

**Chapter 33.20  
CARLSBORG URBAN GROWTH AREA**

Sections:

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[Ord. 701](#) 12/05/00

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[Ord. 766](#) 12/21/04

[Ord. 919](#) 11/29/16

**33.20.010 Carlsborg urban growth area zoning – Purpose.**

The purpose of this chapter is to establish zoning controls for the unincorporated Carlsborg UGA consistent with the adopted Sequim-Dungeness Regional Comprehensive Plan.

**33.20.020 Establishment of land use zones.**

The Carlsborg Land Use Map, as amended, shall serve as the official zoning map for the unincorporated Carlsborg UGA. Land use zones established to implement the comprehensive plan land use designations on the Carlsborg Land Use Map, as amended, are shown in Table 33.20.020(A):

**Table 33.20.020(A) – Conversion Table of Comprehensive Plan and Zoning Designations**

<b>Comprehensive Plan Designation</b>	<b>Zoning Designation</b>	<b>Zoning Symbol</b>
Carlsborg Urban Residential – Low	Carlsborg Urban Residential – Low	CR-I
Carlsborg Urban Residential – Medium	Carlsborg Urban Residential – Medium	CR-II
Carlsborg Urban Residential – High	Carlsborg Urban Residential – High	CR-III
Carlsborg Village Center	Carlsborg Village Center	CN
Carlsborg General Commercial	Carlsborg General Commercial	CGC
Carlsborg Commercial	Carlsborg Commercial	CC

Carlsborg Industrial	Carlsborg Industrial	CI
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**33.20.030 Purpose of districts.**

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The purposes of land use zones established under CCC [33.20.020](#) are as follows:

- (1) Carlsborg Urban Residential – Low (CR-I). The purpose of the Carlsborg Urban Residential Low designation is to provide a density of four to six dwelling units per acre for areas of single-family residential development that are generally free from encroachment of commercial and industrial activities.
  
  - (2) Carlsborg Urban Residential – Medium (CR-II). The purpose of the Carlsborg Urban Residential Medium designation is to provide a density of four to eight dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.
  
  - (3) Carlsborg Urban Residential – High (CR-III). The purpose of the Carlsborg Urban Residential High designation is to provide a density of four to 10 dwelling units per acre for areas of single- and multifamily residential development that are generally free from encroachment of commercial and industrial activities.
  
  - (4) Carlsborg Village Center (CN) is intended to provide for high-density residential development and small scale commercial uses that can be located within and serve residential neighborhoods within the historic village center of Carlsborg. The standards for the district are intended to reinforce the established scale and ambiance of neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. The purpose of the Village Center is to promote local orientation and to limit adverse impacts on nearby residential areas.
  
  - (5) Carlsborg General Commercial (CGC). The purpose of the Carlsborg General Commercial designation is to provide for a wide range of moderate-scale commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.
  
  - (6) Carlsborg Industrial (CI). The purpose of the Carlsborg Industrial designation is to allow for low nuisance uses.
  
  - (7) Carlsborg Commercial (CC). The purpose of the Carlsborg Commercial designation is to provide for a limited area of high-density residential development and low impact, neighborhood commercial activities.
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**33.20.040 Use tables.**

This section establishes whether a specific use is an allowed, conditional, or prohibited land use under the various land use zones established under CCC [33.20.020](#) and [33.20.030](#). Allowed, conditional, and prohibited land uses are represented as “A,” “C,” and “X,” respectively, as shown in Table 33.20.040(A).

(1) With the exception of conditional land uses, as regulated in Chapter [33.27](#) CCC, only those allowed land uses appearing in the use table of this section are deemed to be consistent with the comprehensive plan and in the interests of public health, safety, and general welfare of residents of the unincorporated Carlsborg UGA.

(2) No land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used, in whole or in part, for any of the uses listed as “conditional land uses” without the specific approval of Clallam County pursuant to Chapter [33.27](#) CCC.

(3) Any person may request that an unclassified use be authorized as similar to an allowed or conditional land use pursuant to CCC [33.40.050](#), General Requirements. Unclassified uses may be allowed through the issuance of a conditional land use pursuant to CCC [33.05.010](#), Land Use Zones.

(4) Pursuant to the procedures and criteria set forth in CCC [26.10.555](#), the Administrator may determine that a proposed unclassified use is prohibited based on a written finding that such use is similar to a prohibited land use and does not meet the purpose of the land use zone under CCC [33.20.030](#), Purpose of Districts.

