

ALLYN ZONING CODE

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CHAPTER 17.10
General Provisions for Allyn UGA Zoning

17.10.100
GENERAL PROVISIONS

Sections:

17.10.110 Title: The regulations codified under Chapters 17.10 to 17.17 shall be known as the Allyn Zoning Code, which code adopts a zoning districting plan for the Allyn Urban Growth Area.

17.10.120 Authority: The Allyn Zoning Code is enacted under the authority and police powers of Mason County and the Revised Code of Washington including, but not limited to, the requirements and authority of Chapter 36.70, Planning Enabling Act and Chapter 36.70A RCW, the Washington State Growth Management Act.

17.10.130 Purpose and Applicability:

Purpose: The purpose of this code is to:

1. Establish zoning districts (map) and development regulations (text) to guide the development and use of property within the Allyn Urban Growth Area (AUGA) consistent with and implementing the vision, goals and policies of the Mason County Comprehensive Plan and of the Allyn Urban Growth Area Plan.
2. Provide safe, attractive and livable residential neighborhoods with a variety of affordable housing units for all members of the community.
3. Provide for a combination of neighborhood, community wide and tourist based commercial opportunities within distinct functional zoning districts that encourage compatible and complementary uses with a related scale and design.
4. Provide adequate parking, attractive signage, pedestrian access and open spaces.
5. Promote an urban and neighborhood design that enhances public safety through adequate but non-intrusive street and structure lighting, creation of defensible spaces, reduced response times, identification and separation of hazardous uses, readable and consistent building addressing and adequate fire hydrant location, flows and pressure.
6. Provide for development of a sustainable urban infrastructure, with minimum negative impacts on the environment and limiting fiscal impacts on existing residents and businesses, concurrent with the demand for services.
7. Provide for efficient and safe traffic flow for vehicles, non-motorized vehicles and pedestrians.
8. Provide for the development of a variety of parks and open spaces in all districts.
9. Preserve and promote the natural setting of the community.
10. Provide for sustainable economic growth, including job creation, within a predictable development environment.
11. Provide for thorough, timely and complete review development proposals to ensure compatibility with the Allyn Urban Growth Area Comprehensive Plan as well as county and state design, construction and environmental regulations.

Applicability: Except as specifically provided below, the regulations in Chapters 17.10 through 17.16 of the Allyn Zoning Code apply to the use and development of all the properties located within the boundary of the Allyn Urban Growth Area. Use and development of

properties includes, but is not limited to, new uses and development as well as changes of use or alteration to existing structures or developed sites.

17.10.140 Relationship to the Mason County Comprehensive Plan and other sections of the Mason County Code

1. **Comprehensive Plan:** The Growth Management Act requires consistency between the Comprehensive Plan and development regulations such as zoning. These zoning regulations are intended to implement the Growth Management Act Goals, the County Wide Planning Policies, and the goals, policies and objectives adopted in the Comprehensive Plan for Urban Areas. This includes, but is not limited to: land use, building density and intensity, roadway functionality, utilities and infrastructure, open space, housing, protection of sensitive environmental areas and concurrency of infrastructure.
2. **Mason County Code:** All other sections of the Mason County Code apply within the Allyn Urban Growth Area as provided in those sections, except where the Allyn Zoning Code provides text or maps specific to the Allyn UGA.

17.10.150 Relationship to the private agreements: The County has no authority to enforce private Covenants, Conditions and Restrictions either recorded by deed or other agreements except as their compliance may have been made a part of a project approval. However, permit approval by the County does not establish a right in conflict with private Covenants, Conditions and Restrictions.

17.10.200
ALLYN ZONING CODE SPECIFIC DEFINITIONS

The Allyn Zoning Code specifically defines the following definitions and abbreviations. For other definitions, refer to the Mason County Code, Title 17, Chapter 17.06 DEFINITIONS:

Accessory dwelling unit or ADU. Means a second dwelling unit added onto or created within an existing single-family dwelling for use as a completely independent or semi-independent unit with provisions for cooking, eating, sanitation and sleeping. See Section 17.03.029 for requirements for ADUs as applicable.

In the Allyn UGA, ADUs must meet the following requirements:

- (1) The ADU shall be subject to a special use permit, unless in the shoreline jurisdiction, it is subject to a shoreline permit;
- (2) The owner of the ADU must reside on the lot in either the principal residence or ADU;
- (3) The ADU shall not exceed fifty (50%) percent of the square footage of the habitable area of the primary residence or one thousand feet, whichever is smaller;
- (5) All setback requirements must be met by the ADU;
- (6) All applicable health district standards for water and sewer must be met by the ADU;
- (7) No recreational vehicles shall be allowed as ADU;
- (8) Only one ADU is allowed on any property;
- (9) An additional off-street parking space must be provided for the ADU.

Group dwellings. Includes boarding houses, nursing homes, rest homes, boarding schools, or private residence clubs, excluding adult family homes of six or fewer persons as exempted by state regulation.

Gross acreage, or gross area. All land, excluding tidelands, within the exterior boundaries of the development, including but not limited to land allocated for open space and land to be dedicated for streets or roads.

Height, Building. "Building height" means the vertical distance from average finish grade level to the highest point of a building or structure excluding any chimney, antenna, or other uninhabitable vertical appurtenances.

Lot Coverage. The portion of a lot that is occupied by impervious surfaces, including but not limited to buildings, parking areas, and sidewalks.

Net Acres, Net Acreage, or Net Square Feet. The net acreage or square-footage is calculated from the gross area of the site less any lands allocated for open space or right-of-way.

17.10.300
DISTRICTS ESTABLISHED

Sections:

17.10.310 Established: Zoning Districts within the Allyn UGA are established as follows:

"R-1"	Single Family Residential District
"R-1R"	Residential - Recreational District
"R-1P"	Residential - Platted District
"R-2"	Medium Density Multi Family Residential District
"R-3"	High Density Multi Family Residential District
"MHP"	Mobile Home Park Overlay District
"VC"	Village Commercial District
"T"	Tourist Commercial Overlay District
"HC"	Highway Commercial District
"BP"	Business Park District
"PF"	Public Facility Overlay District
"PD"	Planned Development Overlay District.

17.10.320 Boundaries - Map:

1. A parcel specific Allyn UGA Official Zoning Map (Allyn Map), designating the boundaries of zoning districts and approved overlay districts and Planned Developments, shall be adopted and signed by the County Board of Commissioners, which map shall be on file with the Planning Department.
2. The Map shall be amended as provided for in Title 17, Chapter 17.05.079 AMENDMENTS of the Mason County Code.

**17.10.400
GENERAL REGULATIONS**

Sections:

17.10.410 Purpose and applicability: To provide for regulations that are applicable to the various zoning districts in the Allyn UGA in general. Development within the all districts established by the Allyn Zoning Code, Chapters 17.10 to 17.17 shall be subject to the general regulations and provisions of this Chapter 17.10.

17.10.420 Group Dwellings: Group dwellings, such as boarding houses, nursing homes, rest homes, boarding schools, or private residence clubs, excluding adult family homes of six or fewer persons as exempted by state regulation, shall be permitted only in multi-family residential districts and shall require a special use permit for the establishment, operation and maintenance of such use. State licensed adult family homes are permitted uses in all residential and commercial zones.

17.10.430 Accessory uses and buildings: Accessory uses and buildings may only be established concurrent with or subsequent to the primary structure. They shall be consistent in design with the primary building, and they shall not alter the nature of the use on site in respect to uses permitted in the district.

17.10.440 Height Limits Generally: Chimneys, silos, cupolas, monuments, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits provided a special use permit is first obtained in each case; provided, however, that telecommunication towers and antenna and amateur radio are regulated under Ordinance Number 5-98 as amended (Ordinance Number 53-04). (Note: Ordinance Number 5-98 allows addition of an antenna to existing structures under certain height limits and camouflaged "alternative tower structures" up to 70 feet in urban growth areas without a special use permit. Amateur radio is not restricted.)

17.10.450 Special Use Permit required for certain uses: It is recognized that certain uses have special operational characteristics that have the potential to adversely affect adjacent properties and/or businesses. Accordingly, uses that are conditionally allowed within the established zoning districts, subject to obtaining a Special Use Permit, shall require review and approval on an individual basis.

Special use permits shall be reviewed by the standards adopted in Section 17.05, Article V of the Mason County Code. As a condition of approval, the Special Use Permit review shall include consideration of operating hours, adjacent and nearby incompatible uses, parking demand and availability, noise, access, impact on services, security and suitability of the site and/or structure to the proposed use and may provide conditions on the proposal appropriate to the findings on these issues in addition to the other criteria for a special use permit.

17.10.460 Set backs.

1. Where a parcel is less than 50 feet in width the required side yard setback shall be 5 (five) feet, but in no case shall be less than required by building or fire codes.
2. No accessory structure shall be located closer than 5 feet from a property line.

3. The expansion of existing residential structures located in commercial or industrial zones shall comply with the setback requirements for the type of structure in the zone in which it is allowed.
4. All required setbacks shall be measured from the nearest property line, except that front yard setbacks shall be measured from the property line or the edge of an access easement.
5. Proof of survey is required for any building permit for a new building or expansion of the building footprint. The survey shall be no older than 10 years unless the relevant survey monuments are visible.
6. Additional building setback - Buildings shall be setback from the rights-of-way of the Plat of Allyn as set forth on the "Proposed Plat of Allyn Right of Way Map", dated April 28, 2005.

17.10.470 Dedication and/or improvement of public right of way and/or easements. Subdivision or short subdivision approval shall require the dedication of, or granting of easements for, land required for construction of any road, water, sewer, utility or other public purpose necessary to serve the site. Any new residential construction, commercial construction, or change of use approval shall be conditioned to provide for public right-of-way and/or easement improvements of streets and sidewalks, or other provisions for pedestrians, according with the adopted road and pedestrian access plan as necessary to serve the site.

17.10.480 Underground utilities. All service utilities such as telephone, TV cable, electric power lines, etc., shall be placed underground within an utility easement, in conduit and or utility ducting, for any new site development, construction or major reconstruction. Utility boxes may be contained within underground utility vaults, or located above grade when carefully located and properly screened to minimize visual impacts. Said undergrounding shall be at the expense of the project developer or owner of the property that is the being developed, redeveloped, or undergoing substantial reconstruction. Existing overhead power or communication lines along the frontage of any new site development or major reconstruction shall be placed underground at the expense of the developer or property owner as a condition of permit issuance unless the site has less than 200 feet of street frontage or the utilities are located along the west side of Highway 3. If less than 200 feet, then property owner provides an easement for underground utilities list above. Any and all installers and providers of conduit and utility ducting must allow, for a fee, the sharing or equal access to conduit and or utility ducting infrastructure. Unless voluntarily entered into, this section shall not be applicable or required for adjacent properties that are not a part of the site development, redevelopment, or substantial reconstruction.

17.10.490 Vehicle Parking. Outdoor Vehicle Parking in the residential districts R-1, R-2, and R-3 shall be limited as provided including boats and RVs shall comply with the following standards:

1. Unenclosed vehicle storage or parking is prohibited on parcels without a residence or business.
2. No parcel having a residence shall have more than 1 (one) inoperable vehicle located on the parcel.
3. The limits of criteria 1 and 2 above apply regardless of the specific vehicles on the parcel or whether the vehicles are moved around on the parcel.

5. All vehicle accumulations on a parcel made non-conforming by these regulations shall be removed from the parcel within six (6) months from the date of adoption of this Ordinance.
6. These limits shall apply to vehicles located on a parcel for more than seven (7) days.
7. A residence is defined in this section as a site-built, manufactured, or modular home permanently installed on the parcel.
8. Vehicles in this section include, but are not limited to, cars, trucks, vans, buses, recreational vehicles, trailers, all-terrain vehicles, motorcycles, watercraft, airplanes, and earthmoving, logging, or construction equipment, but do not include farm equipment.
9. Adjoining parcels of common ownership (not separated by state or county road) shall be considered part of the same parcel for the purposes of this section.

