

### **III-3 RURAL LANDS**

#### **LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT**

##### ***Rural Activity Centers***

##### ***General Policies***

RU-100 Designated Rural Activity Centers (RACs) should include: Hoodsport, Taylor Town, and Union.

RU-101 Development in RACs should protect critical areas.

RU-102 Shoreline development in RACs should include a variety of water dependent, water-related, and recreation uses.

RU-103 Retail, commercial, and office buildings in RACs should be developed with standards for building height, lot coverage and setbacks that implement the vision for that particular RAC and are consistent with rural services and facilities.

RU-104 New residential platting (development) densities for new development in RAC's should be no more than 1 dwelling unit for every/2.5 acres, and existing residential development may rebuild and/or expand as long as it remains consistent with existing RAC development, meets density requirements and does not require or expect urban services.

RU-105 Provide a variety of open spaces ranging from protected critical areas to developed parks in rural activity centers.

RU-106 New development should be designed so that any additional traffic generated does not have a significant adverse impact on surrounding development.

RU-107 New development should be served by adequate facilities for water supply, wastewater disposal, electricity, and storm drainage.

RU-108 New development should provide adequate access for emergency vehicles.

RU-109 Proposed uses producing intense glare or heat should be conducted within an enclosed building or effectively screened in such a manner as to make the glare or heat imperceptible from any point along the property line.

RU-110 Exterior lighting on new development should be sufficiently shielded or obscured in such a manner that excessive glare will be prevented on public streets or walkways, or in adjacent residential areas.

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RU-111 Features of new mixed use development, including buildings, circulation, open space and landscaping, should be designed and arranged to maximize the opportunity for privacy by residents.

RU-112 New development should provide adequate parking and space for the loading and unloading of persons, materials and goods.

RU-113 New development should protect existing trees and shrubs, or provide new landscaping in order to screen utility boxes, parking areas, loading areas, trash containers, outside storage areas, and blank walls or fences from roadways, pedestrian areas and public view.

RU-114 New development adjacent to existing or approved public parks or open space areas should provide for access to these areas from the development.

RU-115 Buildings and other elements such as fences, signage, and parking facilities should be designed and placed on the site so that they are consistent with established neighborhood character.

RU-116 New development should adapt to the physical characteristics of the site and minimize disturbance of topography, water bodies, streams, wetlands, wildlife habitat, vegetation and other natural features.

RU-117 Building design should be appropriate for the rural uses and activities intended on the site and contribute positively to neighborhood character.

RU-118 New development should provide for the preservation and/or adaptive use of historic or cultural resources.

RU-119 Setbacks for buildings and other site elements such as fences and parking facilities should be consistent with setbacks established in the surrounding neighborhood.

***Residential Policies***

RU-120 Mason County should encourage and promote rural lot sizes in RAC's at a density of 1 du/2.5 acres for new platting and development, and allow continued development for historically legally platted lots for single family uses, and small scale multifamily uses such as accessory units, duplexes and triplexes when meeting all applicable

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regulations. This approach will help provide affordable housing choices for all income levels.

RU-120a: Recognize the economic development potential available in the location of Taylor Town on SR 101, and limit its new RAC development to commercial/industrial/tourism uses, capitalizing on its unique position as a gateway to Mason County.

RU-122 Mason County should encourage new residential development to occur in RACs where adequate facilities and services can be provided.

RU-123 New residential development in RACs should achieve an average density of 1 dwelling unit per acre. This average density may be achieved by a combination of single family, small-scale multifamily and mixed-use developments on new plats of 1 dwelling unit per 2.5 acres and historical existing lots..

RU-124 New multifamily uses in RACs should be developed as mother-in-law units as an accessory to a primary residences; accessory dwelling units, and small-scale multifamily such as duplex and triplexes .

RU-126 A range of living environments should be provided for within RACs. This includes housing for special populations, independent living, assisted living, and care facilities as single uses or within mixed-use developments for no more than 8 clients per use.

RU-128 Group homes are allowed in RACs.

RU-130 Allow mixed use of residential and commercial uses within the same structure or adjacent to each other in rural activity centers.

***Non-Residential Policies***

RU-140 Retail uses within RACs should provide for the everyday shopping and personal services needs of local residents and residents of the surrounding Rural Area.

RU-141 Retail uses within RACs should provide for tourist services and attractions to support Mason County's tourist industry.

RU-142 Allow commercial development in RACs such as business and professional services, light fabrication and assembly, tourism, institutional uses, and wholesale trade.

RU-144 Mixed use residential and business uses should be encouraged within RACs.

RU-145 Commercial uses within commercial/residential mixed-use developments should be located and designed to preserve quiet and privacy for residents.

