

ORDINANCE NUMBER 48 -07

**AMENDMENT TO THE MASON COUNTY DEVELOPMENT REGULATIONS, ORD.
82-96 AS REVISED, AS CODIFIED IN MASON COUNTY CODE CHAPTER 17.04,
REGARDING ALLOWED BUILDING SIZES IN RURAL COMMERCIAL 3 ZONES**

AN ORDINANCE adopting amendments to Mason County development regulations, new Mason County Code Chapters 17.4, Article III Rural Commercial 3, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Rural Activity Centers are areas that are intended to serve the service and retail needs rural area and tourists in the area as recognized in the Mason County Comprehensive Plan and under the Washington State Growth Management Act;

WHEREAS, the Rural Commercial 3 zoning district is intended to allow for business providing to the needs of rural residents and tourists in the area while maintaining the rural character;

WHEREAS, the largest building allowed without a variance in a Rural Commercial 3 zone is 7,500 square feet principally to preserve rural character;

WHEREAS, at time larger buildings are necessary to fulfill the needs of rural residents and tourists as documented through marketing studies and space analysis studies;

WHEREAS, because for the above findings more flexibility in the size of buildings would be of benefit to the public and to the economy of Mason County, provided that such flexibility can be provided in a way that promotes does not interfere with other goals, policies, or requirements of the county plan and state Growth Management Act;

WHEREAS, the Planning Advisory Commissioners held a public hearing on March 19, 2007, to get comment on and consider this issue and recommended that the Board of adopt amendments; and

WHEREAS, the Board of County Commissioners held a public hearing on May 15, 2007, to get comment on and consider this issue.

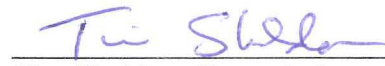
NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby approves the March 19, 2007 Planning Advisory Commission

Draft proposal with the modification recommended by Staff in the April 12, 2007 Memorandum.

DATED this 15th day of May, 2007.

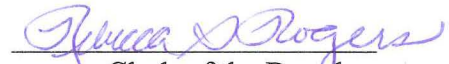
Board of Commissioners
Mason County, Washington


Lynda Ring Erickson, Commissioner

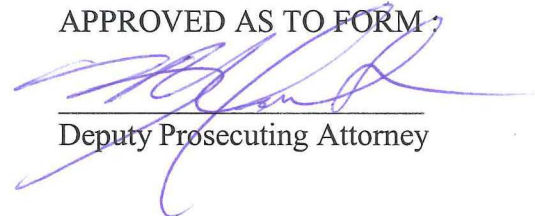

Tim Sheldon, Commissioner


Ross Gallagher, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Deputy Prosecuting Attorney

Proposed amendment to the Mason County Development Regulations to amend building size restrictions for commercial zones in Rural Activity Centers.

Approved by the Mason County Planning Advisory Committee on March 19, 2007

New text is underlined. Existing deleted text is struck-through.

1.04.340 Rural Commercial 3 (RC 3)

1.04.341 Purpose. (See Section 1.02.043)

1.04.342 Uses Permitted.

A. USES: Convenience/general store, Retail, Restaurant, Small office, Laundry, Professional services, Personal services, Public meeting space, Nursery, Public facilities - Post office/Fire station/Fish hatchery/Library/Ranger station, Church, Local community and recreation centers, Lodging facilities, including motels, RV parks, Campgrounds and Bed and breakfast, Marina - Sales, Service and Storage, Auto service and repair, Medical/Dental clinic, Animal clinic, Winery, Commercial/government operated day care, Single-family residential accessory use or apartment.

B. USES PERMITTED WITH SPECIAL USE PERMIT: Gas, Self storage.

C. OTHER USES: Uses not explicitly enumerated in this section, but closely similar thereto, are determined by the Administrator.

1.04.343 Lot Requirements.

A. Density. 1 residence per lot.

B. Lot width and depth. All lots shall have a minimum average width of not less than one-third of the median length and a minimum width at any point of 50 feet; designate limited and safe access(es) to roads.

C. Front yard setback. 30 feet.

D. Side and rear yard setbacks. 15 feet for lots contiguous to lots zoned commercial or industrial use; otherwise, 25 feet. Buffer plantings required in the first 10 feet of this setback.

1.04.344 Building Regulations.

A. Floor Area Ratio. 1:3, except for fire stations.

B. Size. 7,500 sq. feet maximum unless a larger size building is permitted by special use permit.(See 1.04.0348).

C. Height. Two floors not to exceed 35 feet maximum except for antennas or water tanks.

1.04.345 Signs.

Signs are limited to: 1) a sign attached to the building with an area not to exceed 10 percent of the area of the building face, and 2) a detached sign with an area size not to exceed 10 percent of the building face, that is free-standing, and with a height maximum of 25 feet or height of building, whichever is less. No flashing signs, or animated or moving signs are allowed.

1.04.346 Off-street parking.

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

1.04.347 Special Provisions for Recreational Vehicle Parks.

RV parks shall comply with the following additional standards:

- A. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.
- B. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

1.04.348 Special Provisions for building size.

Commercial buildings larger than 7,500 square feet may be allowed in RC3 zoned areas with the approval of a special use permit, which shall include the the following specific information and standards:

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