**Table 33.20.040(A)**

Zoning District Use	CR-I	CR-II	CR-III	CN	CC	CGC	CI
Accessory use	A	A	A	A	A	A	A
Agriculture	A	A	A	A	A	A	A
Asphalt plant	X	X	X	X	X	X	C
Bed and breakfast	C	C	C	A	A	X	X
Business park	X	X	X	A	A	A	A
Cemetery	X	X	X	X	C	X	X
Child daycare center	X	X	X	A	A	A	X
Church	C	C	C	A	A	A	X

**Table 33.20.040(A)**

Zoning District Use	CR-I	CR-II	CR-III	CN	CC	CGC	CI
Commercial greenhouse	X	X	X	A(*)	A(*)	A(*)	A(*)
Commercial horse facility	X	X	X	A	A	A	C
Commercial storage	X	X	X	C	A(*)	A(*)	X
Duplex	X	A	A	A	A	X	X
Family daycare provider	A	A	A	A	A	X	X
Financial institution	X	X	X	A(*)	A	A	X
Gas station	X	X	X	A(*)	A(*)	A(*)	A(*)
Grocery store	X	X	X	A(*)	A(*)	A(*)	X
Group homes (16 or fewer persons)	C	C	C	A	A	X	X
Group homes (17 or more persons)	C	C	C	A	A	X	X
Home-based industry	C	C	C	A	A	X	X
Home enterprise	A	A	A	A	A	X	X
Indoor shooting range	X	X	X	X	X	C	X
Industrial use	X	X	X	X	X	C	A(*)
Kennels/boarding	X	X	X	C	C	C	X
Lodge	X	X	X	A	A	A	X
Mini-storage/self-storage	X	X	X	X	A	A	X
Marijuana producer/processor	X	X	X	X	X	X	A
Marijuana retail	X	X	X	A	X	A	X
Medical service facility	X	X	X	A	A	A	X
Mobile home park	X	A	A	C	C	X	X
Motel/hotel	X	X	X	A	A	A	X

**Table 33.20.040(A)**

Zoning District Use	CR-I	CR-II	CR-III	CN	CC	CGC	CI
Multiple-family dwelling	X	A	A	C	C	X	X
Outdoor-oriented recreation facility	X	X	X	A(*)	A(*)	A(*)	X
Planned unit development	A	A	A	A	A	X	X
Professional office	X	X	X	A	A	A	X
Research facility	X	X	X	C	C	A(*)	A(*)
Restaurant	X	X	X	A(*)	A(*)	A(*)	X
Retail use (not listed)	X	X	X	A	A	A	X
RV park	X	X	X	A(*)	A(*)	A(*)	X
School	X	X	X	A	A	A	X
Single-family dwelling	A	A	A	A	A	X	X
Tavern	X	X	X	A(*)	A(*)	A(*)	X
Tourist shop	X	X	X	A	A	A	X
Vehicular repair	X	X	X	A(*)	A(*)	A(*)	X
Veterinarian clinic/kennels	X	X	X	A(*)	A(*)	A(*)	X
Wholesale commercial use	X	X	X	X	C	C	A
Wood manufacturing	X	X	X	A(*)	A(*)	A(*)	A(*)
Wood manufacturing, small-scale	X	X	X	A(*)	A(*)	A(*)	A(*)
Wrecking yard	X	X	X	X	X	X	A(*)

(\*) – Note: A conditional use permit is required for applicable uses when any portion of the subject parcel abuts residentially zoned property. In addition to the criteria for review and approval specified under CCC [33.27.040](#)(Conditional Use Permit), project review shall also include particular attention to the following to ensure adequate buffering and protection for residential uses: (1) sound levels and time of day of anticipated

**Table 33.20.040(A)**

Zoning District Use	CR-I	CR-II	CR-III	CN	CC	CGC	CI
sound impacts; (2) objectionable odors; (3) light and glare; and (4) aesthetic impacts from buildings, parking, loading docks, storage areas, trash bins, and other operational or structural aspects of the development that could result in impacts to neighboring residences. The expansion of pre-existing uses subject to this requirement shall be exempt from the conditional use permit process; provided, the subject structure(s) in which the use occurs is not expanded by more than 10 percent within any three-year period, as measured by the exterior dimensions of the foundation of the enclosed structure(s).							

A – Allowed Land Use C – Conditional Land Use X – Prohibited Land Use

**33.20.050 Bulk and dimensional standards.**

(1) Bulk and Dimensional Purpose. In recognition of the varied topography and geographical relationships within the Carlsborg UGA, and for the safety and general welfare of the public, bulk, dimensional and general requirements for the zoning districts shall be required as a necessary part of the development review process. All permitted uses and conditional uses, except as otherwise established in an approved planned unit development, shall comply with the requirements of this section.