RU-146 Allow redevelopment of under developed commercial areas within RAC's to rural intensities considering such factors as surrounding uses, adequacy of public facilities, services, and continued neighborhood economic and social vitality, consistent with RCW 36.70A.070(5) provisions for limited areas of more intensive rural development.

RU-147 Commercial or industrial development in portions of the RAC that directly abut Rural Areas should be buffered to provide a transition to lower intensity rural uses.

RU-148 Resource-based and light industrial development within an RAC, when allowed by the community plan, should be designed and operated to prevent leaking, spilling, or draining of toxic materials into groundwater, streams, or other water bodies.

RU-149 All vehicle repair, painting and body work activities, including the storage of refuse and vehicle parts, should be designed to take place within an enclosed and sight-obscuring structure.

RU-150 Mason County should allow the development of high profile, commercial recreation uses within RACs and evaluate them based on the proposed use, density/intensity of proposed development, design and materials, vehicle access, water supply, wastewater disposal, and storm water run-off/drainage.

RU-151 Existing industrial and commercial uses should be allowed to expand in Rural Activity Centers, provided that: they do not require urban levels of government service, they do not conflict with natural resource based uses, and they are compatible with surrounding rural uses.

RU-152 Resource-based industrial and commercial uses should be allowed to locate or expand in Rural Activity Centers, provided that: they meet the criteria for rural uses, they do not require urban levels of service, they do not conflict with natural resource based uses, and they are compatible with surrounding rural uses, and their expansion does not occur outside the boundary of the rural activity center, consistent with RCW 36.70A.070 (5) limited areas of more intensive rural development.

Hamlets

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RU-200 Designated Hamlets should include Bayshore, Dayton, Deer Creek, Eldon, Grapeview, Lake Cushman, Lilliwaup, Matlock, Potlatch, Spencer Lake, and Tahuya.

RU-201 Hamlets should provide community identity and serve as community centers for surrounding rural residents.

RU-201a Establish boundaries around Hamlets that reflect the built environment as of July 1, 1990, reflect natural neighborhoods, recognize roads, rivers and other natural boundaries, and prevent low density sprawl,

RU-202 Hamlets may provide additional compact and small scale civic and retail uses to meet the convenience needs of surrounding rural residents and tourists. Uses that should be allowed in Hamlets include gas stations, schools, post offices, grocery stores, lodging, restaurants, and community centers or meeting halls.

RU-203 Public services and public facilities shall be limited to those necessary to serve the non-residential uses and shall be provided in a manner that does not permit low-density sprawl.

RU-204 Commercial uses allowed within Hamlets and evaluate them based on the proposed use, density/intensity of proposed development, design and materials, vehicle access, water supply, wastewater disposal, and storm water run-off/drainage.

RU-205 The residential policies for the Hamlets shall be the same policies as for the Rural Area.

RU-206 Allow existing industrial and commercial uses to expand in Hamlets, provided that: they do not require urban levels of service, they do not conflict with natural resource based uses, they are compatible with surrounding rural uses, they do not induce low-density sprawl, they stay within the boundaries of the Hamlet; and they meet the requirements of rural commercial/industrial uses in policies RU 146, 151, 152, and 201a.

RU-207 Allow location or expansion of resource based industrial, commercial uses and/ or recreational/tourist uses and small scale businesses in Hamlets provided that: they do not require urban levels of government service, any public services or facilities provided for the development are limited to that necessary for the development, they do not permit or induce low-density sprawl, they are compatible with surrounding rural uses, and they stay within the boundaries of the Hamlet.

**Isolated Commercial/Industrial Uses**

RU-210 Create a land use designation that identifies Isolated Rural Commercial/Industrial uses and designate based on the following criteria: commercial/industrial stand-alone uses or a small group of associated uses, limited area/limited ownerships per business, only residential uses on premises are associated with private residences of owners/managers, do not require urban services, will not induce urban growth, boundaries can contain uses to reduce the potential for sprawl, have been in existence in since July 1, 1990, and are located at least one mile from an already existing similar designated use.

RU-211 Designate Isolated Rural Commercial/Industrial Uses on the Comprehensive Plan Land Use map, with types of uses allowed and boundaries of those uses based on the following criteria: the need to preserve the character of existing natural neighborhoods and communities, physical boundaries such as bodies of water, streets, and highways, and land forms and contours, the prevention of abnormally irregular boundaries, the ability to provide public facilities and public services in a manner that does not permit low-density sprawl, and the boundaries are based on the built environment of this use/area as it existed on July 1, 1990, Examples include: Bucks Prairie, Bear Creek, Benson/Woodland market, Dalby, Eldon, Happy Hollow, Lake Cushman, Lake Limerick, Park Place, Purdy Canyon, Nahwatzel, Stretch Island Fruit, Sunset Beach, and the Union Gas Station.