17.10.495 Cluster Development: The clustering of residential density as provided in a Master Development Plan or on adjoining lots in common ownership is allowed in Residential Districts only to provide a diversity of housing types densities, and affordability, preserve unique, fragile, and environmentally critical areas; provide efficient use of the land and infrastructure; implement low impact development techniques; promote innovative, quality design; and provide for the inclusion of on-site amenities such as open spaces, community facilities, enhanced landscaping, and recreational opportunities. Cluster Development allows grouping of residential structures on a portion of the available land while reserving a significant amount of the site as undeveloped open space. Housing density of the underlying district remains the same while residences are clustered on a smaller portion of the total available land. The remaining land shall be converted into undeveloped open space and shared by the residents of the community. Maximum lot coverage, lot area, building height, dimensions, set backs, and parking requirements for the underlying zoning district shall apply to the cluster development.

17.10.500
“PD” - PLANNED DEVELOPMENT OVERLAY DISTRICT

Sections:

17.10.510 Purpose: The intent of the Planned Development (PD) Overlay Zoning District is to encourage creative, imaginative new development that would not otherwise be allowed under the strict application of this title. Specifically, it is the purpose of this chapter to:

1. Encourage flexibility in design and development that will result in a more efficient and desirable use of land and greater preservation of open space;
2. Permit flexibility of design, placement of buildings, use of required open spaces, circulation facilities, off-street parking areas, and otherwise better utilize the potential of sites characterized by special features, such as geography, topography, size or shape;
3. Provide for maximum efficiency in layout of streets, utility networks, and other public improvements;
4. Produce an integrated or balanced development of supportive uses that might otherwise be inharmonious or incongruous; and
5. Provide a guide for developers and county officials who review and approve developments meeting the standards and purposes of this chapter.
6. Encourage the use of Low Impact Development (LID) practices to reduce stormwater runoff, and promote the use of credits or incentives to achieve this purpose.

17.10.520 Overlay Zoning District: Planned development, approved in accordance with the procedures of this chapter, shall be an overlay zone and the uses are limited to those which are allowed in the underlying zoning district. Planned developments shall be required where this overlay zone appears on the Allyn Urban Growth Area (UGA) Zoning Map. Planned developments shall be permitted in all zoning districts, with exception of Public Open Space. The approval of a planned development shall modify and supersede the regulations of the underlying zoning district, **except in the case of allowable residential density and uses**, and the specific design standards within Mason County Code Title 16, Plats and Subdivisions.

17.10.530 Development Standards: The following standards shall govern the interpretation and administration of this section:

1. Relationship of PD Site to Adjacent Areas. The design of a planned development shall take into account the relationship of the site to the surrounding areas. The perimeter of the PD shall be so designed as to minimize undesirable impact of the PD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PD.
2. Site Acreage Minimum. The minimum site shall be one acre.
3. Minimum Lot Size. The minimum lot size provisions of other sections of the Zoning Ordinance are waived in a planned development.
4. Density. In a PD, the density allowed within the underlying zoning district shall determine the dwelling unit density of the PD.
5. Maximum Coverage. Building coverage and development of the site shall not exceed the percentage permitted by the underlying zone.
6. Landscaping Required. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the Hearing Examiner. Natural landscape features which are to be preserved, such as existing trees, drainage

ways, rock out-croppings, etc., may be included as part of the required setback buffer and landscaping.

7. Setback and Side Yard Requirements:
 - a. Building and parking setbacks along the exterior boundary line of the PD area shall meet the required setbacks within the underlying zoning district, or, if the abutting properties are undeveloped, a reduction of up to 20 percent of the minimum required setback is allowed. In no event shall such setbacks be less than five feet.
 - b. Setbacks or Side Yards between Buildings. The standard setbacks and yard requirements between buildings may be waived in a PD. Buildings may have common walls and, therefore, built to the property line as in townhouse construction. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings.
8. Off-Street Parking. Off-street parking shall be provided in a PD in the same ratios for types of buildings and uses as required for the underlying zoning district, and as described in Chapter 17.10 to 17.17.
9. Commercial developments are subject to Binding Site Plan Review procedures as described in the Mason County Code, Section 17.03.031.

17.10.540 Open Space Standards: The following standards shall govern the interpretation of this section:

1. Common Open Space. Each planned development shall dedicate not less than twenty percent (20%) of the gross land area for common open space for the use of its residents.
2. Location.
 - a. The area proposed for open space shall be within the PD and within reasonable walking distance of all dwelling units in the PD.
 - b. Where practical, the proposed dedicated open space shall be located adjacent to other established or planned park and recreational areas in adjacent developments, schools, or county parks; provided, that such dedication would increase the overall benefit to the residents of the subject PD and conform to other criteria in the section.
3. Access.
 - a. All dwelling units within the PD must be provided legal access to the proposed area for dedication. Private or common access roads, trees or other landscaping may separate the area proposed for dedication. However, access should not be blocked by major obstacles such as State Routes, arterial roads, or canyons and/or ravines where pedestrian trails cannot be established.
 - b. Areas dedicated for active recreational open space shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.
4. Types of Open Space.
 - a. Land dedicated for open space should be usable for (i) greenbelts that serve as a buffer, using native vegetation, or an aesthetic amenity such as boulevard trees; (ii) active or passive recreational activities; or (iii) for protecting environmentally sensitive areas such as wetlands.
 - b. Except as provided in subsection (4)(c) or (d) below, thirty percent of the dedicated open space area shall be suitable for active recreation. The topography, soils, hydrology, and other physical characteristics of the area proposed for active recreation shall be of such quality as to provide a dry, obstacle-free space in a configuration which is suitable for active recreation.

- c. The percentage of active recreational areas may be increased to as high as fifty percent to meet anticipated recreational needs.
 - d. The percentage of active recreational area may be decreased to as low as zero if it is determined that: (i) inclusion of buffers or environmentally sensitive lands such as wetlands would better meet the open space needs of the residents of the subdivision; or (ii) meeting the standard would require detrimental grading or other disturbance of the natural setting.
5. Structures. Common open space may contain complimentary structures, such as a gazebo or maintenance equipment shed, and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zoning district.
6. Implementation.
- a. The area proposed for open space shall be dedicated in common to the lot owners within the plat or to a lot owner's association. Maintenance and operation of the dedicated open space shall be the responsibility of the lot owners.
 - b. The county may choose to accept dedication, maintenance and operation responsibilities when the area to be dedicated is either one or a combination of the following:
 - i. Greater than ten acres;
 - ii. Adjacent to an established or future parks or school grounds;
 - iii. Is an access to a body of water greater than three acres in size;
 - iv. Is an environmentally sensitive area;
 - v. If the county feels it is in the public interest to accept dedications
 - c. The dedication shall be identified on the PD.
7. Improvements. The removal of septic systems, and abandoned cars, construction debris, and other forms of solid waste within the area proposed for dedication shall be required prior to final approval of the PD.
8. Stormwater Detention Facilities. Stormwater detention ponds may be allowed by the county as part of dedicated open space subject to the following criteria:
- a. The detention pond shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water may be left) unless the pond is designed as an aesthetic amenity.
 - b. The side slope of the detention pond shall not exceed thirty-three percent unless slopes are existing, natural and covered with vegetation.
 - c. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in natural or near-natural condition.
 - d. The detention area shall be landscaped in a manner that is both aesthetic and able to withstand the inundation expected.
 - e. Use of a dedicated open space area for stormwater detention shall not be acceptable if the detention area must be fenced or otherwise rendered unsuitable or unavailable for recreation use during dry weather.
 - f. In the case of joint use of open space for detention and recreation, the lot owners or owners' association shall be responsible for maintenance of the detention facilities.

9. Rights and Duties. The owners of open space shall have the following rights that may be exercised in respect of such land, subject to restrictive covenants or other restrictions:
- a. The right to locate recreational facilities, such as tennis courts, swimming pools, picnic tables, and fireplaces accessory to picnic tables designed to be used exclusively for the use of residents of the development and their guests;
 - b. The right to locate pedestrian paths, bicycle paths and bridle paths;
 - c. The right to take whatever measures are reasonably necessary to protect and maintain such land, or land or property adjacent thereto, or to correct a hazardous condition posing a threat to life or limb;
 - d. The right to conduct agricultural activities, including the selective harvesting of mature trees;
 - e. The right to regulate access to or entry on the open space land and duty to maintain such land.

17.10.550 Procedure for initiation--Application--Fee. Planned development projects may be initiated by any owner or group of owners of property acting jointly, or as a developer authorized to act as agent for an owner or group of owners. Such application shall be made on the forms provided by the department, together with a filing fee as established by resolution of the Board of County Commissioners.

17.10.560 Application--Supporting documentation. An application for a planned development shall include the information provided in the Mason County Code, Title 16, Chapters 16.16.040 and 16.16.050. At a minimum, the following items shall be submitted in a written statement:

1. The acreage contained within the proposed planned development; the total number of dwelling units being proposed; and the average number of dwelling units per acre of land;
2. The number and acreage of each type of dwelling units proposed;
3. The acreage of open space to be contained in the planned development and the percentage it represents of the total area;
4. The total acreage of each type of nonresidential use, including the approximate floor area and type of commercial and industrial uses;

17.10.570 Public hearing--Criteria for decision. The application for a planned development shall be heard before the hearing examiner in accordance with the procedures in Title 15. The hearing examiner's decision to approve or deny the development shall be based on at least, but not limited to, the following criteria:

1. Conformance to the Alllyn UGA Plan;
2. The proposal's compatibility with the surrounding area or its potential future use; and
3. The proposal shall be designed to minimize impacts on adjacent properties and, conversely, to minimize impacts of adjacent land use and development on the proposal.

17.10.580 Appeal. The decision of the hearing examiner shall be final unless appealed in accordance with the provisions of Title 15.

17.10.590 Implementation.

1. Building permits and other permits required for the construction or development of property under the provisions of this chapter shall be issued only when the work to be performed meets the requirements of the approved planned development.
2. Amendments to the approved planned development. The hearings examiner may allow changes to the approved planned development provided the changes are consistent with all applicable county plans and policies. Such changes shall be considered pursuant to the procedures provided in Title 15.
3. Minor Administrative Alterations. Once a PD has been reviewed and approved by the hearings examiner, it shall not be altered unless approved by the Community Development Director or his/her designee upon a determination that the alteration is not substantial enough to constitute a change to the approved planned development.

17.10.600
"PF" - PUBLIC FACILITIES OVERLAY DISTRICT

Sections:

17.10.610 Purpose: This district is intended for the accommodation of needed public facilities within Allyn in accordance with the Allyn Urban Growth Area Plan. Support facilities for infrastructure, utilities and similar capital facilities would be allowed in this district.

17.10.620 Uses allowed subject to approval of a Special Use Permit per the MCC: Public and semi-public essential facilities necessary to the public convenience including:

1. Airports.
2. Government buildings.
3. Educational institutions.
4. Hospitals, clinics, and sanitariums (excluding animal hospitals and clinics).
5. Correctional institutions.
6. Water delivery systems
7. Sewer and wastewater treatment and facilities
8. Stormwater treatment and facilities
9. Public and private utilities as supported by the Allyn Subarea Plan

17.10.630 Bulk and Dimension standards: To be determined through approval of a Special Use Permit.

17.10.640 Additional Development and Design criteria:

1. There shall be a demonstrated need for the use within the community, which shall not be contrary to public interest.
2. The use shall be consistent with the goals and polices of the Allyn Urban Growth Area Plan.
3. The approval body shall find that the use as proposed will not be detrimental to the health, safety or general welfare or to private or public improvements and infrastructure.
4. There shall be adequate attenuation of noise, smoke, odors, traffic and unsightly construction or storage.
5. There shall be adequate landscaping, yard setbacks and fencing to mitigate the impacts on adjacent properties and uses.
6. Modifications to bulk and dimension standards must be based on a demonstrated need for the function of the use.

