

ORDINANCE NUMBER 62-09

**AN ORDINANCE AMENDING TITLE 17, SECTIONS 17.23.030 AND 17.23.010
THE MASON COUNTY CODE AS THEY RELATE TO THE FESTIVAL RETAIL
DISTRICT OF THE BELFAIR URBAN GROWTH AREA**

AN ORDINANCE amending Title 17 (Zoning), Chapter 17.23 (Mixed Use Districts in the Belfair UGA), Sections 17.23.010 ("FR" Festival retail district – Purpose) and 17.23.030 (Accessory Uses).

WHEREAS, in compliance with the Washington State Growth Management Act (RCW 37.70A.010) Mason County has designated urban growth areas and adopted plans and regulations to guide future development therein; and

WHEREAS, Sections 17.23.010 and 17.23.030 provide, in part, the County's regulations as they relate to Mixed Use Districts in the Belfair Urban Growth Area; and

WHEREAS, Section 17.23.010 has been revised to only exclude certain types of auto-oriented uses within the Festival Retail district of the Belfair Urban Growth Area; and

WHEREAS, Section 17.23.030 has been revised to allow gasoline retail sales in association with grocery stores as an accessory use; and

WHEREAS, on May 18, 2009, the Mason County Planning Advisory Commission held a public hearing to consider proposed revisions and provided the Board of County Commissioners with recommendations; and

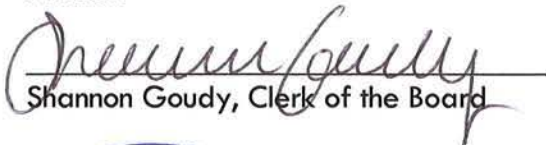
WHEREAS, the Mason County Board of Commissioners held a public hearing July 7, 2009 to consider recommendations of the Planning Advisory Commission, and testimony as made by the Mason County Department of Community Development, applicant, and Mason County citizens; and

NOW THEREFORE, BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS revisions to Mason County Code, Sections 7.23.010 and 17.23.030 as described by ATTACHMENT A.

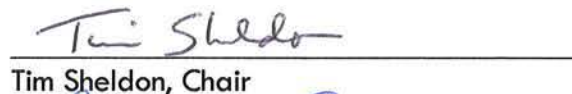
DATED this 7th day of July, 2009.

Board of Commissioners
Mason County, Washington

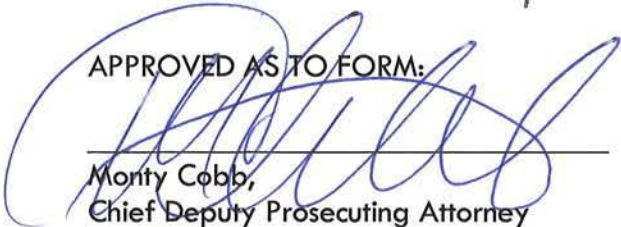
ATTEST:



Shannon Goudy, Clerk of the Board


BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Tim Sheldon, Chair

APPROVED AS TO FORM:


Monty Cobb,
Chief Deputy Prosecuting Attorney


Lynda Ring Erickson, Commissioner

 "Rog"
Ross Gallagher, Commissioner

ATTACHMENT A

Revisions to Title 17, Sections 17.23.030 and 17.23.010

17.23.030 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:

- (1) Alcoholic beverage sales: on-site, in association with full menu food uses;
- (2) Merchandise repair, excluding vehicles;
- (3) Micro brewery;
- (4) Parking of one delivery vehicle;
- (5) Dance floors no larger than three hundred square feet;
- (6) Music and electronic game machines up to a total of four;
- (7) Catering.
- (8) Gasoline retail sales in association with grocery stores

17.23.010 "FR" Festival retail district– 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 certain types of 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.