RU-211a Isolated Rural/Commercial/Industrial Uses and Tourist/Recreational Uses not mapped during this Comprehensive Plan amendment, may request such mapping within 180 days of the passage of this amendment, or subsequently as part of the annual amendment process.

RU-213 Establish a process for reviewing requests for LAMIRD boundary and use designation for isolated commercial/industrial uses (non-resource related) that includes the following criteria:

- a) Boundary should not exceed acreage of built environment as it existed on July 1, 1990 unless: Such boundaries would split property ownership.
- b) The request fits with industrial/commercial needs established in an adopted industrial needs study or an adopted economic development plan for the County.
- c) Additional acreage requested is less than a 10% increase over the July 1, 1990 boundary acreage.
- d) New boundary and/or use would not be incompatible with existing rural uses.
- e) New boundary and /or use would not jeopardize open space and recreational areas identified in the County's open space plan.
- f) New boundary and/or use can meet critical areas ordinances and other applicable environment protection regulations.

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- g) New boundary and/or use will not require urban services or act as an inducer to low density sprawl development.
- h) New boundary and/or use will not require additional transportation facilities or reduce existing transportation facilities below an accepted level of rural service.
- i) New boundary and/or use can be made visually compatible with the surrounding rural area.
- j) New boundary and/or use avoids creating new nonconforming uses.

RU 214        Require a special use permit if an isolated rural commercial/industrial use/area requests a boundary extension exceeding 10% of its 1990 boundary or adds more than 30 acres to its area. Criteria for evaluating the special use should be based on RU 213.

*Tourist Recreational Uses*

RU 215        Create a land use designation that identifies Isolated Recreational/Tourism Related uses and designates and maps them based on the following criteria:

- a) have been in existence in since July 1, 1990,
- b) boundaries can contain uses to reduce the potential for sprawl and may not include the entire parcel if a portion of the parcel is undeveloped,
- c) recreation/tourism uses relies on rural location and setting,
- d) limited areas/limited ownerships,
- e) does not include residential development except for seasonal tourist lodging and private residences of owners/managers,
- f) public services and facilities limited to those necessary to serve recreational or tourist use and are not available to adjacent non-recreational use parcels,
- h) do not require urban services,
- i) will not induce urban growth,
- j) are located at least one mile from an already existing similar designated use, and
- k) will avoid creating new nonconforming uses.

RU 216        Define small scale recreational or tourist uses as those uses reliant upon the rural setting, incorporating the scenic and natural features of the land. These uses may include uses similar to campgrounds, fish ponds, hot springs, trails, boat launches and docks, outdoor/recreational equipment rental, private parks, recreational cultural or religious retreats (nonresidential), mini golf, historic sites, gardens open to the public, animal viewing farms or wild game farms, horse arenas and stables, shooting ranges, music festivals, festivals sites, artist colonies, lodging, and marinas. This policy should not be interpreted to permit new residential development or a Master Planned Resort pursuant to RCW 36.70A.360.

RU 217        Limit rural services and rural facilities to those necessary to serve the recreational or tourist uses and provided in a manner that does not permit low density sprawl.

RU 218 Permit recreational/tourist uses that meet the following criteria: uses are compatible with rural character of adjacent lands; uses provide landscape buffers and physical setbacks from major transportation corridors, ensuring visual compatibility with surrounding rural areas; uses ensure the protection of critical areas, surface and ground water resources; uses ensure protection from conflicts with resource lands of long standing significance; uses preserve the character of the existing natural neighborhoods.

RU 218a Allow for the siting of new recreational vehicle parks in the rural area if the following criteria are met: Parks are designed for temporary stay of RV's not to exceed 180 days; Parks can meet all environmental, health, safety and land use requirements; Parks meet the criteria of RU 218.

### **FULLY CONTAINED COMMUNITY**

RU-330 The future location of a new Fully Contained Community may be proposed within Rural Lands.

RU-332 A proposal for a new Fully Contained Community (FCC) requires the following:

- A. Redesignation of the area proposed for the FCC to Urban;
- B. Allocation of population reserve appropriate to the site; and
- C. A master plan for the entire site.

RU-333 The master plan for the new FCC should include the following:

A. A land use plan that provides for residential, retail, commercial, industrial, institutional, recreation, and open space uses. The plan will provide for buffers between the fully contained community and any adjacent urban growth area. The plan will also provide for a range of housing types so that affordable housing will be available to households with a broad range of income levels.

B. A transportation plan that addresses linkages to the existing road network, and access, circulation, classification, and phasing of transportation facilities within the FCC. The plan must address and implement transit-oriented site planning and traffic demand management programs.

