

ARTICLE III ESTABLISHMENT OF LAND USE ZONES AND OVERLAYS

SECTION 3: ZONES, OVERLAYS, MAPS AND BOUNDARIES

3.01 Establishment of Zoning Districts and Overlays

In order to classify, segregate and regulate the use of land, buildings and structures and to protect resource lands and critical areas according to the provisions of this Ordinance, the Town of Coulee Dam and its projected growth area is hereby divided in to the following use zones and overlays:

<u>SYMBOL</u>	<u>ZONE</u>
R-1	FIRST RESIDENTIAL
R-2	SECOND RESIDENTIAL
R-3	THIRD RESIDENTIAL
SR	SPECIAL RESIDENTIAL
C-1	COMMERCIAL
M-1	INDUSTRIAL
GE	GOVERNMENT ENTITY
RAO	RESOURCE AREAS OVERLAY
CAO	CRITICAL AREAS OVERLAY

3.02 Official Map

This ordinance shall consist of the text herein and, as though contained herein, that map identified as the Town of Coulee Dam Comprehensive Zoning Map. Such map shall be approved by the Town Council and shall contain the signatures of the Mayor and the Town Clerk as verification of the approval of the Town Council. The map shall be kept on file at the office of the Town Clerk. This ordinance and all of its terms is to be read and interpreted in light of the contents of said map. In cases where there may be conflicts of interpretation between the map and the text of the ordinance, the text of the ordinance shall prevail.

3.03 Data Maps

Resource lands and critical areas are hereby designated on a series of data maps maintained at the Coulee Dam Town Hall. These maps contain the best available graphic depiction of resource lands and critical areas and will be updated as reliable data becomes available. These maps are for information and illustrative purposes only and are not regulatory in nature.

The resource lands and critical areas data maps are intended to alert the development community, appraisers, and current or prospective property owners of a potential encounter with a use or development limiting factor based on the natural systems. The presence of a critical area or resource designation on the data maps is sufficient foundation for the designated town official (i.e., the Town Clerk, or his or her designee) to order an analysis for the factor(s) identified prior to acceptance of a development application as being complete and ready for processing under the Coulee Dam Municipal Code.

3.04 Interpretation of Data Maps

The Planning Commission of Coulee Dam is hereby declared the Administrator of this ordinance for the purpose of interpreting data maps. An affected property owner or other party with standing has a right to appeal the administrative determination of the Town of Coulee Dam Planning Commission.

The data maps are to be used as a general guide to the location and extent of resource lands and critical areas. Resource lands and critical areas indicated on the data maps are presumed to exist in the locations shown and are protected under all the provisions of this ordinance. The exact location of resource lands and/or critical areas shall be determined by the Town of Coulee Dam based on the results of field investigations that are supplied by the applicant and as a result of field investigations performed by qualified professionals using the definitions found in Article II of this code. All development applications are required to show the boundary(ies) of all resource lands and critical areas on a scaled drawing prior to the development application being considered "complete" for processing purposes.

3.05 Effect of Data Maps

The conclusion by the administrative authority that a parcel of land or a part thereof, that is the subject of a proposed development application is within the boundary(ies) of one or more critical areas or resource lands as shown on the data maps, shall serve as cause for additional investigation and analysis to be conducted by the applicant. The site specific analysis shall be limited to those resource lands and critical areas indicated on the data maps. In the event of multiple designations, each subject matter will be addressed independently and collectively for the purpose of determining development limitations and appropriate mitigating measures.

3.06 Zone Boundary Change

Changes to the boundaries of the zones shall be made by ordinance of the Town Council adopting an amended zoning map. At the time of amendment, the adopted changes shall become part of the unified development code. In adopting zone boundary changes, the procedures described in Article XI, Section 47 shall be followed.

