
TITLE 17 - ZONING

AMENDMENTS TO CHAPTER 17.12, COMMERCIAL ZONING DISTRICTS IN THE ALLYN UGA, ARTICLE I, **VILLAGE COMMERCIAL DISTRICT**, SECTION 17.12.110, PURPOSE, SECTION 17.12.120, PERMITTED USES

ORDINANCE amending Title 17, Zoning, Chapter 17.12, Commercial Zoning Districts in the Allyn UGA, Article I, Village Commercial District, Section 17.12.110, Purpose, Section 17.12.120, Permitted Uses, and Section 17.12.160 Additional Development and Design Criteria; and Allowed Uses.

WHEREAS, amendments to Title 17 of the Mason County Code fall under the authority of Chapter 36.70 and 36.70A RCW;

WHEREAS, in an effort to afford some modified mixed uses, the Village Commercial district in the Allyn Urban Growth Area allow for all residential uses to be directed to the second or upper floors of new and existing development; and

WHEREAS, changes in mortgage securities have make it inherently more difficult to fully realize development options for this type of mixed use arrangement in a single structure; and

WHEREAS, amending these sections to more traditional forms of side by side mixed commercial and allowing ground floor residences will promote a more feasible pattern of development; and

WHEREAS, this Ordinance amends Chapters 17.12 and 17.23 to remove the regulation preventing residential uses on the ground floor in the Village Commercial and district; and

WHEREAS, the Mason County Planning Advisory Commission conducted a public hearing on January 23, 2017 and recommend adoption of amendments by the Commissioners; and


NOW THEREFORE, BE IT HEREBY ORDAINED that the Board of Commissioners of Mason County hereby amends the Mason County Code Title 17 (Zoning), Sections 17.12.110, 17.12.120, 17.12.160 with respect residential uses. (See Attachment A)

DATED this 14th day of March 2017.

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Tim Whitehead, Chief DPA

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Kevin Shutty, Chair


Terri Jeffreys, Commissioner


Randy Neatherlin, Commissioner

ATTACHMENT A

TITLE 17 – ZONING

CHAPTER 17.12 – COMMERCIAL ZONING DISTRICTS IN THE ALLYN UGA
ARTICLE I. "VC" – VILLAGE COMMERCIAL DISTRICT
SECTION 17.12.110 – PURPOSE

Article I. - "VC"—Village Commercial District

17.12.110 - Purpose.

The village commercial district is a pedestrian and transit oriented mixed use district primarily designed as a location for neighborhood, community wide and tourist retail, office, restaurant, entertainment, service uses, including transient accommodations, and residential uses. The district will provide opportunities for transit routes and stops and to provide shared parking opportunities. Physically the district will retain the pedestrian oriented scale and intensity of use of the rest of the village core area. Because of its nature the village commercial district zone may only be located in the village center.

1. Goals of the district are:
 - (A) Promote private development and uses, which complement public streetscape, infrastructure and governmental improvements and uses;
 - (B) Foster civic pride in the area and thereby stabilize and improve property values and stimulate business investment;
 - (C) Encourage new uses and services consistent with the downtown, pedestrian oriented character of the area to achieve a viable and sustainable commercial district;
 - (D) Prohibit new uses that are incompatible with the function and purpose of the district and encourage the relocation to other locations in the community, of existing nonconforming uses;
 - (E) Encourage efficient land use and investment in the rehabilitation, expansion and use of existing structures and in-fill sites through increased zoning densities and parking allowances and flexibility;
 - (F) Encourage the concept of "mixed" commercial, residential and civic uses in order to, provide affordable housing opportunities, provide a diverse market for retail goods and services, promote alternative modes of transportation, maximize the use of public infrastructure investments and foster a greater sense of "neighborhood" within the district;
 - (G) Encourage a sense of "ownership" of the village core within all members of the community as the social and cultural heart of the village by providing opportunities for cultural and celebratory events and development of public spaces and buildings;
 - (H) Promote a physical environment through architectural, streetscape and open space improvements that are evocative of the historic and natural character of the community;
 - (I) Provide shared parking opportunities;
 - (J) Promote tourist oriented market opportunities including water-related activities.

CHAPTER 17.12 – COMMERCIAL ZONING DISTRICTS IN THE ALLYN UGA
ARTICLE I. "VC" – VILLAGE COMMERCIAL DISTRICT
SECTION 17.12.120 – PERMITTED USES

17.12.120 - Permitted uses.