C. A capital facilities plan that addresses how the FCC will link to existing facilities and the types and phasing of new public facilities and services to be provided within the FCC. The capital facilities plan shall include a program for assessing impact fees as provided in

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RCW 82.02.050, unless such a program has been previously adopted by the county and is applicable to the proposal. Approval of the proposal shall not be allowed prior to the adoption of an applicable impact fee ordinance.

D. A development or phasing plan that identifies the schedule of development of the FCC.

E. Development standards and design guidelines for projects within the FCC.

F. Environmental analysis that assesses the potential adverse environmental impacts and identifies mitigation measures. The analysis shall include an evaluation of the compliance of the plan with the adopted county critical area regulations.

G. Proof of adequate potable water to service the proposed development.

H. The plan for the fully contained community shall provide for the mitigation of impacts on resource lands designated by the county.

RU-334 The county may cooperate with the development of a Fully Contained Community by assisting in obtaining grants or other funding sources for off-site public facility improvements, or by adding to its own capital facilities plan public improvements on-site or off-site, which are supportive of the development plan. For example, the development of a county recreation area or open space area within or in the vicinity of the Fully Contained Community.

RU-335 Among other findings, the county shall determine before approval of the plan for the fully contained community that it is consistent with the county's adopted critical area regulations.

RU-336 The allocation of population to fully contained communities shall be done on a project-by-project basis only from the available population identified and reserved in the Mason County Comprehensive Plan. This population reserve for fully contained communities shall be revised and a new reserve established no more often than once every five years as a part of the designation or review of urban growth areas.

RU-337 The approval of an application for a new fully contained community shall be considered an amendment to the Mason County Comprehensive Plan.

**MASTER PLANNED RESORT**

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RU-340 Master Planned Resorts (MPR) may be allowed outside of urban growth areas, provided that they comply with the applicable requirements, goals and policies.

RU-341 A proposal for a MPR should include a development plan for the entire site.

RU-342 The master plan for the new MPR should include the following:

- A. A land use plan that identifies and locates the proposed uses within the MPR;
- B. A transportation plan that addresses linkages to the existing road network, and access, circulation, classification, and phasing of transportation facilities within the MPR;
- C. A capital facilities plan that addresses how the MPR will link to existing facilities and the types and phasing of new public facilities and services to be provided within the MPR;
- D. A development or phasing plan that identifies the schedule of development of the MPR;
- E. Development standards and design guidelines for projects within the MPR; and
- F. Environmental analysis that assesses the potential adverse environmental impacts and identifies mitigation measures.
- G. Proof of adequate potable water to service the proposed development.

RU-343 New urban or suburban development in the vicinity of the Master Planned Resort is prohibited unless such areas are designated as urban growth areas.

RU-344 Approval of a Master Planned Resort shall only be made after a finding by the county that the land is better suited and has more long-term importance, for the Master Planned Resort than for the commercial harvesting of timber or agricultural production, if the land has been designated as long-term commercial forest land or agricultural land under RCW 36.70A.170.

RU-345 Approval of a Master Planned Resort shall only be made after a finding by the county that the off-site and on-site infrastructure impacts will be fully considered and mitigated.

RU-346 Approval of a Master Planned Resort shall only be made after a finding by the county that the resort plan is consistent with the development regulations established for critical areas.

## **RURAL AREAS**

### ***General Policies***

RU-500 In RAs, features of the rural landscape should be dominant. Uses other than farms, pastures, farm buildings, forestry, wood lots, and other resource-related industries, should be buffered or screened from public rights-of-ways and adjacent properties.

RU 500a Ensure that rural residential development preserves rural character, protects rural community identity, is compatible with surrounding land uses, and minimizes infrastructure needs.

RU-501 New development in RAs should be guided by performance standards and design guidelines to enhance rural character, protect critical areas, and tailor development to the characteristics of individual sites.

RU-502 Residential uses in RAs should be at densities that can be sustained by rural levels of service for water, wastewater, drainage, police, fire, and schools.

RU-503 Utilities and services in RAs should be provided at levels suitable to rural densities including on-site septic systems, private wells or community water systems, and roads with gravel shoulders and open roadside drainage.

RU-505 Other uses that should be allowed in RAs include tourism, horticulture, low profile recreation, home-based businesses and cottage industries accessory to a primary residential use, and other small scale businesses.

RU-506 Land use and proposed development along the shoreline, streams, or adjacent uplands should provide protection from any increases in stormwater runoff and nonpoint pollution which degrade water quality.

RU-507 Existing forestry, agriculture, aquaculture, and mineral extraction in Rural Areas should have a preferential right to continue and not be subject to nuisance claims if new development changes the character of the areas surrounding those uses.

RU-508 Existing commercial and industrial uses in Rural Areas should have a right to continue and not be subject to nuisance claims if operating in compliance with County regulations.

