

# 85001274

ORDINANCE NO. 381

An Ordinance relating to zoning, short plats, subdivisions, shoreline management, signs, environmental review, development standards and public improvements; repealing Ordinance Numbers 212A,B,C & D, 238C, 241A, 259A & B, 269, 334 and 373 of the Town of Coupeville; adopting Development Regulations and creating a new Title 10 DEVELOPMENT REGULATIONS OF THE TOWN OF COUPEVILLE MUNICIPAL CODE; establishing zoning districts in the Town of Coupeville; regulating and restricting the use of buildings and land; establishing use, height, area and off-street parking regulations; and regulating the division of land, shoreline uses and signs; providing for yards, and other open spaces; providing for an Historic Advisory Committee and Board of Adjustments; providing for the administration and enforcement of the provisions of these regulations and fixing penalties for the violation of these provisions.

WHEREAS, on December 22, 1977 the Town Council of the Town of Coupeville adopted a Comprehensive Plan for the Town of Coupeville; and the Town Council of the Town of Coupeville deems it to be necessary to adopt development regulations for the Town in order to carry out the provisions and purposes of said Comprehensive Plan; and

WHEREAS, the Town Council deems it to be necessary for the best interest of the health, safety, morals and general welfare of the people of the Town of Coupeville that the Development Regulations contained herein be adopted as the Official Development Regulations for the Town of Coupeville.

NOW, THEREFORE, be it ORDAINED by the Town Council of the Town of Coupeville as follows:

SECTION 1: That Ordinance Numbers 212A,B,C & D, 238C, 241A, 259A & B, 269, 334 and 373 of the Town of Coupeville are hereby repealed in their entirety.

SECTION 2: That there is hereby created a new title to the Town of Coupeville Municipal Code to be numbered and entitled TITLE 10 DEVELOPMENT REGULATIONS, to consist of the new chapters and sections numbered and entitled ORDINANCE NO. 381

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as follows and which shall read as follows:

Chapter 10.10 - IN GENERAL  
Section 10.10.005 - Title  
Section 10.10.010 - Purpose  
Section 10.10.015 - Applicability  
Section 10.10.020 - Authority  
Section 10.10.025 - Severability  
Section 10.10.030 - Definitions  
CHAPTER 10.20 - GENERAL ADMINISTRATION  
Section 10.20.005 - Purpose  
Section 10.20.010 - Interpretation Generally  
Section 10.20.015 - Conflict of Provisions  
Section 10.20.020 - Jurisdiction  
Section 10.20.025 - Administration, Enforcement and Penalties  
Section 10.20.030 - Amendments  
Section 10.20.035 - Appeals - Board of Adjustment  
CHAPTER 10.30 - ZONING  
Section 10.30.005 - Establishment of Zoning Districts and Provisions for Official Zoning Map  
Section 10.30.010 - Interpretation of Zoning District Boundaries  
Section 10.30.015 - Application of District Regulations  
Section 10.30.020 - Nonconforming Uses  
Section 10.30.025 - Residential - Agricultural District (RA)  
Section 10.30.030 - Low Density Residential District (LDR)  
Section 10.30.035 - Medium Density Residential District (RM-9600)  
Section 10.30.040 - Medium Density Residential District (RM-7200)  
Section 10.30.045 - High Density Residential District (RH)  
Section 10.30.050 - Waterfront Residential - Commercial District (WRC)  
Section 10.30.055 - Commercial District (C-1)  
Section 10.30.056 - Municipal Building District (MB)  
Section 10.30.060 - General Commercial District (C-2)  
Section 10.30.065 - Historic Restoration Overlay District  
Section 10.30.070 - Industrial Park District (I-P)  
Section 10.30.075 - Planning Unit Development District (PD)  
Section 10.30.080 - Supplementary District Regulations  
Section 10.30.085 - Off-Street Parking and Loading Requirements  
Section 10.30.090 - Manufactured Housing Units and Manufactured Housing Parks  
Section 10.30.095 - Variances  
Section 10.30.100 - Conditional Uses  
CHAPTER 10.40 - SUBDIVISIONS AND SHORT SUBDIVISIONS  
Section 10.40.005 - Purpose  
Section 10.40.010 - General Provisions  
Section 10.40.015 - Procedures  
Section 10.40.020 - Provisions for Health, Safety and Welfare-- Dedications  
Section 10.40.025 - Disapproval of Plat for Physical Conditions--Improve-  
ments Prior to Approval  
Section 10.40.030 - Contents of Preliminary Plat  
Section 10.40.035 - Contents of the Final Plat  
Section 10.40.040 - Conditions of Approval of the Final Plat  
Section 10.40.045 - Approval of the Final Plat  
Section 10.40.050 - Subdivision, Dividing Five (5) or more Lots--Selling Lot(s) without Final Plat--Restrain-Assessment of Costs  
Section 10.40.055 - Conformance Required--Recovery of Costs  
Section 10.40.060 - Enforcement--Assurance of Discontinuance  
Section 10.40.065 - Permanent Control Monuments--Performance Authority  
Section 10.40.070 - Certification of Correctness of Plat Representation  
Section 10.40.075 - Certificate Required with Filing Plat--Dedication Requirements