(2) Bulk, Dimensional and General Requirements. Bulk, dimensional, and general requirements are herewith established and shall be provided in accordance with the minimum standards set forth in Table (A) of this subsection. Additional criteria are provided in subsection (3) of this section. Bulk and dimensional standards measure the spatial, four-dimensional limitations of the site, including building height and size, if any, and minimum lot width, if any. Lot size and residential density is also subject to CCC [33.20.050\(3\)](#), Exceptions, and CCC [33.20.060](#), Development Standards.

**Table 33.20.050(2)(A) – Bulk, Dimensional and General Requirements:**

**Carlsborg Residential, Commercial, and Mixed Zones.**

Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks <sup>1</sup>					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
CR-I	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units	36 ft.	6 dwelling units

**Table 33.20.050(2)(A) – Bulk, Dimensional and General Requirements:**

**Carlsborg Residential, Commercial, and Mixed Zones.**

Zone	Minimums							Maximums		
	Lot Size	Lot Width	Required Setbacks <sup>1</sup>					Minimum Residential Density	Building Height	Residential Density
			Front			Side (each)	Rear			
			Access Road	Collector Road	Arterial					
								per acre <sup>3</sup>	per acre	
<b>CR-II</b>	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre <sup>3</sup>	36 ft.	8 dwelling units per acre
<b>CR-III</b>	None	None	15 ft.	15 ft.	60 ft.	10 ft.	15 ft.	4 dwelling units per acre <sup>3</sup>	36 ft.	10 dwelling units per acre
<b>CN</b>	None	None	15 ft.	15 ft.	None	Zero <sup>2</sup>	Zero <sup>2</sup>	4 dwelling units per acre <sup>3</sup>	36 ft.	10 dwelling units per acre
<b>CGC</b>	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero <sup>2</sup>	Zero <sup>2</sup>	Not Applicable	36 ft.	Not Applicable
<b>CI</b>	0.5 acre <sup>2</sup>	50 ft.	Zero <sup>2</sup>	Zero <sup>2</sup>	Zero <sup>2</sup>	Zero <sup>2</sup>	Zero <sup>2</sup>	Not Applicable	36 ft.	Not Applicable
<b>CC</b>	None	50 ft.	45 ft.	50 ft.	60 ft.	Zero <sup>2</sup>	Zero <sup>2</sup>	4 dwelling units per acre <sup>3</sup>	36 ft.	10 dwelling units per acre

<sup>1</sup>Where required setbacks under the International Building Code adopted by Clallam County differ from the minimum setbacks established in Chapter [33.03](#) CCC the more restrictive regulation shall apply.

<sup>2</sup>Subject to the International Building Code, side and rear yard setbacks shall be a minimum of 15 feet when abutting a residential zone.

<sup>3</sup>See CCC [33.20.070](#), minimum density standards.

(3) Exceptions. The bulk, dimensional and general requirements set forth in subsection (2) of this section shall apply to specifically permitted and conditional uses tabulated in CCC [33.20.040](#), excepting the following:

(a) The maximum building height provided in subsection (2) of this section shall not apply to antennas; provided, that antennas are set back from all exterior property lines at a minimum ratio of one foot of setback for every three feet of vertical height as measured from grade.

(b) Antennas, satellite dishes, or other communication devices shall not be located in the front setback area.

(c) No structures excepting signs, fences and berms shall be placed within the front setback area.

(d) Planned unit developments approved consistent with this title and CCC Title [29](#), Land Division Code, may specifically delineate setback, bulk, height or dimensional requirements which differ from these standards.

(4) Sight Clearance. In all zones, corner lots shall maintain a triangular safety zone consisting of an area in which no physical obstruction, such as a structure, fence, tree or shrub higher than 36 inches above grade shall be permitted. Such triangular area shall have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle shall be 15 feet. The third side of the triangle shall be a line connecting the two lot lines at the 15-foot point on each.

(5) Road Classifications. The purpose of establishing road classifications is to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply to the following streets maintained by either Clallam County or Washington Department of Transportation that are within the Carlsborg UGA; all roads not specifically listed shall be classified as local access roads:

<b>Arterials</b>	<b>Collectors</b>
State Route 101	Atterberry Rd. Carlsborg Rd. E. Runnion Rd. Hooker Rd. Mill Rd. Taylor Cutoff Rd.

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### **33.20.060 Development standards – Purpose and intent.**

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Development standards are established to ensure the compatibility of uses permitted within the Carlsborg UGA and to ensure the protection of the public health, safety and general welfare. All uses located within the Carlsborg UGA shall be subject to the development standards, as applicable, set forth in this section.