RU-509 Proposed roads in Rural Areas, subject to review by the Fire Marshall, should be evaluated for impacts to areas traffic patterns; location in relation to topography, soils, and critical areas; and adequacy if roads rights-of -way and easement.

RU-510 The improvement of shoulders along roads and old highway spurs for pedestrian, bicycle, and recreational use should be encouraged.

RU-511 On-site sewage systems in Rural Areas should be maintained in a condition that will ensure longevity, protect public health, and prevent contamination of surface and ground waters.

RU-512 Adjacent residential uses and non-residential uses in the Rural Area should be buffered or screened from each other. Existing uses will not be required to provide buffers or screens, except in the case of the expansion or intensification of use.

***Residential Policies***

RU-520 Provide for a range of rural residential densities and housing types for all lands within the Rural Area as follows: limited areas of 1 dwelling unit per 2.5 acres, one dwelling unit per 5 acres, 1 dwelling unit per 10 acres, one dwelling unit per 20 acres. Clustering is allowed under these densities. Map these densities on the Comprehensive Plan Land Use Map.

RU 521: Use the following criteria to establish rural densities and for assignment throughout the County for mapping decisions:

<u>Land Use Designation</u>	<u>Criteria</u>	<u>Principal Land use</u>
Rural Residential LAMIRD 2.5 acre (1 du/2.5)	Located in limited and well-defined areas where land is already platted and developed at this or higher density.  Individual undeveloped properties of twenty acres or less in size may be included if at least 75% of their boundary includes land platted and developed at higher densities.	Single family; Recreational  Other uses as allowed in the Table of Uses
Rural Residential 5 acre (1 du/5)	Single family plats with an established pattern of lots five acres or smaller, generally built out.	Single family

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	<p>Lots of five acres or smaller adjacent to RAC's and Hamlets.</p> <p>Overlay designation for areas of pre-existing platted sub-divisions with lots less than five acres, but not built out</p> <p>Areas with a predominant pattern of five acre platting but may include 10 and 20 acre parcels; where existing infrastructure will support development. Infrastructure includes public roads, electrical service, water service,.</p> <p>Are not critical or resource lands</p>	<p>Other uses as allowed in the Table of Uses</p>
<p>Rural Residential 10 acre 1 du/10 acres</p>	<p>Single family plats with an established pattern of similarly sized lots</p> <p>Similar sized lots adjacent to UGA's, or the fully contained community, serving as a transition, and</p> <p>Transition between 1/5 and 1/20</p> <p>Located in shoreline areas with similarly sized parcels, or</p> <p>Located in areas adjacent to county arterial roads capable of handling additional traffic impacts with other service available such as electricity or school buses, or</p> <p>Lands affected by critical areas</p>	<p>Single Family</p> <p>Other uses allowed in the Table of Uses</p>
<p>Rural Residential 20 acre 1du/20 acres</p>	<p>Single family plats with established pattern of similarly sized lots surrounding the area on 75% of its boundaries</p> <p>Located in shoreline areas with similarly sized parcels</p> <p>Lands affected by at least 2 critical areas</p> <p>Lands adjacent to forest resource lands</p>	<p>Single family</p> <p>Non resource forestry or agriculture</p> <p>Other uses allowed as in Table of Uses</p>

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At request of property owner for Forestry  
/agriculture/open space taxation and/or  
uses.

RU-521a Consider redesignation of rural lands from 1 dwelling unit per 20 acres to 1 dwelling unit per 10 acres if the criteria in RU-521 (1du/10 ac) can be met.

RU-522 Residential subdivisions in RAs should be designed to achieve the following objectives:

- A. Locate development on the most suitable soils for on-site sewage disposal (in unsewered areas);
- B. Locate development on the least fertile soils and in manner which maximizes the potential for the remaining usable or other resource based uses;
- C. Locate development to reduce impacts to resource uses, and to allow new development to be visually absorbed by natural landscape features;
- D. Locate development in such a manner that the common boundary between new lots and preserved open space is minimized in length;
- E. Locate development beneath ridge lines, and where it is least likely to block or interrupt scenic vistas;
- F. Locate the resource use or open space parcel or conservation easements contiguous with any abutting designated resource use parcel, open space, greenbelt, agricultural land, forest lands, public preserves, parks or schools, terrestrial management area, wildlife corridor, or aquatic management vegetative area; and  
Locate residences clustered in groups of no more than 8 to 10 units, which are buffered from each other.

***Cottage Industries.***

RU 523 Foster low impact cottage industries in the rural area in order to accommodate economic and employment opportunities outside of RAC's, Hamlets and UGA's.

