

ORDINANCE NO. 381A

An Ordinance regulating the building setbacks, minimum lot area, variance procedures, parking standards, subdivision procedures, general design and construction standards, streets, utilities, entry permits, sign requirements, shoreline standards and SEPA appeals; and amending Ordinance No. 381 dated October 22, 1984.

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

That this Ordinance is adopted in order to promote and protect public health, safety and general welfare.

SECTION 1: The following Sections shall be revised as specified below:

SECTION 10.30.035 - Medium Density Residential District (RM-9600)

B) Permitted Use

- 1) Principal Uses
- b) Delete "Duplexes."

SECTION 10.30.045 - High Density Residential District (RH)

E) Development Requirements

Add:

- "7) Off-street parking spaces required shall be provided as required in Section 10.30.085."

SECTION 10.30.055 - Commercial District (C-1)

D) Development Requirements

3) Minimum Yards:

- a) Change wording to:
"For properties in the downtown Historic area bounded by Penn Cove on the north, Alexander Street on the west, Coveland Street on the south, and Main Street on the east:"

SECTION 10.30.056 - Municipal Building District (MB)

D) Development Requirements

3) Minimum Yards:

- a) Change wording to:
"For properties in the downtown Historic area bounded by Penn Cove on the north, Colburn Street on the west, Coveland Street on the south, and Main Street on the east:"

SECTION 10.30.060 - General Commercial District (C-2)

D) Development Requirements

Change to read:

- "1) Minimum Lot Area - 10,000 square feet
- 2) Minimum Lot Width - 100 feet
- 3) Minimum Yards:
 - a) Front Yard - 20 feet
 - b) Rear Yard - 10 feet
 - c) Side Yard - 10 feet."

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Town of Coupeville

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H.H. FERRIER, AUDITOR

ISLAND COUNTY, WASH.

D. Simon DEPUTY

SECTION 10.30.085 - Off-Street Parking and Loading Requirements

C) General Provisions

Add:

- "6) Any spaces required by the Uniform Building Code for handicapped persons shall be in addition to the number of spaces required by this Section."

D) Parking Space Requirements

Offices:

Change the following to read:

- "14) Office buildings, banks, savings and loan companies and similar institutions.

One space for 200 sq. ft. of gross floor area.

- 15) Medical office building and veterinarian offices. One space per 150 sq. ft. of gross floor area.
- 17) Restaurant, cafes, eating and drinking places, etc. One space per 100 sq. ft. of gross floor area.
- 23) Grocery stores, delicatessens, drug stores or pharmacies. One space per 250 sq. ft. of gross floor area.
- 26) Retail and wholesale stores of non-bulky items. One space per 300 sq. ft. of gross floor area.
- 27) Retail and wholesale storage of bulky items (e.g., furniture, major appliances, autos). One space per 600 sq. ft. of gross floor area.
- 29) Pet hospitals, clinics and kennels. One space for each employee plus two parking spaces for visitors.

E) Design Standards

1) Change to read "...one hundred seventy-one (171) square feet...".

Add:

- "7) Twenty-five (25) percent of parking space requirement may be designed for "compact car". Such space may not be less than eight feet five inches (8'5") wide or fourteen feet five inches (14'5") in length and shall be labeled "compact car".
- 8) Parking lot design shall conform to the dimensions of the parking diagram contained in Plates A and B."

SECTION 10.30.095 - Variances

B) Procedure

Replace 7) and 8) with the following:

- "7) Variance granted by the Planning Commission under the provisions of this Ordinance shall not be effective until ten (10) days after the mailing of the notice of decision or until after the regular meeting of the Town Council following the date of such mailing, whichever is last; provided, however, in case certification of the proceedings has been requested by the Council or an appeal has been taken as hereinafter provided, the variance shall not be effective until the Council has acted on the certification or appeal."