3.07 Interpretation of Zone Boundaries

In interpreting the boundaries of any zone on the zoning map, the following rules shall apply:

1. Where zone boundaries are indicated as approximately following street or alley lines, the centerline of a street or alley right-of-way, or lot lines, such lines shall be determined to be the boundaries of the zone.
2. Where a zone boundary line divides an un-subdivided property, unless the location of the boundary is indicated by dimensions, the boundary line shall be determined by measurement on the map utilizing the scale appearing on the map.
3. Any lands located within an alley or street that has been vacated shall acquire the zoning classification of the property to which it reverts.
4. When a lot is subdivided and recorded subsequent to zoning of an area in which it is located, and when the boundary line of a zone longitudinally bisects said lot, the boundary shall be considered as following the lot line so that the lot is placed wholly into the classification which applies to the major portion of the lot.
5. When a zone boundary line equally bisects a lot, the entire lot shall acquire the most restrictive use classification and the requirements of that zone classification.
6. When a zone boundary line bisects a lot and this boundary line parallels or approximately parallels the street on which the lot fronts, the total lot shall acquire the same zone classification as the front portion of the lot.
7. Where physical features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by the above subsections of this section, the planning commission shall interpret the boundaries.

3.08 Annexed Property

All property which may hereafter be annexed to the Town of Coulee Dam pursuant to Chapter 35.14 RCW, Laws of the State of Washington, shall be zoned consistent with the land use designations of the Town of Coulee Dam Comprehensive Plan, as it now exists or is hereafter amended, at the time of the annexation.

3.09 Compliance

Except as otherwise provided for in this Unified Development Code, no building or land shall hereafter be used, subdivided or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the zone in which it is located.

ARTICLE IV ZONING DISTRICTS AND OVERLAYS

SECTION 4: FIRST RESIDENTIAL ZONE (R-1)

4.01 Purpose and Intent

The purpose of the First Residential Zone is to create a stable low-density residential environment. The intent of the R-1 Zone is to implement the single family residential designation of the Town of Coulee Dam Comprehensive Plan.

4.02 Allowed, Conditional and Prohibited Uses

Article V, Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the R-1 Zone. All uses are subject to Article V - General Provisions and Standards.

4.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V, Table 14.1.

4.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

SECTION 5: SECOND RESIDENTIAL ZONE (R-2)

5.01 Purpose and Intent

The purpose of the Second Residential Zone is to create a stable medium density residential environment for single family and duplex dwelling units, along with locations for clubs, lodges, social and recreational centers that are not operated for a gain (profit) and for professional offices. The intent of the R-2 Zone is to implement the medium density residential designation of the Town of Coulee Dam Comprehensive Plan.

5.02 Allowed, Conditional and Prohibited Uses

Article V, Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the R-2 Zone. All uses are subject to Article V - General Provisions and Standards.

5.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V Table 14.1.

5.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

SECTION 6: THIRD RESIDENTIAL ZONE (R-3)

6.01 Purpose and Intent

The purpose of Third Residential Zone is to create a zone compatible with uses permitted in the R-1 and R-2 Zones and to provide for the creation of manufactured home parks. It will allow a variety of housing types, including multi-family residential development. The intent of the R-3 Zone is the implement the high density residential designation of the Town of Coulee Dam Comprehensive Plan.

6.02 Allowed, Conditional and Prohibited Uses

Article V Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the R-3 Zone. All uses are subject to Article V - General Provisions and Standards.

6.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V Table 14.1.

6.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

SECTION 7: SPECIAL RESIDENTIAL ZONE (SR)

7.01 Purpose and Intent

The purpose and intent of the Special Residential Zone is to facilitate the shared use of community facilities such as parking areas in a higher density mixed residential and public use area. The uses in this area are characterized by high levels of day time usage, and very low night time use.

7.02 Allowed, Conditional and Prohibited Uses

Article V Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the SR Zone. All uses are subject to Article V - General Provisions and Standards.

7.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V Table 14.1.

7.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

7.05 Special Provisions

Permitted commercial uses in this district must coordinate shared facilities such as parking lots to minimize conflicts with residential uses and the public health, safety and welfare in terms of traffic flows and densities, day and night usage patterns and costs of maintaining shared facilities. Agreements between shared use partners will be subject to review by the planning commission and other governmental regulatory agencies as appropriate, and will be filed with the Town Clerk.

SECTION 8: COMMERCIAL ZONE (C-1)**8.01 Purpose and Intent**

The purpose of the Commercial Zone is to encourage the location in the business areas of the Town major commercial development that is compatible with current uses in those areas. The intent of the C-1 Zone is to implement the Commercial designation of the Town of Coulee Dam Comprehensive Plan.

