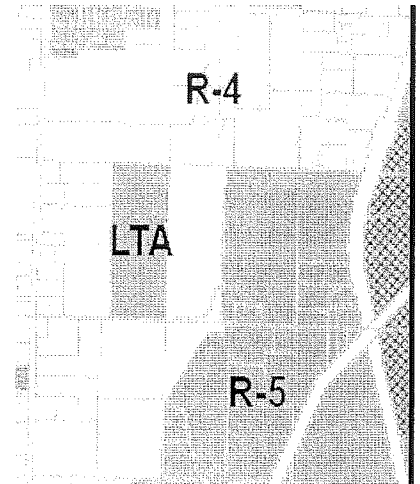


Figure 27.
LTA Land Use Designation.