17.10.650 Off-street Parking: Project specific as required by conditions of the Special Use Permit.

17.10.660 Signs: Project specific as required by conditions of the Special Use Permit.

17.10.670 Development approval: All development and projects in the PF district shall require approval of a Special Use Permit with concurrent Site Plan or Binding Site Plan approval consistent with the MCC.

17.10.700
"POS" - PUBLIC OPEN SPACE

Sections:

17.10.710 Purpose: The "POS" district is intended to provide areas for essential public uses and facilities necessary to the public convenience, and in particular to provide for public park, recreational, and open space. Since certain special property uses have intrinsic characteristics relating to their function or operation which may necessitate buildings or structures associated with the special property use to exceed predictable height, bulk, and dimensional or other development standards, those exceeding established standards are reviewed through a special use permit process.

17.10.720 Permitted uses: Parks, playgrounds, community recreation centers and open space

17.10.730 Accessory uses: Accessory uses are allowed in conjunction with permitted uses and those uses approved through a Special Use Permit

1. Restroom, shower and changing rooms
2. Storage required for supplies & equipment
3. Other Property uses which have intrinsic characteristics relating to the function or operation

17.10.740 Uses allowed subject to approval of a Special Use Permit: Public and semi-public essential facilities necessary to the public convenience including:

1. Bus stations and transit facilities
2. Buildings or structures associated with the special property use, which exceed predictable height, bulk, dimensional, or other development standards

CHAPTER 17.11
Residential Zoning Districts in the Allyn UGA

17.11.100
"R-1" - SINGLE FAMILY RESIDENTIAL DISTRICT

Sections:

17.11.110 Purpose: The purpose of the R-1 district is to stabilize and retain the character and integrity of existing single family detached dwelling neighborhoods and establish criteria for the development of new residential subdivisions and neighborhoods.

17.11.120 Allowed Uses: Uses allowed in the R-1 district shall be as follows:

1. Single Family Dwellings.
2. Duplexes
3. Commercial Child Care Center

17.11.130 Accessory Uses: the following use are permitted only as they are accessory to the primary allowed uses and may or may not require a special license or permit in addition to building permits:

1. Home Occupations, also known as cottage industries, require a special use permit unless they meet the standards as adopted in Section 17.03.021 of the Mason County Code.
2. Accessory Structures including shops and detached garages (total square footage not exceeding the square footage of the primary residential structure).
3. Accessory Dwelling Unit (as specifically defined in this Code)
4. Family Child Care Center
5. Group Homes and Adult Day-care Facilities (up to six residents plus staff)

17.11.140 Uses allowed subject to obtaining a Special Use Permit:

1. Churches
2. Schools
4. Bed and Breakfast Inn
5. Other Essential Public Facilities
6. Private recreation facilities
7. Accessory Dwelling units (in accordance with MCC Section 17.03.029)
8. Small scale agricultural activities and buildings
9. Livestock limited to one head per acre on a minimum five (5) acre site.

17.11.150 Bulk and Dimension Standards: The following standards may be altered without a variance only through use of an overlay zone, PD regulations as adopted in Chapter 17.10.500 or as a Master Development Plan in conformance with adopted Mason County Regulations. Height and setback standards allow for minor deviations by architectural treatments such as chimneys, copulas, bay windows, porch covers, and door landings.

Density: Max of 4 dwelling units per gross acre

- Lot Coverage: 40% Max lot coverage
- Min. Lot Area: SFD = 7,000 net sq. ft.
SFD = Corner Lot 9,000 net sq. ft.
Duplex = 11,000 net square feet.
- Lot Dimensions: Minimum lot frontage width is 60 for interior lots, 70 feet for corner lots and 40 feet for cul-du-sac and curve lots, and 20 feet for flag lots, provided that the minimum lot width is reached and maintained at a setback of 20 feet.
- Height: The Maximum height of structures in the district shall be as follows:
Primary building: 35 feet (25 feet east of SR 3) -
Accessory Structure: 20 feet.
- Setbacks: Yard setbacks refer to the setback of structures (over two feet in height) from the property line. A roof overhang, chimneys, copulas, bay windows, porch covers and door landings are allowed to project a maximum of two-feet into a minimum setback. Additional standards for setbacks in special situations are in Section 17.10.460.
- Front yard: 20 feet. 10 feet on cul-de-sacs as long as the average minimum setback is 20 feet. Storage sheds are not permitted within a front yard setback
- Side yard: 5 feet.
- Street side Yard: 10 feet
- Rear yard: 20 feet.
- Storage sheds not larger than 120-sq. ft. in area or ten feet in height: 5 feet.
- 17.11.160** Parking: Per Chapter 17.14, with additional requirements in 17.10.490 Vehicle Parking.
- 17.11.170** Development and Design criteria: (Reserved)

17.11.200
"R-1R" - RESIDENTIAL - RECREATIONAL DISTRICT

Sections:

17.11.210 Purpose: The purpose of the R-1R district is to establish minimum guidelines and regulations for the undeveloped areas of Lakeland Village. The intent is to insure the continuance of the character and integrity of existing residential neighborhoods.

17.11.220 Allowed Uses: Uses allowed in the R-1R district shall be as follows:

1. Single Family Dwellings
2. Duplex Dwellings
3. Triplex Dwellings
4. Multi-Family
5. Golf courses and Golf and country club related facilities.
6. Public and private parks.

17.11.230 Accessory Uses: the following uses are permitted only as they are accessory to the primary allowed uses and may or may not require a special license or permit in addition to building permits:

1. Well heads and water treatment facilities and other utility facilities
2. Common open space and recreation facilities
3. Residential accessory uses and structures.

17.11.240 Uses allowed subject to obtaining a Special Use Permit:

1. Bed and Breakfast Inn
2. Other Essential Public Facilities
3. Assisted living facilities
4. Small-scale agricultural activities and buildings with livestock limited to horses or cattle on a minimum five (5) acre site.

17.11.250 Bulk and Dimension Standards: The following standards may be altered without a variance only through use of an overlay zone, PD regulations as adopted in Chapter 17.10.500 or as a Master Development Plan in conformance with adopted Mason County Regulations. Height and setback standards allow for minor deviations by architectural treatments such as chimneys, copulas, bay windows, porch covers, and door landings.

Density: Maximum of 5 dwelling units per gross acre

Lot Coverage: 50% maximum lot coverage for single family dwellings.
 75% maximum lot coverage for duplexes.
 Not applicable to triplexes or multi-family.

Min. Lot Area: Single family = 6,000 net square feet.
 Single family on a corner lot = 7,500 net square feet.
 Duplex = 10,000 net square feet.

Lot Dimensions: Minimum lot frontage width is 60 for interior lots, 70 feet for corner lots and 40 feet for cul-du-sac and curve lots, and 20 feet for flag lots.

Height: The Maximum height of structures in the district shall be 35 feet

Setbacks: Yard setbacks refer to the setback of single family dwellings and duplexes from the property line. A 2-foot roof eave overhang is allowed in the setback.

Front yard: 20 feet. 10 feet on cul-de-sacs as long as the average minimum setback is 20 feet.

Side yard: 5 feet.

Street side yard: 10 feet

Rear yard: 20 feet.

Triplexes/Multi-Family & Cluster Development: 15 feet from county road right-of-way, 5 feet from all other lot lines including golf courses.

17.11.260 Parking: Reference Section 17.14.

17.11.270 Development and Design criteria: (Reserved)

17.11.300

RESERVED

17.11.400
"R-2" - MEDIUM DENSITY MULTI FAMILY RESIDENTIAL DISTRICT

Sections:

17.11.410 Purpose: The purpose of the R-2 district is to provide for medium density multi-family and single family attached residential dwellings with building scale, yards, and setbacks reflecting the intensity of development located proximate to commercial and public services and transit. The R-2 district provides a buffer between more intense uses and single family neighborhoods.

17.11.420 Allowed Uses:

1. Single family dwelling
2. Duplexes
3. Triplexes
4. Multi Family

17.11.430 Accessory Uses:

1. Home occupations, also known as cottage industries, require a Special Use Permit unless they meet the standards as adopted in Section 17.03.021 of the Mason County Code.
2. Accessory structures including shops and detached garages (total square footage not exceeding 50 (fifty) percent of the square footage of the primary residential structure, or 10 (ten) percent of the net parcel area, whichever is greater).
3. Accessory Dwelling Unit (as specifically defined in this Code)
4. Common facilities of an apartment, condominium, or townhouse development, such as recreational areas, club houses, and laundry facilities
5. Family child care center
6. Group homes (up to six residents plus staff)
7. Well heads and water treatment facilities and other public utilities

17.11.440 Use allowed subject to obtaining a special use permit:

1. Schools
2. Churches
3. Parks

17.11.450 Bulk and Dimension Standards. The following standards may be altered without a variance only through use of an overlay zone, PD regulations as adopted in Chapter 17.10.500 or as a Master Development Plan in conformance with adopted Mason County Regulations. Height and setback standards allow for minor deviations of up, to 3 feet as long a minimum 3 foot setback is maintained, by architectural treatments such as chimneys, copulas, bay windows, entry covers and door landings.

Density: Max of 10 dwelling units per gross acre.

Lot Coverage: 60% Max lot coverage

- Min. Lot Area: Interior lot: 4,800 net sq. ft.
Corner lot: 9,600 net sq. ft.
- Lot Dimensions: Minimum lot frontage width is 60 for interior lots, 70 feet for corner lots and 40 feet for cul-du-sac and curve lots, and 20 feet for flag lots, provided that the minimum lot width is reached and maintained at a setback of 20 feet.
- Height: Primary building: 35 feet (25 feet east of SR 3)
Accessory structure: 20 feet.
- Setbacks: Yard setbacks refer to the setback of structures from the property line. Additional standards for setbacks in special situations are in Section 17.10.460.
- Front yard: 15 feet. 10 feet on cul-de-sacs as long as the average setback is 15 feet.
- Side yard: 5 feet
- Street side yard: 8 feet
- Rear yard: 10 feet. In cases when the rear yard abuts a right of way, the primary structure setback shall be 20 feet.
Storage sheds not larger than 120-sq. ft. in area, 5 feet.
- Garage doors: 20 feet with roll-up door, or 5 feet from an alley or private drive.

17.11.460 Off-Street Parking. See also Chapter 17.14 and 17.10.490 Vehicle Parking for additional requirements.

17.11.470 Additional Development and Design Criteria. (Reserved)

17.11.500
"R-3" - HIGH DENSITY MULTI FAMILY RESIDENTIAL DISTRICT

Sections:

17.11.510 Purpose: The purpose and function of the R-3 District is to allow for the development of dense multi-family apartment rental housing in integrated development projects with on-site management, recreation amenities, parking and open space. This district is typically located near services and transit routes and serves to promote affordable family housing as well as housing for single persons and for young couples entering the housing market.

17.11.520 Allowed Uses:

1. Residential apartments complexes of at least 10 units.
2. Attached single-family residential projects of at least 10 units.
3. Group homes and residential care facilities: 12 or fewer
4. Artist studios

17.11.530 Accessory Uses:

1. Common facilities of an apartment, condominium, or townhouse development, such as recreational areas, playgrounds, club houses, and laundry facilities
2. Parking lots and garages
3. Storage units
4. Family day care

17.11.540 Uses Allowed subject to obtaining a Special Use Permit:

1. Churches
2. Fraternal and community service clubs
3. Public schools
4. Private academic schools
5. Commercial child care center

17.11.550 Bulk and Dimension Standards. The following standards may be altered without a variance only through use of an overlay zone, PD regulations as adopted in Chapter 17.10.500 or as a Master Development Plan in conformance with adopted Mason County Regulations. Height and setback standards allow for minor deviations by architectural treatments such as chimneys, copulas, bay windows, entry covers, and door landings.

Density: Maximum of 20 dwelling units per net acre.

Lot Coverage: 70% Maximum lot coverage

Min. Lot Area: Interior lot 21,750 net sq. ft.
 Corner Lot 21,750 net sq. ft.

