

Legal Notice

ORDINANCE 153
AN ORDINANCE of the Town of Coupeville, regulating and restricting the location, construction and use of building structures and use of lands in the Town of Coupeville, and for the said purpose of dividing the Town into use districts and providing penalties for the violation thereof.

Whereas, it is the opinion of the council that it would be in the best interest of the inhabitants of the Town of Coupeville that a comprehensive plan may determine future development of the land area in the Town of Coupeville so that to promote the whole utilization of said land and the continued use and enjoyment thereof by its populants, and

BE IT ORDAINED by the Council of the Town of Coupeville, Washington, as follows:

1.1 Definitions: For the purpose of this ordinance certain terms or words used herein shall be interpreted or defined as follows:

The singular number includes the plural.

The word "person" includes a corporation as well as an individual.

The word "lot" includes the word "plot" or "parcel".

The word "shall" is always mandatory.

The word "used" or "occupied" as applied to any land or buildings shall be construed to include the words "intended, arranged or designed to be used or occupied."

Accessory Use: A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Alley: A permanent service way providing a secondary means of access to abutting properties.

Alterations: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another.

Alterations, Structural: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

Apartment House: A building arranged, intended or designed to be occupied by three or more families living independently of each other.

Area, Building: The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclu-

the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning, or otherwise cleaning or servicing such motor vehicles.

Garage, Private: A garage used for storage purposes only and having a capacity of not more than three (3) automobiles or not more than one automobile per family housed in the building to which such a garage is accessory whichever is greater. Space therein may be used for not more than one commercial vehicle, and space may be rented for not more than two (2) vehicles of others than occupants of the building to which such garage is accessory.

Garage, Public: Any garage other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles.

Grade, Finished: The completed surfaces of lawns, walks and roads brought to grades as shown on official plans or designs relating thereto.

Home Occupation: An occupation for gain or support conducted only by members of a family residing on the premises, and conducted entirely within the dwelling provided that no article is sold or offered for sale except such as may be produced by members of the immediate family residing on the premises.

Hotel: A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes by guests and where only a general kitchen and dining room are provided within the building or in an accessory building.

Lot: Means a portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to same.

Non-Conforming Use: A structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

Open Space: An unoccupied space open to the sky on the same lot with the building.

Parking Space: The area required for parking one automobile, which in this ordinance is held to be an area nine (9)

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3.1 R-1 Zone: There is hereby established R-1 one family building zone and the standards and regulations by which certain land uses may be permitted therein.

3.2 Essential Use: The essential function of the R-1 family building zone is to provide for one family buildings to be located on a minimum lot size of 6000 square feet of land area and containing a 60 foot frontage and no building or premise shall be used and no building shall be erected, which is arranged, intended or designed to be used except for a R-1 use. On irregularly shaped lots the planning commission may grant a variance reducing the permissible frontage down to 40 feet provided such lot fits the general design and layout of the area where it is situated, particular reference is made to situations as exist on the inside of a curve or a cul-de-sac.

3.3 Permitted uses:

a. One family buildings.

b. Accessory uses. Private garage having space to accommodate not more than three automobiles. Carports, which are open on three sides may be permitted within four feet of a side yard property line.

c. Secondary uses:

(1) Hobby shops relating to the hobbies of the occupants of the home.

(2) Green houses operated by the occupants of a one-family building, the products of which shall not be sold on the premises. Home occupations which shall not employ any other persons than the members of the family occupying the one-family building.

(3) Professional Clinics and Offices, providing the professional clinic and/or office employs no more than one Nurse or other staff person in addition to the professional person using the residence for the purpose of the conduct of the profession.

(4) The keeping of horses, cattle, chickens, rabbits, sheep, and other similar animals, which shall not include goats and swine is permitted providing shelters for such animals are located at least fifty (50) feet from the side of adjoining lots and one hundred (100) feet from any public street, and one hundred (100) feet from any building located on any lot adjacent or adjoining the lot on which the animals are kept. The occupants of the lot upon which the animals are kept shall at all times maintain the premises in a clean and sanitary condition so as to comply with all conformant standards

in this zone shall be for compliance therewith.

(3) Fraternal Organizations and Social Clubs, all of which shall be privately owned and operated as a commercial enterprise catering to the general public, shall be located on a minimum zoning lot of 10,000 sq. ft.

(4) Libraries and Post Offices. Provided the coverage not exceed 33-100ths of an off-street parking shall be provided on the basis of one parking space for each 300 sq. ft. of net floor space devoted to serving, visiting and business floor areas of libraries and post offices with a minimum of 600 sq. ft. units.

(5) Multi-Family units or more units:

b. The permitted uses in R-1 and R-2 Zone, shall comply with the following:

The main gross floor area of any single family building shall not be less than 600 sq. ft. of living area. No part of the required yard, except rear side, shall be used for attached garage or for accessory or secondary use or building.

(1) Front yard. From 25 feet. The portion of the front yard in front of the front line shall be used for ornamental purposes and shall be placed thereon trees, shrubs, fences or of a similar nature. For a distance of 25 feet back from intersection of two streets, either street line, fence, structure or more than three feet above the street level is permitted.

(2) Rear yard, 30 feet and hedges in rear shall be no higher than 6 feet.

(3) Side yard, 6 feet, and fences in the side yard shall be no higher than 6 feet. Side yards may be reduced to four (4) and five (5) feet respectively, provided such differential sum is added to the opposite side making such sufficient for the practicability of the garage and additional structure on the lot. However, side yards which are used for the driveway no instance be less than (9) feet in width.

5.1 Off-Street parking

a. One family building off-street parking space shall be provided for each family unit.

c. Auditoriums, one parking space for each six (6) units.