RU 524A Permit Cottage Industries conducted as an accessory use within a single family dwelling or building accessory to a dwelling and which are wholly incidental and subordinate to the residential use of the property throughout the unincorporated portions of the County subject to the following criteria:

Cottage industry is defined as limited small scale commercial or industrial activities including fabrication or production of goods or provision of services which are conducted without adverse impacts on the surrounding environment. The scale of the operation is considerably less than would require an outright rezone to industrial or commercial districts.

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A cottage industry may include but is not limited to occupations such as tailoring, upholstering, weaving, baking, ceramic making, painting, sculpting, accounting, cosmetology, and the repair of personal items, computer software development, carpentry, metal working, and black smithing.

Cottage industries are permitted in order to provide opportunities to supplement a family income, start up a business, or establish a work place at home. A cottage industry shall not grow beyond the scale permitted for such activities unless it is moved to a location designated for commercial or industrial uses.

Cottage industries should be considered independent of, and unconnected to, the rights that run with the property.

Cottage industry activities shall consist of a limited-scale service or fabrication.

A cottage industry shall involve the owner or lessee of the property who shall reside within the dwelling unit, and shall not employ on the premises more than five (5) non-residents. A temporary increase in the number of employees is permitted to accommodate a business that is seasonal in nature. However, not more than five additional persons shall be employed on a temporary basis (up to six weeks) without a Special Use Permit.

More than one cottage industry may be allowed, in or on the same premises provided that: all of the criteria above are met, no more than 5 nonresident employees shall be allowed to work on-site regardless of the number of home based businesses, and each home-based business shall be owned and operated by a permanent resident.

There shall be no alterations to the outside appearance of the buildings or premises that are not consistent with the residential use of the property, or other visible evidence of the conduct of such cottage industry, other than one sign of thirty-two square feet in size or smaller.

A cottage industry shall not be disruptive to the use of adjacent properties. No equipment or process shall be used in such home occupations which creates excessive noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.

The cottage industry shall not create excessive traffic to the local road network, nor require parking facilities above and beyond that already contained on the site or needed to conduct the business.

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The following activities shall be limited in rural residential areas and shall be incidental to the primary nature of the cottage industry: parking; storage of heavy equipment; storage of materials for use on other properties.

***Non-Residential Policies***

RU-530 Existing industrial and commercial uses should be allowed to expand in Rural Areas, provided that: they do not require urban levels of government service, they do not conflict with natural resource based uses, they are compatible with surrounding rural uses, any public services or facilities provided for the development shall be limited to that necessary for the development and shall not be provided in a manner which permits low-density sprawl, critical areas are protected, and they are contained on the existing lot.

RU-531 Resource-based industrial and commercial uses should be allowed to locate or expand in Rural Areas, provided that: they do not require urban levels of government service, they do not conflict with natural resource based uses, they are compatible with surrounding rural uses, any public services or facilities provided for the development shall be limited to that necessary for the development and shall not be provided in a manner which permits low-density sprawl, and critical areas are protected.

RU-532 Recreational and tourist uses and isolated small-scale businesses should be allowed to be developed in the Rural Areas, provided that: they do not require urban levels of government service, they do not conflict with natural resource based uses, they are compatible with surrounding rural uses, any public services or facilities provided for the development shall be limited to that necessary for the development and shall not be provided in a manner which permits low-density sprawl, and critical areas are protected.

RU-532a Provide limited expansion opportunities for existing isolated non-residential nonconforming uses in the rural area that provide job opportunities for rural residents and that are not consistent with isolated commercial/industrial rural use designations. Non-conforming means that it was not in existence as of July 1, 1990, and can not be classified as one of the new uses allowed in the rural area. To expand the business must: obtain a special use permit, expand on a one-time basis with the total square footage determined on the area in use as of August 1998, expand no more than a maximum of 50% of the existing building footprint or 50% of the existing outdoor working area provided that the total expansion will not exceed 2,000 square feet.

The expansion must meet the following standards:

- be visually compatible with surrounding neighborhood and rural area
- will not cause detrimental impacts to adjacent properties or to existing easements

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- will not result in a small operation now dominating an area
- will not constitute new urban growth in a rural area
- will not require urban public services and facilities
- will not detrimentally impact the productive use of the surrounding resource lands
- will not detrimentally impact surrounding critical areas
- will not change the visual character of the property or structure in a way that significantly effects the visual character of the surrounding rural area.

A use may take advantage of one-time expansion opportunity provided to the existing rural business if it meets the above criteria. A change to a new use does not create any new expansion opportunities or rights.

The maximum lot coverage of the gross impervious surface area shall not exceed 25% of the acreage.

RU-532b Provide for a change of use of an existing, isolated rural business if it meets the following criteria:

- does not result in an average increase of more than 10% in vehicle trips per day
- contains parking on site so that it does not overflow into adjoining roads or properties
- does not need urban levels or service
- does not require increased transportation infrastructure
- does not cause impacts from noise, light, and/or glare on adjoining properties.