Lot Dimensions: Minimum lot width is 50 for interior lots, 60 feet for corner lots and 40 feet for cul-du-sac and curve lots, provided that the minimum lot width is reached and maintained at a setback of 20 feet.

Lots shall be regular in shape with side property lines roughly parallel.

Height: Primary building: 35 feet
Accessory Structures: 20 feet.

Setbacks: Yard setbacks refer to the setback of structures from the property line. Where a property abuts another zone district with a more restrictive setback requirement the most restrictive setback shall apply. Additional standards for setbacks in special situations are in Section 17.10.460.

Front Yard: 10 feet.

Side Yard: 5 feet

Street Side Yard: 7 feet

Rear yard: 10 feet

17.11.560 Off-Street Parking. See Chapter 17.14 and 17.10.490 Vehicle Parking for additional requirements.

17.11.570 Additional Development and Design Criteria. (Reserved)

17.11.580 Approval of plans. In addition to other required permits all developments in the R-3 district shall require Binding Site Plan approval.

17.11.600
"MHP" - MOBILE HOME PARK OVERLAY DISTRICT

17.11.610 Purpose: The purpose of the Mobile Home Park overlay district is to provide for accommodation of mobile homes in planned, integrated, mobile home parks so as to protect the health, safety and welfare of the community. The "MHP" district is a residential zone and may be overlaid over any residentially zoned district.

17.11.620 Permitted Uses: All uses in a mobile home park shall require a mobile home park permit.

17.11.630 Accessory Uses: Accessory uses shall be allowed as permitted in an approved mobile home park permit.

17.11.640 Uses Permitted subject to obtaining a Mobile Home Park permit.

1. Mobile Home Parks

17.11.650 Binding Site Plan Required.

1. A preliminary binding site plan shall be approved concurrently with a mobile home park permit for a mobile home park.
2. A final binding site plan shall be recorded prior to occupancy of a mobile home park.

17.11.660 Bulk and Dimension Standards:

Park size: The minimum area for a mobile home park shall be 3 acres.

Space Size: The size of individual mobile home spaces shall be as provided in Chapter 16, Section 16.22 MOBILE HOMES AND TRAILER PARKS.

Height Limit: 25 feet

Setbacks: Additional standards for setbacks in special situations are in Section 17.10.460.

Perimeter: There shall be a 20 foot landscaped setback around the perimeter of the park

Individual units: Individual dwelling units and accessory structures shall be setback from space lines as required by Chapter 16, Section 16.22 MOBILE HOMES AND TRAILER PARKS.

17.11.670 Additional Development and Design criteria. The establishment or expansion of a mobile home park shall be subject to approval of a mobile home park permit. When different development standards are applicable from other regulations (e.g., the Shoreline Master Program) the more restrictive shall apply.

17.11.680 Parking. In addition to the requirements and standards of Chapter 17.14 the following shall apply:

Spaces required:

1. 2 spaces per each dwelling unit (may be tandem).
2. .5 guest spaces per dwelling unit (spread throughout park).

17.11.690 Signs. A sign program shall be submitted for approval concurrently with the application for a mobile home park permit.

17.11.700
"R-1P" - RESIDENTIAL - PLATTED DISTRICT

Sections:

17.11.710 Purpose: The purpose of the R-1P district is to stabilize and retain the character and integrity of existing residential neighborhood of the Lake Land Village plat. The area has been platted but is still being developed with a mix of single family and small multi-family dwellings built around or near the golf courses, lakes, and other amenities provided by the development.

17.11.720 Allowed Uses: Uses allowed in the R-1P district shall be as follows:

1. Single Family Dwellings
2. Duplexes and multi-family dwellings including condominiums.

17.11.730 Accessory Uses: the following use are permitted only as they are accessory to the primary allowed uses and may or may not require a special license or permit in addition to building permits:

1. Home Occupations, also known as cottage industries, require a special use permit unless they meet the standards as adopted in Section 17.03.021 of the Mason County Code.
2. Accessory Structures including shops and detached garages (total square footage not exceeding the square footage of the primary residential structure).
3. Accessory Dwelling Unit (as specifically defined in this Code)
4. Family Child Care Center
5. Group Homes (up to six residents plus staff)
6. Well heads and water treatment facilities and other utility facilities
7. Common open space and recreation facilities

17.11.740 Uses allowed subject to obtaining a Special Use Permit:

1. Churches
2. Schools
3. Commercial Child Care Center
4. Bed and Breakfast Inn
5. Other Essential Public Facilities
6. Accessory Dwelling Units (in accordance with MCC Section 17.03.029)

17.11.750 Bulk and Dimension Standards: The following standards may be altered without a variance only through use of an overlay zone, PD regulations as adopted in Chapter 17.10.500 or as a Master Development Plan in conformance with adopted Mason County Regulations. Height and setback standards allow for minor deviations by architectural treatments such as chimneys, copulas, bay windows, porch covers, and door landings.

Density: Max of 6 dwelling units per gross acre

Lot Coverage: 40% Max lot coverage for single family

Min. Lot Area: SFD = 7,000 net sq. ft.

SFD = Corner Lot 9,000 Sq. ft.
 Duplex = 11,000 net square feet.

Lot Dimensions: Minimum lot frontage width is 60 for interior lots, 70 feet for corner lots, 20 foot frontage for flag lots, and 40 feet for cul-du-sacs and curved lots.

Height: The Maximum height of structures in the district shall be as follows:
 Primary building: 35 feet
 Accessory Structure: 20 feet.

Setbacks: Yard setbacks refer to the setback of structures (over two feet in height) from the property line. A 2-foot roof eave overhang is allowed in the setback. Additional standards for setbacks in special situations are in Section 17.10.460.

Front yard: 20 feet. 10 feet on cul-de-sacs as long as the average minimum setback is 20 feet.

Side yard: 5 feet.

Storage sheds not larger than 120-sq.ft. in area: 5 feet.

Street side Yard: 10 feet

Rear yard: Original construction and elevated decks 20 feet.

Single story addition: 10 feet unless rear yard abuts a right of way.

Garage doors: 25 feet/ 20 feet for roll-up door.

17.11.760 Parking: Per Chapter 17.14, with additional requirements in 17.10.490 Vehicle Parking.

17.11.770 Development and Design criteria: (Reserved)

CHAPTER 17.12
Commercial Zoning Districts in the Allyn UGA

17.12.100
"VC" - VILLAGE COMMERCIAL DISTRICT

Sections:

17.12.110	Purpose
17.12.120	Permitted Uses
17.12.130	Accessory Uses
17.12.140	Use permitted subject to obtaining a Special Use permit
17.12.150	Bulk and dimension standards
17.12.160	Additional Development and Design criteria
17.12.170	Signs
17.12.180	Parking
17.12.190	Applicability

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 and service uses including transient accommodations. Long term occupancy residential uses, both owner occupied and rental, are permitted on the second story. 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 non-conforming 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.

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. Music stores, recordings and instruments
30. Offices
31. Paint and glass shops
32. Pharmacy, dispensing
33. Photographic studio
34. Printing, publishing and reproduction
35. Radio and Television broadcasting station
36. Restaurants, cafes and food stands: sit down and walk up
37. Retail shops not otherwise named similar in size, character and impacts
38. Second hand stores and pawn shops
39. Sports related service businesses such as kayak rentals, boat tours, scuba instruction
40. Sporting goods store including equipment rental and repair
41. Stationary and office supply stores

42. Toy Stores
43. Theater, live stage,
44. Theater, motion picture, one screen and no more than 250 seats
45. Tourism related retail and service businesses such as travel, tour and event agencies
46. Second floor residential apartment ancillary to first floor commercial use
47. Transit stops
48. Dance and music studios

17.12.130 Accessory uses. The following uses shall be permitted as ancillary to permitted uses or uses obtaining a Special use permit in the district and shall not be established independent of the primary use.

1. Alcoholic beverage sales: on-site, in association with full menu food uses.
2. Merchandise repair excluding vehicles
3. Micro brewery
4. Hotel Lounge
5. Parking of one delivery vehicle
6. Dance floors
7. Music and electronic game machines up to a total of four
8. Live entertainment except between the hours of 1:30 AM and 7:00 AM
9. Public sidewalk food and merchandise vendors including Espresso carts and newsstands with written consent of all adjacent landowners.

17.12.140 Use permitted subject to obtaining a Special Use Permit. The following uses, subject to applicable licensing and development regulations, shall be allowed within the "Village Commercial" district only with approval of a special use permit except that a special use permit shall not be required where any of the listed uses are included in an approved Planned Development. Consideration shall be given to the purpose and development standards of the district including any adopted design guidelines. 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 to determine the compatibility of the proposal with the existing development. That compatibility 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.

1. Antique malls over 10,000 sq. ft.
2. Bars and taverns other than those associated with full menu food service.
3. Churches
4. Veterinary Clinics
5. Commercial parking lots not associated with an on-site use
6. Day care center
7. Drive-through sales, service, pick-up or delivery
8. Gasoline retail sales.
9. Gyms, fitness and aerobic studios
10. Laundromats
11. Private transportation depot
12. Schools

13. Private recreation facilities including game arcades, batting cages, shooting galleries and skating rinks
14. Out-door storage of merchandise
15. Motorized Vehicle Repair

17.12.150 Bulk and dimension standards:

Minimum Lot Area: 9,600 sq. ft.

Maximum Height: The maximum height of any structure in the "VC" district shall be 35 feet (25 feet East of SR 3) except that church spires, bell towers, chimneys and other architectural features may exceed the height limit by 50% and communication facilities by as much as permitted through approval of a special use permit.

Minimum Setbacks:

Front Property Line: 10 ft

Side and Back: 5 ft

Additional setbacks may be required to provide line of site clearance for vehicle drivers for the purpose of public safety.

Maximum Lot Coverage: There shall be no maximum lot coverage standard in the "VC" district.

Floor Area Ratio: There is no maximum floor area ratio and there shall be a minimum ratio of 5:1.

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 17.150 "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 (8) 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 (6) 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 walls 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. Out door 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 (8) feet is maintained.
- e. Ground floor frontages shall be provided with large framed display windows above a height of three (3) feet so that at least 50 percent of the frontage wall is transparent between a height of three (3) feet and below eight (8) feet

3. Residential:

- a. Non-transient residential uses shall be located above the ground floor
- b. Required residential parking shall be provided on site.

17.12.170 Signs: See Chapter 17.15

17.12.180 Off-Street Parking. See Chapter 17.14

17.12.200
 "T" - TOURIST COMMERCIAL OVERLAY DISTRICT

Sections:

17.12.210	Purpose
17.12.220	Permitted Uses
17.12.230	Accessory Uses
17.12.240	Use permitted subject to obtaining a Special Use Permit
17.12.250	Bulk and dimension standards
17.12.260	Development criteria
17.12.270	Signs
17.12.280	Parking
17.12.290	Applicability

17.12.210 Purpose: The "Tourist Commercial" District is an overlay district limited in size and location as dictated by its function. It may only overlay the "Village Commercial" District. The purpose of "Tourist Commercial" district is to provide through development and design controls and use limitations a mixed recreation, cultural and commercial district to enhance and promote the economic revitalization of Allyn's historic central business district. The intent is the creation of an attractive pedestrian oriented commercial and recreation district enjoyed by both locals and visitors. Goals of the district are:

1. Promote private development and uses, which complement and are integrated with public streetscape, open spaces and other governmental improvements and uses.
2. Foster civic pride in the area and thereby stabilize and improve property values and stimulate investment.
3. Encourage new uses and services consistent with the tourist, pedestrian oriented and active outdoor character of the area to achieve a viable and sustainable commercial district.
4. Prohibit new uses that are incompatible with the function and purpose of the district and encourage the relocation, to other locations within the community, of non-conforming uses.
5. Encourage efficient land use and investment in the rehabilitation, expansion and use of existing structures and in-fill sites through flexible development and parking standards.
6. Encourage the concept of pedestrian oriented development to allow easy and safe pedestrian access throughout the district, between properties and businesses and to adjoining districts through thoughtful design of public improvements and private buildings and sites, the development of an attractive and stimulating streetscape and pedestrian and bike trails and paths.
7. Enhance the pedestrian experience and safety as well as make local merchandising more effective by providing a built environment that will slow traffic down while maintaining through traffic and delivery opportunities
8. Promote alternative modes of transportation, maximize the use of public infrastructure investments, better design and foster a greater sense of "neighborhood" within the district.
9. Encourage a sense of "ownership" of the district within all members of the community.