The following uses, subject to applicable licensing and development regulations, shall be allowed outright within the "VC" district:

- (1) Alcoholic beverage sales: package stores and wine shops;
- (2) Antique shops;
- (3) Appliance and communication equipment repair shop and/or sales;
- (4) Art galleries and artist studios;
- (5) Art and craft supplies, retail;
- (6) Vehicle parts store;
- (7) Bakery, with on-site sales;
- (8) Bicycle shops;
- (9) Book stores;
- (10) Banks and financial institutions;
- (11) Barbers and beauty shops;
- (12) Camera shop;
- (13) Catering;
- (14) Clothing sales and rentals and shoe stores;
- (15) Delicatessen;
- (16) Dry cleaners and laundries not including laundromats;
- (17) Fabric and yarn goods;
- (18) Florists;
- (19) Food Stores, retail including groceries, bakers, butchers, health, candy;
- (20) Furniture stores;
- (21) Grocery stores;
- (22) Hotels/motels;
- (23) Household fixtures including plumbing, lighting, heating/cooling;
- (24) Hardware stores;
- (25) Hobby shops;
- (26) Jewelry store;
- (27) Locksmith;
- (28) Medical offices, clinics, equipment and services (i.e., labs);
- (29) Multi-Family dwelling units (min 4 du/acre)
- (30) Music stores, recordings and instruments;
- (31) Offices;
- (32) Paint and glass shops;
- (33) Pharmacy, dispensing;
- (34) Photographic studio;

- (35) Printing, publishing and reproduction;
- (36) Radio and Television broadcasting station;
- (37) Restaurants, cafes and food stands: sit down and walk up;
- (38) Retail shops not otherwise named similar in size, character and impacts;
- (39) Second hand stores and pawn shops;
- (40) Sports related service businesses such as kayak rentals, boat tours, scuba instruction;
- (41) Sporting goods store including equipment rental and repair;
- (42) Stationary and office supply stores;
- (43) Toy stores;
- (44) Theater, live stage;
- (45) Theater, motion picture, one screen and no more than two hundred fifty seats;
- (46) Tourism related retail and service businesses such as travel, tour and event agencies;
- (47) Transit stops;
- (48) Dance and music studios.

CHAPTER 17.12 – COMMERCIAL ZONING DISTRICTS IN THE ALLYN UGA
ARTICLE I. "VC" – VILLAGE COMMERCIAL DISTRICT
SECTION 17.12.160 – ADDITIONAL DEVELOPMENT AND DESIGN CRITERIA

17.12.160 - Additional Development and Design Criteria.

Development criteria are established to ensure compatibility of uses permitted within the district, to encourage good building and landscaping design, and to ensure the protection of the public health, safety and general welfare. In addition to development regulations found elsewhere in this title the following standards shall apply to development projects within the "VC" district. Additional standards for setbacks are in Section 17.10.460.

(1) General criteria.

- (A) Parking. Required parking for the "VC" district shall be as stipulated in Chapter 17.14 "Off-Street Parking" of this title.
- (B) Signs. Private signage shall be allowed as stipulated in Chapter 17.15, "Signs" of this title.
- (C) Trash. Exterior trash containers shall be located within enclosures matching design criteria on file with the building and public works department except where placed outside at a designated location for collection the same day as the collection is scheduled.
- (D) Storage. All exterior storage shall be screened from view behind solid walls or fences no greater than eight feet in height.
- (E) Fencing. Fencing shall be decorative and compatible in design and integrated with architecture of the associated use. Fences, except for storage areas, shall be no more than six feet in height and shall not obstruct line of sight clearance or safety exiting.
- (F) The address of all buildings and individual units shall be displayed on the exterior of the building, including on alley frontages, in a manner that allows for easy identification by the public and emergency response personnel.

- (G) Entries. Each building and commercial units within buildings, shall have at least one primary entry on any street frontage unless units with a building share a common entry from which the unit may be accessed during all business hours. Entries shall be clearly defined, oriented to pedestrian travel ways and away from vehicle driveways. Entries shall be provided with weather protection.
 - (H) Structures shall be located proximate to the street to promote store front display, pedestrian activity and a harmonious streetscape while leaving opportunities to create space between building tells and the public sidewalk for exterior uses, sign displays, exterior seating, landscaping, architectural interest such as cantilevered second stories, canopies and esplanades and to provide locations for public art and information.
 - (I) All electrical, mechanical and plumbing equipment, including roof equipment, and appurtenances shall be screened from view or otherwise architecturally treated except those required for safety purposes.
 - (J) Architecture and Aesthetics. (Reserved).
- (2) Commercial.
- (A) All street doors shall be for pedestrian access only.
 - (B) Loading Areas. Loading or pick-up of merchandise or materials shall be restricted to alleyways or designated on-site loading areas.
 - (C) Outdoor Display of Sales of Merchandise. The outdoor sale or display of merchandise, whether on-site or on public property or right-of-way, shall only be allowed as permitted under guidelines approved by the county board of commissioners.
 - (D) Canopies, signs, balconies and other architectural projections may encroach into the public right-of-way with approval of an encroachment permit by the public works director and when an overhead clearance of a minimum of eight feet is maintained.
 - (E) Ground floor frontages shall be provided with large framed display windows above a height of three feet so that at least fifty percent of the frontage wall is transparent between a height of three feet and below eight feet.
- (3) Residential. Required residential parking shall be provided on site.