*Harstine Island Sub-Area Plan*

B-1 Residential Land Use, including Water Systems and Shoreline Development.

B-1-a: Establish subdivision design standards which minimize site disturbance, preserve the natural beauty of the Island, minimize the visual impact of the development, ensure privacy of residents and maintenance of rural character.

B-1-a · 1: Innovative techniques in site planning, such as open space, common areas, clustering and development rights purchase or transfer should be encouraged to protect the rural atmosphere on the Island.

Suggested Implementation: Subdivision development should be designed to encourage open space with conservation easements to ensure its continuance. A program providing density bonuses should be developed by the County to encourage the following: retention of large percentages of a site in native ground cover and over story; no disturbance buffer zones; additional screening of houses through increased buffers; trails and wildlife corridors; separation of vehicular and pedestrian traffic through the use of

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buffers, trails, bikeways and other means; coordination with adjacent landowners to provide continuity of open space, natural systems, greenways and corridors.

B-1-a · 2: Encourage use of community and multi-party water systems.

B-1-a · 3: Conserve the forest features of the Island.

Suggested Implementation: Traditional plant species should be retained on development sites. Open space and building sites should contain sufficient overstory and other indigenous vegetation to maintain the forested character of the Island. Retaining trees along shorelines should be encouraged.

B-1-a · 4: Roads should be kept as narrow as safety allows to encourage drivers to slow down. Extensive cutting of vegetation along the shoulders of property should be discouraged as it alters the character of the roadways. Numbers of roads and driveways should be kept to a minimum.

B-1-a · 5: Utilities should be located with regard to minimizing their visual impact.

B-1-a · 6: Buffers of natural vegetation should be encouraged to help buildings, roads, and utilities blend into the natural environment.

B-1-a · 7: Extensive clearing for development should not be done on steep slopes. Setbacks should be sufficient to allow some screening by vegetation of houses viewed from adjacent roads or waterways, so that from most perspectives the predominant view is of the property's vegetation, not its improvements. Building designs which offer a sense of integrity with the landscape should be promoted.

B-1-a · 8: Care should be taken to limit the amount of impervious surface area on any lot (i.e., house, driveway, concrete walk, etc.).

B-1-b: Promote residential densities which maintain the rural character of the Island.

B-1-b · 1: Develop a density map that would result in the largest number of new lots being at least one living unit per 5 acres, some lots at 2 1/2 units per acre and the smallest portion being sized to shorelands requirements. In areas where development has already occurred, allow higher density. In areas where no development has occurred, promote lower density. Lots already platted shall be vested as conforming with this plan as of the plans adoption.

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B-1-b · 2: When the Mason County Shoreline Master Program is revised next year, particular attention should be paid to the need for increasing minimum lot size, providing additional setbacks and for protecting vegetation, especially overstory, at the shoreline. The minimums under the current "Rural" designation are 100 feet of shoreline with a 25 foot setback and a 20,000 square-foot minimum lot size.

B-3 Industrial and Commercial Land Use

B-3-a: Discourage or prohibit industrial development in the subarea.

B-3-a · 1: Design standards for industries should be developed.

B-3-b: Design standards for commercial activity on the Island need to be established to ensure resident's privacy.

B-3-b · 1: A plan with an accompanying map should be developed identifying what types of commercial activity are allowed and what areas of the Island are zoned for commercial activity.

Suggested Implementation: Prohibit apartments, commercial office space, mini-warehouses. Limit retail business uses to areas zoned for possible commercial. Businesses should be limited to those that service the island population.

B-3-c · 2: Commercial development be subject to design review to ensure compatibility with rural character of the Island

Suggested Implementation: Use a design team to review plans for sight development, architecture, landscaping, parking, signage, and building height.

B-3-d: Ensure that the natural beauty of the Island is not impaired nor the rural character compromised as a result of commercial development.

B-3-d · 1: Setbacks and aesthetic considerations, including landscaping, should be required when creating new lots for commercial development and when siting buildings.

B-11 Public Nuisances

B-11-a: To implement regulations that would offer relief from objectionable and offensive activities.

B-11-a 1: Ordinances shall be written that prohibit activities found to be injurious to health, indecent or offensive to the senses, or interferes with the rights of others to enjoy

their property. Following are some samples: loud music, barking dogs, animals not under control, roaming livestock, tire dumps, indiscriminate disposal of waste, etc. This list is not inclusive.