10. Promote a physical environment through architectural, streetscape and open space improvements that are evocative of the historic, rural and natural character of the community particularly in relation to the waterfront.
11. Provide an attractive “destination” for tourists and other visitors to the region and a “gathering place” for locals.
12. “Capture” a greater share of the drive by traffic on SR 3 and get visitors “out of their cars” and into shops.
13. Provide for adequate attractive, safe and accessible shared and public parking areas, which connect rather than divide uses and activities and allow a maximum non-vehicle development of property.
14. Provide a location for community wide social and cultural events and celebrations by reinforcing streets and parks as public places and the development of public and semi-public space.
15. Maximize the use of public infrastructure, spaces and property to promote and enhance business development and activity.

17.12.220 Permitted Uses: The following uses, subject to applicable licensing and development regulations, shall be permitted within the “Tourist Commercial” district.

1. Alcoholic beverage sales: package stores and wine shops
2. Antique shops.
3. Art Galleries and artist studios
4. Art and craft supplies, retail
5. Bakery, with on site sales
6. Bicycle shops
7. Book stores
8. Barbers and beauty shops
9. Camera Shop
10. Catering
11. Clothing sales and rentals and shoe stores
12. Delicatessen
13. Florists
14. Food Stores, retail including groceries, bakers, butchers, health, candy
15. Hotels / motels
16. Hobby shops
17. Jewelry store
18. Offices
19. Music stores, recordings and instruments
20. Photographic studio
21. Restaurants, cafes and food stands: sit down and walk up
22. Retail shops not otherwise named similar in size, character and impacts
23. Sports related service businesses such as kayak rentals, boat tours, scuba instruction
24. Sporting goods store including equipment rental and repair
25. Toy Stores
26. Theater, live stage,
27. Theater, motion picture, one screen and no more than 250 seats
28. Tourism related retail and service businesses such as travel, tour and event agencies

Due to the unique nature of the “Tourist Commercial” overlay district, the following are not allowed:

1. Auto sales
2. Auto repair and service uses.
3. Outdoor storage yards
4. Mortuary services.
5. Drive through sales, service, pick- up, or delivery, but not including a drive through espresso stand.
6. Veterinary Clinic
7. Laundromats
8. Manufacturing and fabrication processes except for those that are compatible with tourism and recreational activities.

17.12.230 Accessory Uses:

1. Alcoholic beverage sales: on-site, in association with food uses
2. Merchandise repair
3. Micro brewery
4. Hotel Lounge
5. Parking of one delivery vehicle
6. Dance floors
7. Music and electronic game machines up to a total of four
8. Live entertainment except between the hours of 1:30 AM and 7:00 AM
9. Public sidewalk food and merchandise vendors including Espresso carts and newsstands with written consent of all adjacent landowners.

17.12.240 Uses allowed subject to obtaining a Special Use Permit.

1. Bars and taverns other than those associated with full menu food service.
2. Churches
3. Commercial parking lots not associated with an on-site use
4. Day Care
5. Gyms, fitness and aerobic studios
6. Private transportation depot
7. Schools
8. Private recreation facilities including game arcades, batting cages, shooting galleries

17.12.250 Bulk and dimension standards. Same as for "Village Commercial" District except as follows:

Height: On the shore side of SR 3 a maximum of 25 feet.

17.12.260 Additional Development and Design criteria: Same as for "Village Commercial" District as well as:

1. Comply with any design guidelines for district as adopted by Board of Commissioners.
2. As a condition of permit approval easements may be required for utilities, vehicle and pedestrian access, drainage and views, as are determined to be necessary to meet the goals of the district stated above.
3. Exterior social spaces shall be provided as part of project design.

4. Compliance with state handicap access requirements shall include maintenance of travel way standards to allow complete access throughout the district including from property to property and from all parking lots to common travel ways.

17.12.270 Signs: See Chapter 17.15

17.12.280 Off-street Parking: In addition to the requirements of Chapter 17.14 the following standards shall apply in the "Tourist Commercial" Overlay District:

1. Parking lots shall be pedestrian friendly and allow pedestrian and vehicle access between parking lots on adjacent properties.

17.12.300
"HC" - HIGHWAY COMMERCIAL DISTRICT

Sections:

- 17.12.310 Purpose**
- 17.12.320 Permitted uses**
- 17.12.330 Accessory uses**
- 17.12.340 Use allowed subject to a Special Use Permit**
- 17.12.350 Bulk and Dimension standards**
- 17.12.360 Additional Development and Design criteria: (Reserved)**
- 17.12.370 Off-street Parking**
- 17.12.380 Signs**
- 17.12.390 Development approval**

17.12.310 Purpose: The purpose of the Highway Commercial District is to provide a zone for vehicle oriented, community wide or sub-regional, retail shopping uses and integrated shopping centers located outside of the village center with frontage on and direct access from a major arterial road.

17.12.320 Permitted uses: Permitted uses in the HC zone consist of retail, service, office, dining and entertainment uses to the general public that take place inside a completely enclosed building in an integrated shopping center or as otherwise permitted by this title. (See 17.12.340) Such uses include:

1. Apparel stores
2. Appliance stores
3. Art galleries
4. Banks and lending institutions
5. Bicycle shops
6. Book stores
7. Camera Shops
8. Department Stores
9. Drug stores and Pharmacies
10. Food stores, including bakeries with on site sales, candy shops and health foods
11. Furniture and office equipment stores
12. Hardware stores
13. Hobby shops and art supplies
14. Jewelry stores
15. Music and musical instrument stores
16. Offices
17. Restaurants, sit down
18. Sporting goods stores
19. Toy shops
20. Supermarkets
21. Variety stores

17.12.330 Accessory uses:

1. Minor outdoor display of merchandise
2. Vending machines, screened from view
3. Minor recycling facilities
4. Transit stops

17.12.340 Use allowed subject to a Special Use Permit: Due to their potential negative impacts on adjacent uses and public improvements the following uses, and similar uses, shall require approval of a Special Use Permit.

1. Vehicle drive through lanes
2. Game arcades
3. Movie and stage theaters
4. Pet shops
5. Gas stations
6. Hotels and motels
7. veterinarian offices
8. Motor vehicle sales, rental, repair or service
9. On site liquor sales not in conjunction with a restaurant
10. Bars and night clubs
11. Dance clubs
12. Churches
13. Mortuaries
14. Skating rinks and similar active entertainment uses
15. Major recycling facilities

Approval of a Special Use Permit shall consider hours of operation, proximity of existing and future adjacent uses, vehicle access, circulation and parking demand, concentrations of similar uses, screening of unsightly features and on-site private security.

17.12.350 Bulk and Dimension standards:

Maximum Height: 35 feet
 Maximum lot coverage
 (building, parking, and
 impervious surfaces): 80%

Setbacks: 20 foot landscaped perimeter setback except may be reduced to 5 feet where site abuts another commercial site. Additional standards for setbacks in special situations are in Section 17.10.460.

17.12.360 Additional Development and Design criteria: (Reserved)

17.12.370 Off-street Parking: Per Chapter 17.15, Off-Street Parking.

17.12.380 Signs: Per Chapter 17.15, Signs.

17.12.390 Development approval: In addition to other requirements, all development in the "HC" district shall require site plan approval except where a Binding Site Plan is already required.

17.12.400
"BP" BUSINESS PARK.

Sections:

- 17.12.410 Purpose**
- 17.12.420 Permitted uses**
- 17.12.430 Accessory uses**
- 17.12.440 Use allowed subject to a Special Use Permit**
- 17.12.450 Bulk and Dimension standards**
- 17.12.460 Additional Development and Design criteria: (Reserved)**
- 17.12.470 Off-street Parking**
- 17.12.480 Signs**
- 17.12.490 Development approval**

17.12.410 Purpose: The purpose of the Business Park District is to provide a zone for office, professional services, and light manufacturing business development. To promote a "campus" atmosphere that attracts business and employers while minimizing potential impacts such as noise, odors, light or glare, or significant adverse visual impacts.

17.12.420 Permitted uses:

1. Appliance Repair
2. Furniture and major appliance sales
3. Home furnishing sales
4. Home improvement centers
5. Printing and publishing
6. Offices
7. Medical clinics and other medical support services
8. Health Clubs and aerobic facilities
9. Research and Development (R & D) facilities
10. Light manufacturing

17.12.430 Accessory uses:

1. Vehicle fleet parking
2. Other uses ancillary to the primary permitted use.
3. Common open space, public trails, viewing areas, and similar uses when ancillary to the primary use

17.12.440 Use allowed subject to a Special Use Permit:

1. Outdoor storage, when screened
2. Day care and temporary assisted care
3. Community utility and infrastructure

17.12.450 Bulk and Dimension standards:

Minimum Lot Area: 19,200 sq. ft.
 Maximum Lot Coverage: (building, parking, and impervious surfaces) = 90%

Maximum Height Limit: 35 feet
Minimum Setbacks: Additional standards for setbacks in special situations are in Section 17.10.460.

Front: 20 foot landscaped setback.
Side and Rear: 10 foot landscaped setback from non-residential and 20 foot from residential

17.12.460 Additional Development and Design criteria:

17.12.470 Off-street Parking: Per Chapter 17.14, Off-street Parking.

17.12.480 Signs: Per Chapter 17.15, Signs.

17.12.490 Development approval: All development projects in the BP district shall require approval of a Binding Site Plan, in conformance with Mason County Code, Section 17.03.31.

CHAPTER 17.13
INDUSTRIAL ZONING DISTRICTS IN THE ALLYN UGA

(Reserved)

CHAPTER 17.14
OFF-STREET PARKING IN THE ALLYN UGA

Sections:

- 17.14.010 Intent and Purpose
- 17.14.020 Application
- 17.14.030 General Provisions
- 17.14.040 Minimum Parking Stall Size and Parking Lot Dimensions
- 17.14.050 Minimum Parking Number Requirements
- 17.14.060 Loading Space Requirements
- 17.14.070 Village Commercial District Parking Space Requirements
- 17.14.080 Application
- 17.14.090 Parking and Loading Space Requirements
- 17.14.100 Use of Public Parking
- 17.14.110 Alternative Means of Meeting Parking Requirements
- 17.14.120 Access and Design
- 17.14.130 Modified Required Parking Space Number Calculations.
- 17.14.140 Parking Lot Location, Construction and Design.
- 17.14.150 Access and Driveway Approach Regulations from Streets and Alleys
- 17.14.160 Parking and Storage of Recreational Vehicles, Boats and Trailers on Residential Property.
- 17.14.170 Parking of Commercial Vehicles in Residential Zones
- 17.14.180 Commercial Storage of Vehicles
- 17.14.190 Variances

17.14.010 Intent and Purpose.

1. The purpose and intent of these off-street parking regulations is to:
 - a. Relieve congestion and provide for safe movement of traffic along public streets;
 - b. To promote the general welfare and convenience and prosperity of residential, commercial and manufacturing developments which depend on the availability of off-street parking facilities;
 - c. To protect adjacent properties and neighborhoods from intrusion of vehicular traffic and parking congestion generated by developments with inadequate parking;
 - d. To promote the general business climate through safe, pedestrian friendly, and environmentally sensitive and energy efficient lighting, for example:
 - (I) downward directed lighting that does not glare into adjoining areas,
 - (II) signing and design of parking lots which provides attractive and functional landscape areas, addresses storm water management issues, complements and enhances adjacent businesses, and provides for public safety through driveway design and location criteria and the ingress and egress from public streets.