Add:

- "8) The Council may call up any action of the Planning Commission in granting or denying a variance, but such action of the Council shall be taken at the meeting at which notice of the decision of the Planning Commission is presented, and when the Council takes such action the Planning Commission's records pertaining to the variance in question shall be certified to the Council. The Council shall set a public hearing and shall give notice of the time and place in the manner set forth in Section 10.30.095 B) 2).
- "9) Variances granted under this ordinance shall be effective only when the exercise of the right granted thereunder shall be commenced within one (1) year from the effective date of that variance, unless a longer period be specified or thereafter allowed by the Planning Commission. If such right is not exercised, or an extension granted, the variance shall be void. A written request for an extension of time filed with the Town shall toll the running of the six (6) month period until the Planning Commission has acted on said request.
- "10) Discontinuance of the exercise of any right heretofore or hereafter authorized by any variance for a continuous period of six (6) months shall be deemed an abandonment of such variance, and the property affected thereby shall be subject to all the provisions and regulations of this ordinance applicable to the district or zone in which such property is located at the time of such abandonment.

- "11) a) An appeal may be taken to the Town Council by any person, firm or corporation, or by an officer, department, board or commission of any public corporation or political subdivision of the State of Washington aggrieved or affected by the determination of the Planning Commission on an application for a variance. An appeal must be filed with the Town Clerk within ten (10) days from the date of mailing of notice of the decision of the Planning Commission. The appeal shall be filed in duplicate and one (1) copy thereof shall be forwarded immediately by the Clerk to the Building Official. The appeal shall state wherein the Planning Commission failed to conform to the provisions of the ordinance.
- b) When an appeal is filed it shall stay all proceedings by all parties in connection with the matter upon which the appeal is taken until the determination of such appeal by the Council.
- c) The Council shall review the action of the Planning Commission and may refer the matter back to the Planning Commission for further consideration, in which case the Planning Commission shall conduct such further investigation if it is deemed advisable and report its findings to the Council. The council may summarily, after considering the application and appeal, and finding that the facts therein stated do not warrant any further hearing, affirm the action of the Planning Commission and deny the appeal. If the Council be of the opinion that the facts in the case warrant further action, the Council shall set the matter for hearing for the Council, and shall give notice of the time and place of such hearing in the same manner as set forth in Section 10.30.095 B) 2). After the hearing, the Council may reverse or affirm, wholly or partly, or modify any decision or determination, or may impose such conditions as the facts warrant and may grant a variance, and its decision or determination shall be final. Any hearing may be continued from time to time."

SECTION 10.40.015 - Procedures

Change to read: "SECTION 10.40.015 - Procedures for Preliminary Plat Review"

Administration

Delete any reference to "final subdivision and plats".

Delete last paragraph: "When the final subdivision is approved by the Town... such approval by the Town."

Add: "SECTION 10.40.032 - Procedures for Final Plat Approval"

The final plat shall be submitted for review by the Planning Commission at least ten (10) days prior to a regular scheduled meeting in form specified in Section 10.40.035. The Planning Commission shall review the final plat to determine that it conforms with the preliminary plat as approved. The Town Planning Consultant and Town Building Inspector shall certify that the requirements of Section 10.40.040 have been met."

SECTION 10.40.040 - Conditions of Approval of Final Plat

Change Section title and first paragraph to read:

"SECTION 10.40.040 - Conditions Required before Final Plat Approval
Before final plat approval, the following shall be required:."

Revise Section 10.40.040 E) to read as follows:

"E) The Town may permit a Performance Bond in lieu of the construction of a portion or all of the foregoing improvements. The Town may permit the subdivider to:

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- 1) Deposit a Performance Bond with Town Council in an amount to be determined by the Building Inspector. This should be permitted only in unusual circumstances where construction of the improvements are impractical due to weather conditions or coordination with other utilities. All improvements to be completed by the subdivider within one (1) year except for sidewalks. If said improvements are not completed in the specified time, the Town Council may use the bond or any portion thereof to complete the same, or
- 2) Petition and have established, by the Town Council, a local improvement district in accordance with the State statutes and ordinances of the Town to cover all the costs of the required improvements not previously constructed or governed by a bond. The subdivider shall submit an affidavit from the Island County Assessor giving the assessed valuation of the land, including the improvements thereon, that will be benefitted by the proposed improvements. The assessed valuation must be at least one-half (1/2) of the estimated cost of the improvements."