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#### **D. RESIDENTIAL LAND USE**

A1: The physical capabilities of development sites and the potential impact on surrounding properties should determine the site suitability of proposed developments in the subarea. To attain this policy, the following density standards are recommended:

- a. Each parcel currently below 5 acres in size may be developed for an individual single-family residence.
- b. For parcels 5 acres to 10 acres in size which were legally created prior to the adoption of this Plan, parcel owners shall have the right to divide this property into lots, the smallest of which is not less than 2.5 acres in size.
- c. For parcels greater than 10 acres in size, one of the following options shall apply:
  - 1) Land may be divided to a density of one single-family residence per 2.5 acres by using the following density bonus strategy:

For every single-family residential lot planned into an "Open Space Development", one additional single-family residential lot may be added to the development, provided that at least 50% of the total land base is designated as open space. (see open space development chart in appendix for example densities per acreage.)

The designated open space parcel may be used for agriculture, forestry, passive recreation, stormwater detention areas, community water systems, on-site sewage disposal systems, and critical areas (i.e. wetlands, steep slopes, wildlife habitat, etc.). The acreage not allocated to each individual lot shall be managed as open space by the original owner or through an open space maintenance agreement with individual lot owners (an example of a model open space agreement is in the Appendix). The following two statements should be placed on the face of the plat at the time of recording of the open space development:

- a) an open space maintenance agreement does exist, and
- b) the rights to development of this acreage, other than the allowed open space uses previously mentioned, are no longer available on this parcel or parcels of land.

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2) One single-family residence per 5 acres may be created using conventional land segregation methods.

A2: Innovative techniques in site planning, such as the creation of open space and common areas and the use of clustering of individual lots and buildings, should be used in the design of all land division proposals in the subarea.

A3: Incentives to help design development proposals, such as density bonus, conservation easements, and community-held open space, should be encouraged, but permitted only in locations where land capability will allow denser development.

A4: Residential housing developments, which include a mix of housing types and provides common open space or recreational areas, should be encouraged so that developments are planned in a manner which best preserves rural character, protects critical areas and adjacent property owners, and provides necessary facilities.

A5: Residential development should be discouraged adjacent to existing industrial areas or those areas designated for future industrial use within the subarea. New residential development adjacent to existing industrial uses should provide some buffering according to performance standards; however, the county will encourage the joint provision of a buffer in these cases. If clustering or density transfers are used in a land division, then the open space or resource areas or parcels should be used to provide separation.

A6: When a local entity (county or state) takes land by eminent domain or negotiation for a project of public purposes and reduces the size of affected properties, those affected parcels should have the rights afforded to them that were available prior to the eminent domain or negotiation action.

A7: The evaluation of land division proposals in the subarea should consider the impacts to existing and planned infrastructure, such as sewage disposal, water supply, traffic and circulation, and fire safety.

A8: In determining site suitability of shoreline development activities, potential short and long term impacts to water quality should be considered, as well as any reasonable alternative actions and/or mitigation measures.

A9: The site design of developments should not adversely impact the current levels of water quality and should avoid any risk of decertification of existing shellfish beds (When a shellfish bed is decertified, commercial harvest of shellfish for human consumption becomes illegal.)

A10: Accessory Dwelling Units should be permitted for each primary residence provided the land and the septic system are capable to support the additional use. Accessory living quarters should be limited to 800 square feet in size, should only be used for immediate family members, and should not be rented or leased.

A11: As recommended in the Totten-Little Skookum Watershed Action Plan , shorelines in the subarea should be redesignated to Conservancy Shoreline Environment, to restrict land divisions that create new lots each less than 200 feet wide.

E. COMMERCIAL AND INDUSTRIAL LAND USES

A1: Commercial and industrial development should be designed and located to minimize adverse impacts by noise, lights, and visual obstruction of the proposed use.

A2: Site development of commercial and industrial land uses should integrate stormwater retention standards in the preparation, construction, and operation of the land use.

A3: The operation of commercial and industrial land uses should not discharge wastes directly into the waters of the State.

A4: Industries which threaten ground or surface water should be prohibited from locating within the planning area if the business or use cannot ensure protection of these resources.

B1: Additional commercial and industrial development in the subarea should be located adjacent to existing commercial and industrial locations in the narrow corridor along Highway 101, north of the Highway 101 - 108 intersection.

B2: New and future industries seeking to locate in the planning area should be low impact, meet all performance standards for other permitted uses, and be clustered at designated locations which are physically suitable for the proposed land uses.

B3: Existing commercial and industrial developments should be allowed to continue and expand, provided that such expansion results in no significant adverse environmental impacts, the expansion can comply with the performance standards for similar uses in the Rural Area, and the expansion does not require the extension of an urban level of governmental services.

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B4: Existing commercial or industrial uses should have a preferential right to continue and not be subject to nuisance claims; provided that these uses are in compliance with local, state, federal laws and regulations.

B5: Existing commercial and industrial uses are encouraged to use setback landscaping along their property lines. New commercial and industrial uses should be required to provide setback landscaping between that use and adjacent land uses.