2. For the purposes of this chapter recreational vehicle shall refer to all motor homes, campers, utility trailers, living trailers, boat trailers and similar vehicles. On-street parking and the use of the public rights of way are regulated by Title 10 of the Mason County Code.

17.14.020 Application.

1. Except as otherwise allowed by this Chapter off-street parking spaces, covered spaces, drive through spaces, loading spaces, handicapped accessible spaces, bicycle spaces and parking lots as required by, and to the standards established by, this code shall be provided as follows:
 - a. For the establishment of a new non-residential land use and/or the construction of new non-residential buildings.
 - b. For the floor area or outdoor use area proposed for expansion of an existing non-residential land use that increases the parking demand and the required number of parking spaces.
 - c. For the change in use of an existing residential property that results in an intensification of the land use relative to parking demand and the required number of parking spaces.
 - d. When an identified circumstance is reached for the establishment of phased parking development.
 - e. For the establishment or construction of a new residential dwelling unit or expansion of a residential unit by more than 50% of the original floor area.
2. Except as otherwise required by this Chapter existing legal non-conforming parking may remain and be maintained as established unless there is a danger to the public health, safety or welfare. Any improvements to or expansion of non-conforming parking lots shall conform to the provisions of this chapter except that a voluntary improvement and/or expansion shall not be required to comply with the minimum number of spaces required and the expansion of spaces that is triggered due to a change of use shall only be the difference between that required for the existing use and the new use.
3. Requirements for uses not specifically listed in this Chapter shall be determined by the Planning Manager or his or her designee, based on the requirements of comparable uses and upon the particular characteristics of the use and/or other provisions of this chapter.
4. The numbers and dimensions of parking and loading spaces required by this Chapter shall be considered the minimum required, unless otherwise provided, and additional parking may be required based on the nature of the use and anticipated demand. On-street parking shall not be counted toward compliance with the minimum number of spaces required.

17.14.030 General Provisions:

1. All parking spaces and loading spaces and parking lots shall be maintained and kept available for their intended use and size vehicle intended and shall not be discontinued, reduced, or altered in any way without approval of the Planning Department and in compliance with the requirements and standards of this Chapter.
2. All required guest, handicap; loading; compact; or other restricted spaces shall be designated as such and restricted to such use.
3. No repair work or servicing of vehicles shall be conducted on designated parking areas.

4. Fractional spaces shall be counted as the next largest whole space.
5. Off-street parking and parking lots constructed, even when not required by this Chapter, shall be constructed and maintained in compliance with the development and use standards of this Chapter.
6. No property shall be used for parking and/or storage of vehicles except as in compliance with the provisions of this Chapter. Except as otherwise noted all vehicles shall be provided with a parking surface in compliance with the design and development standards for parking spaces and parking lots in this Chapter.
7. All parking lot construction, drainage, landscaping and stripping plans, including for improvements to an/or expansion of existing parking lots, shall be approved by the Planning, Building and Public Works Departments for compliance with the requirements of this Chapter and Title and all other County development standards and regulations.

Grading and paving of parking lots shall be in compliance with the permits and standards required in Title 14, Chapters 14.44 (Excavation and Grading) and 14.48 (Stormwater Management). All associated construction within a public right of way including driveway approach construction and landscaping requires the approval of an Access Permit, with associated bonding or other surety for completion of the work, by the Public Works Department and compliance with all adopted traffic control and safety regulations and procedures.

17.14.040 Minimum Parking Space and Lot Dimensions

1. Parking Stall Size:
 - a. Residential 10 feet by 20 feet
 - b. Commercial 9 feet by 19 feet.
 - c. Compact 9 feet by 15 feet.
 - d. Handicap Van¹ 8 feet by 19 feet plus 8 feet unloading area.
 - e. Car 8 feet by 19 feet plus 5 foot unloading area
 - f. RV 10 feet by 30 feet
 - g. Parallel 8 feet by 23 feet.
 - h. Drive through cueing space 8 feet by 10 feet widened at curves as necessary.
 - i. Diagonal 30, 45 and 60-degree parking spaces are permitted in conformance with the following table:
2. Table for standard size parking angles (Does not include 2' allowance for overhang or interlock reduction)

A	B	C	D	E
0	8'	8'	23'	12'
30	9'	17'	17'	15'

¹Dimensions may not be less than state adopted standards. Handicapped unloading area may be on either side of parking stall.

45	9'	19'	12.7'	16'
60	9'	20.5'	10.4'	23'
90	9'	19'	9'	22'

A =	Parking angle.
B =	Stall width
C =	Stall depth from curb to drive aisle
D =	Width at curb
E =	Aisle width, one way

3. Backup space shall be 24 feet except for diagonal spaces accessed by a one-way drive aisle.
4. Drive aisles from which no parking is directly accessed shall be a minimum of 20 feet in width for two way and 12 feet in width for one way.
5. There shall be a two-foot overhang allowance into landscaping or hardscape buffers or sidewalk areas provided the sidewalk maintains minimum access width requirements, which in no case shall be less than 4 feet.

17.14.050 Minimum Number of Spaces Required.

1. Off-street parking ratios expressed as the number of spaces per square feet means the useable or net square footage exclusive of non-public or employee work area footage of floor area such as maintenance areas, foyers, closets, restrooms or storage areas other than active file rooms. Fraction numbers of calculated spaces shall be rounded up to the next highest whole number. Public parking spaces, either on-street or in public parking lots, shall not be included in parking calculations. The applicability of parking on private streets shall be determined during project approval.
2. The required number of parking spaces for each type of land use shall be as stipulated below, except as the requirements may be modified or installation phased by other sections of this chapter:
 - a. Residential
 - (I) Single Family Detached: 2 spaces per unit.
 - (II) Single Family Attached, Duplexes and Triplexes: 2 Spaces per unit.
 - (III) Four-plex multi-family and above: 1 space per unit up to two bedrooms and .5 space for each bedroom over two; plus .5 guest space per unit.
 - (IV) Mobile home parks: 2 space per unit plus .5 guest space for each unit.
 - (V) Group facilities: 1 space per each 3 beds.
 - (VI) Single family, duplex or triplex developments which restrict parking on local or minor collector residential streets shall provide .5 guest space for each unit where parking is restricted to one side of the street and 1 guest space per unit where parking is prohibited on both sides of the street.

3. Commercial

- a. Retail: 1 space for each 250 sq. ft. ;
or 1 space each 400 sq. ft. for shopping centers,
or shared parking lots by independent businesses,
with two (2) or more uses
 - b. Barber shops and salons: 3 spaces for each chair
 - c. Restaurants up to 12 seats: 1 space for each 250 sq. ft.
 - d. Restaurants over 12 seats: 1 space for each 60 square feet of customer
Seating area and 1 space for each 400 square feet
of kitchen and non-customer area.
 - e. Bank and office
(except medical): 1 space for each 300 sq. ft.
 - f. Medical Office: 1 space for each 200 sq. ft.
 - g. Gyms and aerobic studios: 1 space for each 50 sq. ft.
 - h. Technical school: 1 space for each 100 sq. ft.
 - i. Hotels and motels: 1 space per unit plus 1 employee space for each
10 units, plus parking for accessory uses by type
and one RV parking space for each 10 units.
 - j. Outdoor product display areas: 1 space for each 1,000 sq. ft. of display or sales
area.
3. Industrial:
- a. Manufacturing: 1 space for each 750 sq. ft.
 - b. Warehousing: 1 space for each 1500 sq. ft. up to 10,000 sq. ft.
and 1 space for each 2,000 sq. ft. over 10,000.
 - c. Retail Show Rooms: 1 space for each 500 sq. ft.
 - d. Research and development: 1 space for each 500 sq. ft.
 - e. In addition to above industrial uses employing drivers taking vehicles off-site for
delivery or construction shall provide 1 space for each driver. In addition to the
following, office space in industrial uses shall be 1 space for each 250 sq. ft.
4. Public and Semi-public Uses including public schools, parks and athletic facilities: While
the exact number of spaces shall be determined through the Special Use Permit Process
the following minimums shall apply:
- a. Hospitals and convalescent care
facilities: One space per longer-term care bed and 1 space
for each 200 sq. ft. of out patient area.
 - b. Schools: One space for each classroom plus 1 space for
each 250 sq. ft. of office area; plus 1 space for
each 100 sq. feet of kitchen area; Plus 1 guest
space per each five required spaces; plus for high
schools and colleges 10 spaces per classroom.
 - c. Churches: 1 space for each three seats in the largest
assembly area.
 - d. Theaters: 1 space for each three seats.
 - e. Library: 1 space for 300 sq. ft.
 - f. Museum and art gallery: 1 space for 500 sq. ft.
 - g. Clubs and lodges: 1 space for each two seats.
 - h. Sports facilities / auditoriums: 1 space for each three seats.

5. For un-named uses the number of spaces required may be based on a similar use listed or on a study provided by a recognized professional in the area of parking and trip demand.
6. For projects that combine a mix of uses the requirement shall be calculated by the addition of the total required for each use area by square footage; the provisions for shared parking in this chapter may be applied.
7. Compact Spaces
 - a. Up to 20 % of the number of required spaces over 20 may be compact.
 - b. Compact spaces shall be clearly designated and should be grouped separate from standard spaces
8. Bicycle Parking: For commercial and public parking uses that require at least 50 parking stalls a bicycle rack with a capacity for 4 bicycles shall be provided for each 50 parking stalls not to exceed a total of 12 bicycle spaces.

17.14.060 Minimum Loading Space Requirements.

1. Size: Loading spaces sizes shall be dimensioned to accommodate the type vehicle intended for use however the following minimums shall apply where loading spaces are required.

Type A space = 10' by 30' with 14' vertical clearance.
 Type B Space = 12' by 40' with 14' vertical clearance.

2. Location: Loading spaces shall be adjacent to the doors they serve and be separated from parking stalls and be located so to not interfere with circulation or parking or to cause an unsightly appearance or provide the potential for noise impacts on residential areas.
3. Numbers: In addition to the minimums listed below each loading door shall have an associated loading space. All loading spaces shall be designated with striping.

<u>Type Use</u>	<u>Floor Area</u>	<u>Number of spaces required</u>
Commercial	0 - 10,000	
	10,001 - 20,000	1 Type A
	Over 20,000	1 Type B
Industrial	under 5,000	1 type A
	5,000 - 15,000	1 Type B
	15,001 - 50,000	2 Type B
	over 50,000	3 Type B
Public	As required by Special Use Permit.	

17.14.070 Village Commercial Parking Space Requirements: The village commercial core area is a unique mixed-use area in the center of Allyn. It is the historic commercial center of the village and surrounding area. The Village Commercial and Tourist Commercial overlay districts were developed to recognize the unique historic, cadastral, physical and mixed-use aspects of the core area and to respond to the changing regional business climate. There are limited prime, business frontage locations and an existing in-efficient mix of paved, unpaved and informal parking spaces. The Sub-area Plan calls for a pedestrian oriented village core preserving the historic, cultural and social characteristics while promoting new investment based on local demand and the growing tourist opportunities.

To this end, along with zoning regulations for use and physical development, parking regulations specific to the Village Commercial zoning districts are necessary to achieve the goals of the Sub-Area Plan while recognizing the limitations for development of vehicle parking, circulation and truck delivery. Planned public parking along with opportunities provided by on street parking not currently available and for cooperative shared and leased parking arrangements between property / business owners are reflected in the regulation of this Section.

17.14.080 Application: The provisions of Section 17.14.070 through 17.14.120 shall apply to all properties within the Village Commercial and Tourist Commercial Overlay districts. Provisions of this chapter not specifically modified by this section shall also apply. Existing legal non-conforming parking shall be maintained at its present level in a manner safe to the users and general public and where it is not detrimental to public or private improvements. Any new parking voluntarily established, or improvement of existing parking shall comply with the development standards of this chapter and section.