(1) Sewage disposal shall be provided consistent with the following:

(a) New land divisions and development shall connect to the Carlsborg sewer system consistent with Chapter [13.12](#) CCC, Carlsborg Sewer System.

(b) Pursuant to Chapter [13.12](#) CCC, all new, and repair or replacement of failed, on-site or community septic systems shall require that the developer install enhanced treatment technologies that demonstrate greater than 50 percent reduction of nitrate discharge as compared to conventional treatment systems. Additionally, all new or replacement of existing on-site or community septic systems shall, at a minimum, meet Treatment Standard II per the Washington Department of Health standards for on-site sewage treatment, as now or hereafter amended. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment of biological and chemical contaminants.

(2) Water supply shall be provided and consistent with the following:

(a) All new land divisions shall connect to an approved public water supply. Approved public water supply shall consist of either of the following:

(i) Clallam County PUD Carlsborg water system;

(ii) Existing Group A public water systems (i.e., private systems with more than 15 service connections); provided, that such system shall:

(A) Comply with design and water quality standards established by state law (Chapters [246-290](#) and [246-291](#) WAC), as now or hereafter amended, and

(B) Provide level of service (LOS) equal to or greater than that specified in the 2000 Carlsborg CFP (Chapter 4).

(b) Existing individual wells and community water systems shall be allowed to continue indefinitely; provided, that they are consistent with State and County health code requirements for potable water. Existing systems that fail to meet these standards and are unable to rectify the deficiency within a reasonable time

period shall be required to obtain connection from the PUD system or other approved community water system. To rectify a deficiency, the landowner may make structural or facility repairs, or deepen or replace an existing well, which must be drilled at a minimum into the middle aquifer.

(c) Existing individual wells or community systems shall not be expanded or altered in any way that would result in the expansion of the system or service area without full compliance with all criteria of this section.

(d) New community water systems in the Carlsborg UGA shall be permitted only if they meet or exceed the criteria for Group A water systems (15 or more connections), and demonstrate consistency with the LOS established in the Carlsborg Capital Facilities Plan. Vacant parcels which were lawfully established prior to the effective date of this chapter shall be allowed the use of private, individual wells.

(3) Landscaping. Landscaping for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter [33.53](#) CCC, Landscaping Requirements. The use of existing native and/or drought-tolerant landscape materials shall be utilized whenever possible, and may be used in lieu or in combination with existing plantings to demonstrate substantial consistency with the plant and screening standards of Chapter [33.53](#) CCC. The landscaping plan shall also demonstrate compliance with the following performance standards:

(a) Landscaped areas between public roads and parking shall be provided;

(b) Outside storage, garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties;

(c) Commercial/industrial development abutting residential areas shall include a landscape plan that describes tree/shrub species, size of plant materials, and the use of fencing, berms, or solid walls so that noise, light, and aesthetic impacts to residential properties are adequately minimized and/or mitigated.

(4) Off-Street Parking. Parking for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter [33.55](#) CCC, Parking Standards. The parking plan shall also demonstrate compliance with the following performance standards:

(a) Duplexes and multifamily residences shall provide no less than 1.5 parking spaces per unit. Parking areas shall be located behind or under buildings where practicable; except that, attached garages shall be allowed for duplexes.

(b) The number of access points from parking areas to public streets shall be minimized or shall be shared (where possible) within a development.

(c) Parking areas shall include landscaping, fencing and/or berming substantially equivalent to the standards in Chapter [33.55](#) CCC when abutting existing single-family residences or residential zoning districts.

(d) Where practicable, parking for commercial developments should be located to the rear of the development site.

(e) Parking lighting shall not create off-site glare, and shall utilize “cut-off” type fixtures that ensure glare will be downward facing and/or shielded and directed away from neighboring properties.

(5) Sidewalks. Developers of new commercial, industrial, mixed use, residential subdivisions, duplex, and multifamily developments proposed adjacent to or within the vicinity of proposed pedestrian facilities as depicted in the Carlsborg UGA Sidewalk and Trail Plan, shall be required to construct or contribute to the construction of pedestrian facilities, consistent with the requirements of the Clallam County Sidewalk and Trail Plan for Carlsborg, when adopted. Sidewalk and other pedestrian facilities shall be a required element for all application site plans processed by the Department of Community Development. For developments occurring prior to the adoption of the Sidewalk and Trail Plan, all such proposals shall be required to construct or contribute to the construction of pedestrian facilities, as determined by the County Engineer and the Department of Community Development, in accordance with the following standards:

(a) Highway 101 Corridor or within 500 Feet of Highway 101 – Minimum Sidewalk Development Standards. Sidewalks shall be constructed consistent with the City and County Design Standards, 1995 Edition, as amended. Where sidewalk depths of adjacent properties are inconsistent, a transition area shall be provided to avoid hazardous conditions, as approved by the County Engineer (or his/her designee).