8.02 Allowed, Conditional and Prohibited Uses

Article V Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the C-1 Zone. All uses are subject to Article V - General Provisions and Standards.

8.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V Table 14.1.

8.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

8.05 Special Provisions

In general, uses which may be obnoxious or offensive by reason of the emission of odor, dust, refuse matter, garbage, smoke, gas, noise, or that is dangerous to the comfort, peace, enjoyment, health or safety of the community or tending to its disturbance or annoyance are prohibited.

SECTION 9: GOVERNMENT ENTITY (GE)**9.01 Purpose and Intent**

The purpose and intent of the Government Entity Zone is to recognize those areas that are owned and/or operated by governmental entities to accommodate needed public facilities and services.

9.02 Allowed, Conditional and Prohibited Uses

Article V Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the GE Zone. All uses are subject to Article V - General Provisions and Standards.

9.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the GE Zone shall be as set forth in Article V Table 14.1.

9.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

SECTION 10: INDUSTRIAL ZONE (M-1)**10.01 Purpose and Intent**

The purpose and intent of the Industrial Zone is to provide locations for those uses which may involve some on-site retail services but which are primarily fabrication, assembly, manufacturing, or processing uses.

10.02 Allowed, Conditional and Prohibited Uses

Article V Table 13.1, the Table of Land Uses, contains a listing of permitted, conditional and prohibited uses within the M-1 Zone. All uses are subject to Article V - General Provisions and Standards.

10.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the conservancy overlay shall be as set forth in Article V Table 14.1.

10.04 Parking Requirements

Off-street parking shall be required in accordance with Section 20 of Article V - General Provisions and Standards.

10.05 Special Provisions

In general, uses which are primarily for the processing, storage or treatment of hazardous wastes or may be obnoxious or offensive by reason of the emission of odor, dust, refuse matter, garbage, smoke, gas, noise, or that is dangerous to the comfort, peace, enjoyment, health or safety of the community or tending to its disturbance or annoyance are prohibited.

SECTION 11 RESOURCE LANDS OVERLAY**11.01 Purpose and Intent**

The purpose of the Resource Lands Overlay Zone is to provide regulation of development within areas classified and designated as resource lands of long term commercial significance. At the present time no such lands have been so classified and designated therefore this Section is held in reserve.

11.02 Allowed, Conditional and Prohibited Uses

Within an RAO overlay, those uses shall be permitted as set forth in Article V Table 13.1, the Table of Land Uses for the underlying zone district. All uses are subject to Article V - General Provisions and Standards and Article VI - Resource Lands and Critical Areas.

11.03 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the RAO overlay shall be as set forth for the underlying zone district.

11.04 Parking Requirements

Off-street parking shall be required in accordance with the requirements for the underlying zone district.

SECTION 12: CRITICAL AREAS OVERLAY**12.01 Purpose and Intent**

The purpose of the Critical Area Overlay Zone is to provide supplemental regulation or design review requirements in addition to the basic standards of the underlying zone district. The intent of the CAO Zone is to provide protection against adverse environmental impacts resulting from uses of land within an underlying zone district when such land is classified and designated as a critical area in the comprehensive plan in accordance with RCW 36.70 (as it now exists or hereinafter amended).

12.02 List of Critical Areas

The incorporated area of the Town of Coulee Dam is hereby divided into the following critical areas, where appropriate:

1. Wetlands
2. Critical aquifer recharge areas
3. Fish and wildlife conservation areas
4. Frequently flooded areas
5. Geologically hazardous areas

12.03 Allowed, Conditional and Prohibited Uses

Within a CAO, those uses shall be permitted as set forth in Article V Table 13.1, the Table of Land Uses for the underlying zone district. All uses are subject to Article V - General Provisions and Standards and Article VI - Resource Lands and Critical Areas.

12.04 Dimensional Standards

Lot sizes, allowable densities, lot coverage, height and setback requirements in the CAO shall be as set forth for the underlying zone district and shall be subject to the standards contained in Article VI of this Ordinance.

12.05 Parking Requirements

Off-street parking shall be required in accordance with the requirements for the underlying zone district.