17.14.090 Off Street Parking and Loading Space Requirements

- a. Vehicle Parking:
 - a. Commercial:
The number of parking spaces required for commercial uses in the Village Commercial district, except as otherwise noted, shall be 50% of the number required by Section 17.14.050 if shared parking is provided.
 - b. Residential:
One parking stall shall be required for each residential unit.
 - c. Hotels and Motels:
One space per room plus additional parking required for ancillary uses per (1) above.
2. Loading: Loading spaces shall be provided as required by Section 17.14.060 except where a public alley is available and may be used in a safe manner as determined by the Planning Manager.

17.14.100 Use of Public Parking

1. On street parking and spaces located in public parking lots shall not be reserved or restricted except those spaces reserved for use by handicapped individuals or on which time limits have been set.

2. Nothing in this section is intended to limit voluntary parking management programs established by business or property owners.

17.14.110 Alternative Means of Meeting On-Site Parking Requirements. In addition to those alternative means listed in Section 17.14.130 uses in Village Commercial may meet the requirements of this code by use of the following:

1. **In-Lieu Fee:**
The required number of on-site spaces for any use may be reduced on a one for one basis by payment of an in-lieu of fee as established by the Board of Commissioners for use in the development of public parking lots.
2. **Dedication of parking:**
The required number of on-site spaces for any use may be reduced on a one for one basis by development of and dedication to the county or Port of Allyn of a Public parking lot, or expansion of an existing lot, within the Village Commercial district, constructed to County standards and in which a minimum of 20 spaces are provided.

17.14.120 Access and Design. Access and design of parking lots in the Village Commercial district shall be as stipulated elsewhere in this Title, see Chapter 17.12 the "Village Commercial" district and "Tourist Commercial" overlay district, and in compliance with any design guidelines adopted by the Board of Commissioners.

17.14.130 Modified Calculations for required On -Site Parking Space Number.

In addition to the following, see Section 17.14.140(2), Parking Lot Location, regarding the use of off-site parking.

1. **Common Use of Facilities:** Common parking areas may be shared for independent uses where the total number of spaces provided equal the sum of that required for the individual uses and where there is assurance, such as a document recorded to run with the land, the parking will always be accessible to all parties. Handicap accessible parking requirements shall be based on the total number of spaces provided.
2. **Joint Use of Facilities:** A Special Use Permit may be issued for joint use of parking facilities, i.e. where the same parking spaces are used by different uses at different times, under the following conditions.
 - a. Up to 50 percent of the parking required for a use that normally operates in the daytime may be credited to a use that normally operates at night or vice versa.
 - b. Up to 100 percent of the parking required for a church or school may be credited to another use during periods when the church or school is not active.
 - c. The use for which the joint use is requested must be located within 500 feet of the parking facility.
 - d. The applicant shall provide evidence that such joint use will not create a conflict of overlapping use of the parking.

- e. A written agreement shall be recorded to run with the land that ensures the parking will be available for as long as the joint use is required.
3. Use of Adjusted Gross Floor Area Calculations: In the computation of floor area or building square footage relative to compliance with this Chapter an adjusted gross floor area shall be used. Adjusted gross floor area shall exclude all common facilities shared by tenants who do not contribute to building occupancy or in single occupancy units those areas which are ancillary to and support the main use and shall be limited to mechanical rooms, elevators, foyers, indivisible corridors and hallways, janitor's closets. This does not include file rooms or other storage rooms that are an integral and typical part of the business or use.
 4. Parking Studies: An applicant may request a modification, to be allowed by the approval body, to the minimum number of parking or loading spaces required by providing a study by a qualified professional that substantiates that parking demand can be met with reduced requirements due to such factors as drive-by trip capture, hours of operation or alternative transportation availability for the customer base.
 5. Transit Oriented Development: Transit Oriented Developments approved as a Planned Unit Development or commercial uses approved under the provisions of a Binding Site Plan may propose reduced parking requirements in lieu of provisions for alternate modes of transportation.

17.14.140 Parking Lot Location, Construction and Design

1. General Criteria. All parking lots and spaces constructed shall comply with the following unless specifically altered by some other provision of the Mason County Code or as modified where allowed in approval of a Special Use Permit.
 - a. Parking lots and spaces shall be constructed of either Asphalt Concrete (AC) or Portland Concrete Cement (PCC) or some other approved all weather hard surface such a brick or paving stones. Pervious paving surfaces are encouraged for use to reduce impervious surfaces and lower stormwater runoff volumes.
 - b. All public and private parking and loading areas shall be prepared in a manner to dispose of surface water runoff which shall be retained on site or drained into an area approved by the Mason County Engineer or the State Department of Transportation when abutting State Highways, and areas which are to be surfaced with an asphalt, concrete or similar All-weather surface as described above, shall be subject to review and approval of the Mason County Public Works Director or his designee.
 - c. Separate parking spaces with landscape and/or hardscape buffers from public sidewalk, buildings, moving cars. Buffers should be a minimum of 5 feet in width. Buffers adjacent to the public right of way, except for alleys shall be landscaped and have 10 feet minimum width for developments over 10 acres in size
 - d. Provide adequate directional signs.
 - e. Provide for safe pedestrian access to building and public sidewalks.
 - f. Provide for through circulation limiting the need for backup maneuvers.
 - g. Drive through queues shall be designed so that overflow will not interfere with public streets or main drive aisles in shopping centers.

- h. All parking lots shall comply with Washington State regulations relative to access by persons with disabilities.
- i. No parking space shall obstruct a doorway or exit from a structure.
- j. Parking stalls shall be clear of all obstructions that limit the use thereof.
- k. A parking stall shall not be located so as to cause a visual obstruction.
- l. Loading Spaces when in use shall not obstruct the free circulation of vehicle traffic.
- m. Wheel stops 6 inches in height shall be provided in the form of continuous curbs or sidewalk edges. Freestanding wheel stops, i.e. placed on top of previously poured paving, shall not be permitted except with the approval of the Planning Manager where there is no danger of creating a tripping hazard.
- n. Water drainage to and from the parking lot shall not be across sidewalks.
- o. Parking lots shall be designed to permit on site turn around through limits on dead ends and to permit vehicles to enter and exit the site in a forward motion.
- p. All fire lanes, compact parking stall, handicapped stall, loading areas and turn around areas shall be appropriately marked.
- q. Drive Through Lanes: Drive through queuing lanes shall accommodate a minimum of eight (8) passenger vehicles and shall not obstruct the free flow of vehicle circulation loading areas or pedestrian access. They shall be a minimum of 10 feet in width.
- r. One-way drive aisles shall be a minimum of 12 feet in width. Two-way drive aisles shall be a minimum of 24 feet in width except that the width may be reduced to 20 feet where there is no direct access to parking spaces

2. Location:

- ~~a.~~ Parking spaces shall be located in proximity to the use they serve.
- b. Required parking spaces may be located off-site with concurrence of the body approving the parking lot if a document is recorded to insure the continued availability of the spaces for the life of the use or until such time as other spaces are made available; they comply with the development standards of this code and; do not reduce the required number of spaces available for the use located on the off-site property.
- c. The location requirements for this section may be altered through approval of a Special Use Permit, PUD or Binding Site Plan where the intention of the code for user convenience is met and safe and direct pathways are provided from the parking to the use.

3. Landscaping:

- a. Parking space shall be separated from public sidewalks with landscaped planter that shall be a minimum of 5 feet and 10 feet along a state highway.
- b. A minimum 5-foot wide planter buffer shall separate parking stalls from on site sidewalks.
- c. Long rows of parking spaces, i.e. over 20 spaces, shall be broken up by the use of planters not less than 3 feet wide

4. Lighting

- a. Adequate, energy efficient lighting for both vehicle and pedestrian circulation and to provide for public safety shall be provided.
- b. Freestanding parking lot luminaires shall be located in landscaped islands or otherwise separated from parked or moving vehicles and kept as low as possible and shall not allow direct light or glare onto adjacent residential properties. Concrete

- bases for the luminaries shall be a maximum of 6 inches in height unless decorative in construction.
- c. Wall and canopy lighting shall be screened to keep direct light and glare from spilling off the site.
 - d. An exterior lighting site plan showing location and type of fixtures and poles and section of poles with height and footing details and lighting contours shall be submitted with all new building or parking lot construction plans.
5. Striping. Non-single family, duplex and triplex parking stalls shall be designated with a 4-inch wide white painted stripe.
 - a. Directional arrows shall be provided on commercial and industrial drive aisles.
 - b. Fire lanes and no parking areas shall be clearly designated.
 6. Deviations to standards for design of parking facilities: Administrative approval may be give for deviations to application of the standards of this section for the expansion or improvement of existing parking lots where there is no threat to public safety.

17.14.150 Access and Driveway Approach Regulations from Streets and Alleys.

The number, size and location of driveway access to public streets and alleys shall be limited as follows. (Check with Mason County Public Works for more specific driveway permit information.)

- a. General:
 - a. Minimum 30-foot separation from Back of Curb Return at intersections
 - b. Minimum two feet of full height curb from property line except for shared driveways
 - c. In lieu of standards below, major development may use divided driveways or curb returns in lieu of driveway approaches as necessary to accommodate traffic and turning movements.
 - d. Driveway approach shall be clearly defined through use of landscaping.
 - e. Driveways into commercial, industrial or multi-family residential
 - f. Projects shall be aligned with existing or future driveways on the opposite side of the street where left turns are allowed. They may be minimally offset where no left turn conflict is created otherwise there shall be a minimum of 200 feet of separation to allow for opposing left turn lanes.
 - g. Service, one way restricted or other special situation drive approaches shall be clearly designated as such.
- b. Commercial and Industrial Developments;
 - a. Minimum width to 40 feet or ½ width of frontage which ever is less, with approval from Mason County Public Works.
 - b. Use a 4-foot wide flare in approach.
 - c. Design approach for weight of trucks.
 - d. Provide separate service driveways for major developments.
 - e. Avoid cross traffic near entrance.
 - f. Allow vehicles to fully enter site before potential obstruction from cross traffic or backups.
 - g. Define location with landscaping

- h. Do not access parking spaces directly from street; direct access from an alley is permitted. The number of approaches shall be no more than necessary to accommodate demand and circulation.
 - i. Provide for safe pedestrian crossing of driveways.
- c. Residential Developments:
- a. Single family/Duplex/Triplex:
 - (I) Limit to one access frontage.
 - (II) No driveway access to arterials or major collectors.
 - (III) Minimum 30 ft. width or ½ of lot width, which ever is less, with approval from Mason County Public Works.
 - (IV) Use 2-foot flares at approach.
 - (V) Use alleys were available for access.
 - b. Multi-family:
 - (I) No access to spaces directly from street.
 - (II) Access shall be to lowest category street for corner lots.
 - (III) Use four-foot flares on arterial and major collector driveways
 - (IV) Provide entry treatments to define driveway location.

17.14.160 Parking and Storage of Recreational Vehicles, Boats and Trailers on Residential Property. Recreational vehicles, trailers and boats and trailers may be parked and stored on residential property under the following conditions.

- 1. In Mobile Home Parks, Planned Developments and Apartment Complexes:
 - a. Recreational vehicles may not be parked in spaces provided for passenger vehicle parking.
 - b. Recreational vehicles shall be parked and/or stored as provided for in the development approval of the project.
- 2. For single family detached houses, duplexes and triplexes:
 - a. Recreational vehicles shall be parked beyond the front or street side yard edge of the residential unit except where they are beyond the front or street side yard setback and screened with a minimum six-foot high fence or vegetation wall.
 - b. Temporary parking of recreational vehicles on driveways and on the street, where parking is permitted, for the purpose of cleaning, loading or unloading is .
 - c. No habitation of recreational vehicles is permitted when parked or stored on a residential lot or street except habitation may be permitted for vehicles parked on a private residential lot for self-contained vehicles or for any vehicle designed for habitation on a lot with an existing residence where a permit has been issued by the Building Official and copied to the Sheriff Department.

17.14.170 Parking of Commercial Vehicles in Residential Zones. Commercial vehicles, other than those allowed through a home-based occupation or cottage industry special use permit issued per section 1.03.021 (Mason County Development Regulations), may not be

parked or stored in residential zones except that for the period of time required to make legitimate service deliveries or pick-ups.