(b) Other Roads – Minimum Sidewalk Development Standards. For development more than 500 feet from the right-of-way of SR 101 and abutting roads indicated in Figure 10-2 of the CFP as requiring sidewalks, the owner of the subject property shall dedicate to the County right-of-way, all area abutting the County roadway to a width sufficient to accommodate road improvement and maintenance needs as determined by the County Road Engineer, and a minimum six feet to accommodate sidewalk/pedestrian facilities.

(c) Trails – Minimum Trail Development. For development abutting or containing land indicated in Figure 10-2 of the CFP as requiring trails, the owner of the subject property shall dedicate to the County right-of-way all area along the designated trail to a width of 10 feet to the County right-of-way for pedestrian facilities.

(d) In review of site plans for sidewalk and trail facilities, the County Road Department and Department of Community Development shall consider the location of existing pedestrian facilities, the topographic and geographic setting of the subject parcel in relation to adjacent parcels, available space sufficient to accommodate pedestrian facilities, and the character of the vicinity of the subject property. The purpose of this review shall be to ensure pedestrian facilities are designed and developed consistently, safely, and provide for logical connectivity to other pedestrian facilities and community features.

(6) Signage. Signs shall comply with the standards set forth in Chapter [33.57](#) CCC, Sign Requirements.

(7) Site Planning. Commercial, industrial, mixed use, duplex, and multifamily developments shall provide:

(a) Compliance with CCC [31.03.350](#), Carlsborg UGA, and the Carlsborg CFP;

(b) Safe ingress and egress, and pedestrian and vehicular circulation;

(c) Adequate stacking or vehicle queuing room at driveways and street intersections, which shall be based on engineered traffic studies and calculations as required by the County Engineer (or his/her designee);

(d) Shared access and circulation to minimize road approaches, where practicable;

(e) Off-site traffic controls, devices, or improvements, including traffic signals, intersection improvements, and/or turning lanes as required by the County Engineer, consistent with the Comprehensive Plan;

(f) Separation of service vehicle access and parking from customer circulation and parking;

(g) Limited use of on-site circulation and parking areas as “cut-throughs”;

(h) Design of residential subdivisions, duplex and multifamily developments to orient to public or private streets and to provide pedestrian and vehicular connections to existing nearby neighborhoods and community features. The following standards are required:

(i) For developments proposing multiple structures of phased development, all buildings shall face an internal street or other access shall be developed,

(ii) Each building shall be provided with direct pedestrian access from a street fronting the building and from established parking areas.

(8) Services. Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, pedestrian walkways and parking area lighting. In addition, the following performance standards shall be met:

(a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

(b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.

(d) Garbage, maintenance and recycling facilities shall be screened.

(e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.

### **33.20.070 Minimum residential density standards.**

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(1) Purpose. The purpose and intent of this section is to establish a process to transition or phase development at urban densities where a full range of urban services is not yet available. It serves to establish an urban residential development pattern over time by protecting land that is needed for urban development when an urban level of service is made available. This process allows low-density development to occur below the desired level in a manner that will not impede the redevelopment of the area when urban services become available.

(2) Minimum Residential Density Required. Proposed residential land divisions must meet the minimum required density standards for the zone classification referenced in Table 33.20.050(2)(A) in which the property is located. The Administrator may approve residential land divisions and development less than the minimum residential density, subject to approval of a phased development, pursuant to Chapter [29.19](#) CCC, or the shadow plat requirements listed below.

(3) Shadow Platting Requirements. Shadow platting must be used to satisfy the minimum density requirements. The applicant must demonstrate that the proposed development plan would not preclude the provision of adequate access

and infrastructure to future development that would allow for the eventual compliance with the density requirement through future redevelopment of the property.

(a) The shadow plat is drawn to the same specifications of a preliminary plat or short plat showing the lots, blocks, utility corridors, and streets necessary to serve the lots that will be developed at the time of development approval as well as delineating the future lots and the major transportation routes and utility corridors that will be necessary to serve the remainder of the lots that will be developed once urban services are available and re-division is proposed to retain the required urban density.

(b) A shadow plat must be submitted and approved prior to any development of the parcel.

(c) The shadow plat must consider the extension of utilities and future transportation corridors and/or extensions of the existing street network that may be necessary to serve adjacent properties.

(d) The property may not be further divided until such time as the property is served with water and sewer services.