Add: "SECTION 10.40.052 - Agreement to Transfer Land Conditioned on Final Plat Approval - Authorized

If performance of an offer or agreement to sell, lease or otherwise transfer a lot, tract or parcel of land following preliminary plat approval is expressly conditioned on the recording of the final plat containing the lot, tract or parcel under this chapter, all payments on account of an offer or agreement conditioned as provided in this section shall be deposited in an escrow or other regulated trust account and no disbursement to sellers shall be permitted until the final plat is recorded."

SECTION 10.50.015 - General Design and Construction Standards

D) General Construction Requirements

1) Location

- c) Add to last sentence: "Water meters shall be installed at edge of right-of-way adjacent to property served. If not practicable, meter placing shall be determined by Town of Coupeville."

Add: "e) Fire hydrants shall be located at intersections at property line. If not feasible, then as directed by the Town of Coupeville."

SECTION 10.50.020 - Streets

A) In General

7) Street Names

Add to this paragraph:

"All names and numbers shall conform to the adopted street naming numbering policy."

SECTION 10.50.025 - Utilities

A) In General

Add: "5) Fire Hydrants: Fire hydrants, within Town limits, shall be Iowa, six (6) inch, dry barrel with four and one-half (4-1/2) inch pumper port, two - two and one-half (2 - 2-1/2) inch outlets and flanged joints. Hydrants shall be installed in accordance with APWA standards. Hydrant spacing shall be as follows:

Low density or agricultural areas - maximum 900'.

Residential areas - maximum 600'

Commercial/industrial areas - as required by Fire Marshal but not to exceed 300'.

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(Schools, Courthouse, hospital and other large public buildings to be considered as Commercial for enforcement of this regulation.) Buildings of which any portion are more than 150' from the public water supply shall have hydrants located as directed by the Fire Marshal."

SECTION 10.50.030 - Required Improvements by District

Add:

A) "6) Traffic control and street name signs as required by the Town."

B) "4) Traffic control and street name signs as required by the Town."

C) "3) Traffic control and street name signs as required by the Town."

Add:

"SECTION 10.50.035 - Entry Permits

An Entry Permit shall be required for installation of driveway culverts or curb cuts used for vehicular access to private property from public streets."

SECTION 10.60.020 - Administration

Add:

"L) Variance Procedure

Any application for variance to the standards specified in this Chapter shall be processed in the manner specified in Section 10.30.095."

SECTION 10.60.035 - Sign Requirements by District

B) Commercial

2) Size

a) Delete "marquee".

b) Change to read: "The maximum area permitted for signs shall not be greater than five (5) percent of facade of the building which faces the street. This shall be calculated to include all window and door area in the facade and be measured from the ground to the roof line. In the case of a lot on a corner, the larger of the two facades may be used. For irregular shaped signs, the area shall be that of the smallest rectangle than would wholly contain the signs."

f) Change to read: "Freestanding signs shall conform to the height and area requirements computed in Section 10.60.035 (B) (2) (b) & (c), except the area of freestanding sign shall be calculated at the rate of one-half (1/2) square foot of freestanding sign area for each square foot of computed permitted sign area. If a freestanding sign has copy on both sides, the area of that sign shall be the total of both sides."

SECTION 10.70.010 - Specific Definitions for Shoreline Management

D) Definitions

6) Substantial Development:

Change "one thousand dollars (\$1,000.00)" to "two thousand five hundred dollars (\$2,500.00)".

SECTION 10.80.040 - SEPA and Agency Decisions

C) (WAC 173-806-170). Appeals.

1) a) 1) Amend to read: "Appeal of a DNS or DS must be made to the Town of Coupeville within fifteen (15) days of the date the DNS or DS is final."

SECTION 10.90.020 - Schedule of Fees

Add:

"K) Entry Permit

\$10.00."