17.14.180 Commercial Storage of Vehicles

1. Commercial vehicles shall be stored in approved designated locations and *shall* not obstruct the use or access to parking stalls.
2. Striping is not required in vehicle storage areas however required drive aisles and fire lanes must be designated and be kept clear of obstructions.
3. Alternative all weather surfaces may be permitted for storage of non-motorized vehicles and trailers where there is no significant danger from leakage of fuel or lubricants.

17.14.190 Variances. Except as otherwise allowed by this chapter, applications for variances shall be made in accordance with section 17.05, Article IV "Variances" of the Mason County Code.

CHAPTER 17.15

ALLYN SIGN CODE

Sections:

- 17.15.010 Intent and Purpose
- 17.15.020 Application
- 17.15.030 Exemptions to the Sign Regulations
- 17.15.040 Definitions
- 17.15.050 Sight Distance for Signs
- 17.15.060 Prohibited Commercial Signs
- 17.15.070 Prohibited Non Commercial Signs
- 17.15.080 Real State Signs
- 17.15.090 Non Commercial Signs
- 17.15.100 Garage Sale Signs
- 17.15.110 Agricultural Sales Signs
- 17.15.120 Permitted Commercial Monument Sign Standards
- 17.15.130 Permitted Commercial Building Sign Standards
- 17.15.140 Permitted Commercial Tenant Sign Standards
- 17.15.150 Permitted Commercial Neon Sign Standards

17.15.010 Intent of sign regulations. The intent of the sign regulations is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the number, size, design, quality of materials, construction, location, electrification, energy efficiency, and maintenance of all signs and sign structures; to preserve and improve the appearance of the Allyn urban growth area as a place in which to live and as an attraction to nonresidents who come to visit or trade; to encourage sound signing practices as an aid to business and for public information but to prevent excessive and confusing sign displays or signs that pose a hazard to the public.

17.15.020 Application. This Chapter applies only to signs within the Allyn Urban Growth Area.

17.15.030 Exemptions to the sign regulations. The following may be construed as signs, but are not intended to be regulated as signs in this Chapter.

1. The flag, emblem or insignia of a nation or other governmental unit or nonprofit organization subject to the guidelines concerning their use set forth by the government or organization which they represent.
2. Traffic or other municipal signs, signs required by law or emergency, railroad crossing signs, legal notices and signs erected by government agencies to implement public policy;
3. Signs of public utility companies indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones;
4. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons of such use or uses;

5. Temporary signs or decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday, or traditional community event such as annual festivals or parades;
6. Sculptures, fountains, murals, mosaics and design features which do not incorporate advertising or identification;

17.15.040 Definitions. The following definitions apply within this Chapter:

Accessory building or use. Any building or use which:

- A. Is subordinated to, and serves a principal building or principal use; and
- B. Is subordinate in area, extent or purpose to the principal building or principal use served; and
- C. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- D. Is located on the same lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.
- E. Accessory uses include signs that are related to and support an on-site business or activity.

Agricultural sales sign. A usually seasonal sign used to announce and/or direct the public to a sale of locally grown agricultural products.

Animated sign. Any sign which includes action or motion or the optical illusion of action or motion, or color changes of all or any part of the sign facing, requiring electrical energy, or set in motion by movement of the atmosphere.

Billboard. The same as an off-premises sign.

Changing message center sign. An electrically or electronically controlled sign where different automatic changing messages are shown on the same lamp blank.

Commercial sign. For the purposes of sign regulations, a sign intended to attract attention, identify, advertise, and/or promote: a business; goods sold, offered, traded, or manufactured; a service sold or offered; or professional, commercial or industrial gainful activity.

County. Mason County, Washington.

Construction sign. Any sign used to identify the architects, engineers, contractors or other individuals or firms involved with the construction of a building and announce the character of the building or the purpose for which the building is intended.

Flashing sign. Any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source.

Garage sale signs (yard sales, moving sales, patio sales). Temporary signs used to announce and/or direct the public to a sale of used items.

Off-premises sign. A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Non-commercial sign. For the purposes of sign regulations, a sign intended for a purpose other than to attract attention, identify, advertise, and/or promote: a business; goods sold, offered, traded, or manufactured; a service sold or offered; or professional, commercial, or industrial gainful activity.

Monument sign. A freestanding sign having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile or textured

concrete materials compatible with the materials of the primary structure on the subject property.

Freestanding sign. A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as Pedestal Signs, Pole Signs, Pylon Signs, and Monument Signs.

Pole (or Pylon) Sign. Freestanding sign supported permanently upon the ground by poles or braces and not attached to any building.

Political sign. A sign advertising a candidate or candidates for public elective office, or a political party, or sign urging a particular vote on a public issue decided by ballot.

Real estate signs. Any sign pertaining to the sale, lease or rental of land or buildings.

Roof sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Sign. Any communication device, structure or fixture that is intended to aid an establishment in identification and to advertise and/or promote a business, service, activity or interest. For the purpose of this chapter, a sign shall not be considered to be building or structural design, but shall be restricted solely to graphics, symbols or written copy that is meant to be used in the aforementioned way. Signs as regulated in this chapter have been organized into a variety of types, such as commercial and non-commercial, which are regulated differently.

Temporary sign. Those signs associated with a particular event or short-term activity (such as construction of a building) which are intended to be removed when the event or activity ends. Temporary signs may be of either a commercial or non-commercial nature.

17.15.050 Sight Distance for signs. In addition to the setback requirements otherwise established, signs shall be located such that there is at every street intersection a clear view between heights of three feet and ten feet in a triangle formed by the corner and points on the curb thirty feet from the intersection or entryway.

17.15.060 Prohibited commercial signs. The following commercial signs or displays are prohibited in all areas of the Allyn Urban Growth Area:

1. Roof signs;
2. Animated or flashing signs, provided that changing message center signs may be allowed when the image and/or message remains fixed for at least 5 seconds and that the only animation or appearance of movement allowed is the transition from one message and/or image to another by the scrolling on and/or off of the message and/or image;
3. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or radio equipment vehicle, or which obstruct the visibility of traffic or street sign or signal device from the traffic intended to be served by the sign, signal or device;
4. Signs attached to utility poles;
5. Off-premises signs and billboards, except for the temporary signs allowed in Sections 17.15.080 through 17.15.110, inclusive;
6. Pole-mounted signs;
7. Ground-mounted signs taller than 10 feet in height;
8. Signs employing exposed electrical conduits;
9. Signs with visible ballast boxes or other equipment;
10. Signs with luminous plastic letters;
11. Audible or odor-producing signs;

12. Cardboard signs;
13. Banners, except those related to a specific community event and displayed prior to the event for no more than 21 days and those used when a new business opens may be displayed no more than 30 days.

17.15.070 Prohibited non-commercial signs. The following non-commercial signs or displays are prohibited in all areas of the county:

1. Animated or flashing signs, provided that changing message center signs may be allowed when the image and/or message remains fixed for at least 5 seconds and that the only animation or appearance of movement allowed is the transition from one message and/or image to another by the scrolling on and/or off of the message and/or image;
2. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or radio equipment vehicle, or which obstruct the visibility of traffic or street sign or signal device from the traffic intended to be served by the sign, signal or device.

17.15.080 Real Estate Signs. Real Estate signs may be placed only upon private property with owner's consent.

17.15.090 Non-Commercial Signs. Non-commercial signs may be placed upon private property with owner's consent. Political signs are permitted on public right-of-ways as regulated by state law and local ordinance.

17.15.100 Garage Sale Signs (Also Yard Sales, Moving Sales, Patio Sales). Garage Sale Signs (Also Yard Sales, Moving Sales, Patio Sales) may be placed only upon private property and with the owner's consent.

17.15.110 Agricultural sales signs. Agricultural sales signs may be placed only upon private property and with the owner's consent.

17.15.120 Permitted Commercial Monument Sign Standards

1. Monument Site Entry Signs may be located at major vehicular or pedestrian entries along the street front.
2. Vision clearance: A triangular area at the intersection of two streets measured from the corner 30' in each direction and connected to form a triangle. No Sign shall be located within a vision clearance area.
3. Only one monument sign is allowed per site. For large sites, more than one monument sign shall be permitted as long as such signs are placed no closer than 150 feet apart along the street front.
4. Monument signs size limits:
 - a. Single tenant signs shall be no more than 8 feet in height and 32 square feet in area per face (Two sign faces are allowed).
 - b. Single tenant signs for retail uses larger than 50,000 square feet in gross floor area shall be no more than 10 feet in height and 50 square feet in area per face.
 - c. Multi-tenant (more than 3 tenants) signs shall be no more than 10 feet in height and 40 square feet in area per face.
 - d. Multi-tenant signs for commercial uses with more than 50,000 square feet in gross floor area shall be no more than 10 feet in height and 50 square feet in area per face.

- e. Monument signs for multi family developments shall be no more than 5 feet in height and 28 square feet in total sign face area.



Figure 1. An example of a monument sign.

- f. Signs shall be designed to integrate with adjacent site landscaping.
- g. Monument signs shall be setback at least 5 feet from any public right-of-way.
- h. The lettering and logos of monument signs may be internally-lit or illuminated from the front.
- i. A 30-foot lineal break in required tree coverage in landscaped front yard areas parallel to the street, where applicable, is permitted adjacent to monument signs to enhance visibility. Other landscape elements such as shrubs and ground cover will still apply.

17.15.130 Permitted Commercial Building Sign Standards

1. Building signs are those signs mounted directly on the face of a building and include signs to identify the building or facility or individual tenants or businesses. Building signs should be designed and located to fit with the building's architecture. For example, building signs might fit within a recessed panel or on a building element such as a fascia or canopy. Building signs should not cover over an architectural element such as a window or portion of a building's ornamentation or trim.
2. Building signs should fit parallel or perpendicular with the building façade. The supporting mechanisms or arms of new building signs should not be visible. Perpendicular signs should not extend more than four feet from the building façade.
3. The maximum surface area of building mounted signs for a given façade is 25 square feet plus 10 percent of the area of the building's main façade. The sign(s) may be located on any façade, but the signs on all façades count toward maximum surface area.
4. The lettering and logos of building signs may be internally-lit but the background of the sign face shall not be internally illuminated. Building signs may be illuminated from the front.

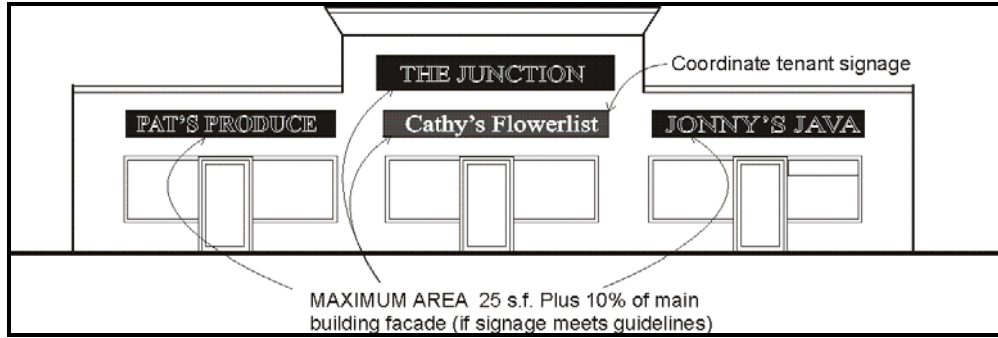


Figure 2. Maximum size of building signs.

17.15.140 Permitted Commercial Tenant Sign Standards. Miscellaneous tenant signs including those hung from building canopies (blade signs), temporary ground placed A-Board signs, and window signs are allowed provided they do not exceed 12 square feet and provided they are within 10' of the individual or multiple tenant building entrance.

17.15.150 Permitted Commercial Neon Sign Standards. Neon signs in windows are permitted.

**CHAPTER 17.16
LANDSCAPING AND LIGHTING
(RESERVED)**

Chapter 17.17
Reserved