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1	Section 10.40.080 - Short Subdivisions--Applicability
2	Section 10.40.085 - Filing Procedure
3	Section 10.40.090 - Application of Environmental Analysis and Impact Statement
4	Section 10.40.095 - Survey
5	Section 10.40.100 - Dedication
6	Section 10.40.110 - Review Criteria
7	Section 10.40.115 - Bond Required
8	Section 10.40.120 - Summary Approval
9	Section 10.40.125 - Appeal Procedure
10	Section 10.40.130 - Short Plat Amendment
11	CHAPTER 10.50 - DEVELOPMENT REGULATIONS
12	Section 10.50.005 - Purpose and Intent
13	Section 10.50.010 - Applicability
14	Section 10.50.015 - General Design and Construction Standards
15	Section 10.50.020 - Streets
16	Plate A - Residential Right-of-Ways
17	Plate B - Collector Arterials
18	Plate C - Planter and Barrier Curb Details
19	Plate D - Visibility Requirements
20	Plate E - Commercial Approach
21	Plate F - Curbs and Gutters
22	Section 10.50.025 - Utilities
23	Section 10.50.030 - Required Improvements by District
24	CHAPTER 10.60 - SIGNS
25	Section 10.60.005 - Purpose and Scope
26	Section 10.60.010 - Adoption of the Uniform Sign Code
27	Section 10.60.015 - Specific Definitions for Sign Regulations
28	Section 10.60.020 - Administration
29	Section 10.60.025 - Exceptions and Exemptions
30	Section 10.60.030 - Prohibited Signs and Structures
31	Section 10.60.035 - Sign Requirements by District
32	Section 10.60.040 - Historic Restoration Overlay District Sign Requirements
33	Section 10.60.045 - Liability
34	CHAPTER 10.70 - SHORELINE MANAGEMENT
35	Section 10.70.005 - Purpose
36	Section 10.70.010 - Specific Definitions for Shoreline Management
37	Section 10.70.015 - Applicability
38	Section 10.60.020 - Administration
39	Section 10.70.025 - Policy
40	Section 10.70.030 - Notification of Shoreline Activity
41	Section 10.70.035 - Substantial Development Permit Consideration
42	Section 10.70.040 - Appeals
43	Section 10.70.045 - Variance and Conditional Use
44	Section 10.70.050 - Bonds
45	Section 10.70.055 - Master Program Revision
46	Section 10.60.060 - Fees
47	Section 10.70.065 - Violations and Penalties
48	CHAPTER 10.80 - ENVIRONMENTAL MANAGEMENT (SEPA)
49	Section 10.80.010 - Authority
50	Section 10.80.015 - General Requirements
51	Section 10.80.020 - Categorical Exemptions and Threshold Determinations
52	Section 10.80.025 - Environmental Impact Statement (EIS)
53	Section 10.80.030 - Commenting
54	Section 10.80.035 - Using Existing Environmental Documents
55	Section 10.80.040 - SEPA and Agency Decisions
56	Section 10.80.045 - Definitions
57	Section 10.80.050 - Categorical Exemptions
58	Section 10.80.055 - Agency Compliance
59	Section 10.80.060 - Forms

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CHAPTER 10.90 - FEES AND CHARGES  
Section 10.90.010 - Authority  
Section 10.90.020 - Schedule of Fees  
ZONING MAP

PASSED by the Town Council and APPROVED by its Mayor this 22nd day of  
October, 1984.

THE TOWN OF COUPEVILLE

By:

Lew D. Hoadly

ATTEST:

Davis A. Ward

TREASURER-CLERK

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