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SECTION 2: Coupeville Ordinance No. 381 is hereby amended.

SECTION 3: This Ordinance shall be in full force and effect upon the passage by the Town Council and proper posting according to law.

PASSED by the Town Council and APPROVED by its Mayor this 27th day of July, 1987.

THE TOWN OF COUPEVILLE

By:

Lew S. Maddy
MAYOR

ATTEST:

Davis A. Ward
TREASURER-CLERK

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PARKING DIAGRAM

Center to Center Width
of Two-Row Bin
With Access Road Between

| Parking Angle (Degree) | Stall Width | Stall to Curb (19'-Long Stall) | Aisle Width* | Curb Length | Front of Stall to Front of Stall | Overlap Front of stall- Front of Stall | f ¹ | f ² |
|------------------------------|----------------|--------------------------------------|-----------------|----------------|--|--|----------------|----------------|
| a | b | c | d | e | | | | |
| 0° | 9'0" | 8.0 | 12.0 | 22.0 | 28.0 | | | |
| 20° | 9'0" | 15.0 | 11.0 | 26.3 | 41.0 | | | 32.5 |
| | 9'6" | 15.5 | 11.0 | 27.8 | 42.0 | | | 33.1 |
| | 10'0" | 15.9 | 11.0 | 29.2 | 42.8 | | | 33.4 |
| 30° | 9'0" | 17.3 | 11.0 | 18.0 | 45.6 | | | 37.8 |
| | 9'6" | 17.8 | 11.0 | 19.0 | 46.6 | | | 38.4 |
| | 10'0" | 18.2 | 11.0 | 20.0 | 47.4 | | | 38.7 |
| 40° | 9'0" | 19.1 | 12.0 | 14.0 | 50.2 | | | 43.3 |
| | 9'6" | 19.5 | 12.0 | 14.8 | 51.0 | | | 43.7 |
| | 10'0" | 19.9 | 12.0 | 15.6 | 51.8 | | | 44.1 |
| 45° | 9'0" | 19.8 | 13.0 | 12.7 | 52.6 | | | 46.2 |
| | 9'6" | 20.1 | 13.0 | 13.4 | 53.2 | | | 46.5 |
| | 10'0" | 20.5 | 13.0 | 14.1 | 54.0 | | | 46.9 |
| 50° | 9'0" | 20.4 | 12.0 | 11.7 | 52.8 | | | 47.0 |
| | 9'6" | 20.7 | 12.0 | 12.4 | 53.4 | | | 47.3 |
| | 10'0" | 21.0 | 12.0 | 13.1 | 54.0 | | | 47.6 |
| 60° | 9'0" | 21.0 | 18.0 | 10.4 | 60.0 | | | 55.5 |
| | 9'6" | 21.2 | 18.0 | 11.0 | 60.4 | | | 55.6 |
| | 10'0" | 21.5 | 18.0 | 11.5 | 61.0 | | | 56.0 |
| 70° | 9'0" | 21.0 | 19.0 | 9.6 | 61.0 | | | 57.9 |
| | 9'6" | 21.2 | 18.5 | 10.1 | 60.9 | | | 57.7 |
| | 10'0" | 21.2 | 18.0 | 10.6 | 60.4 | | | 57.0 |
| 80° | 9'0" | 20.3 | 24.0 | 9.1 | 64.3 | | | 62.7 |
| | 9'6" | 20.4 | 24.0 | 9.6 | 64.4 | | | 62.7 |
| | 10'0" | 20.5 | 24.0 | 10.2 | 65.0 | | | 63.3 |
| 90° | 9'0" | 19.0 | 24.0 | 9.0 | 62.0 | | | - |
| | 9'6" | 19.0 | 24.0 | 9.5 | 62.0 | | | - |
| | 10'0" | 19.0 | 24.0 | 10.0 | 63.0 | | | - |

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*For two-way circulation the minimum aisle width shall be ²²~~24~~ feet, adequate ingress, egress and turnaround space shall be provided.

No portion of a parking space or aisle shall be located in a required landscaped yard.

