

ORDINANCE NO. 381-R

INTERIM CHANGES TO COUPEVILLE DEVELOPMENT REGULATIONS

An Ordinance of the Town of Coupeville, Washington amending the Development Regulations as adopted in Ordinance 381.

WHEREAS, the Town Council directed that the Town of Coupeville's Development Regulations be modified to reduce inconsistencies and correct problems in various sections,

WHEREAS, properly advertised public hearings were held by both the Planning Commission and Town Council to consider the proposed interim changes, and

WHEREAS, this ordinance complies with the Town Council's direction and the goals and policies of the Coupeville Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Town of Coupeville that Ordinance 381, the Development Regulations, be amended as shown in EXHIBIT A, attached hereto.

PASSED by the Town of Coupeville and APPROVED by its Mayor on this 24th day of May, 1993.

THE TOWN OF COUPEVILLE

By B. B. Rappier
MAYOR

ATTEST:

Carol L. Wilder
TOWN CLERK

EXHIBIT A

- occupied as three (3) or more separate dwelling units where units are for rent or lease.
- 8) AQUACULTURE: The culture or farming for fish food, shellfish or other aquatic plants and animals but not including the harvesting of natural resources.
 - 9) AREA, BUILDING: The total ground coverage of a building or structure which provides shelter measured from the outside of its external walls or supporting members or from a point four (4) feet in from the outside edge of a cantilevered roof, whichever covers the greatest area.
 - 9A) AREA, USEABLE: That portion of a lot or parcel physically suited for supporting buildings. Land not considered useable area includes, but is not limited to, tidelands, shorelines, bluffs, unstable slopes, wetlands, areas of poor drainage, and areas devoted solely to utility purposes such as stormwater retention ponds. The extent of useable area of a lot or parcel shall be determined by the Town Planner.
 - 10) ARTERIAL STREET: Links cities and towns, or major traffic generators, carrying highest traffic volumes.
 - 11) BASEMENT: That portion of a building partly underground and having at least one-half (1/2) of its perimeter length more than five (5) feet below the adjoining finished grade.
 - 12) BED & BREAKFAST FACILITY: A private residence, portion thereof, or accessory structure, where short-term lodging rooms are provided consistent with limitations provided in the zoning district in which it is located. The operator of the facility shall live on the premises.
 - 13) BLOCK: An area of land within a subdivision that is entirely bounded by rights-of-way, public streets, streams, parks, physical barriers, and exterior boundaries of the subdivision, excepting alleys.
 - 14) BLOCK LENGTH: The distance between intersections of thorough streets, such distance being measured along the longest street bounding the block and from right-of-way line of the two (2) intersecting streets.
 - 15) BOARDING OR ROOMING HOUSE: A dwelling in which not more than four (4) roomers, lodgers and/or boarders are housed or fed.
 - 16) BUILDING: Any structure having a roof, but excluding all forms of vehicles even though immobilized. When a use is required to be within a building, or where special authority granted pursuant to this title requires that a use shall be within an entirely enclosed building, then the term "building" means one so designed and constructed that all exterior walls of the structure shall be solid from the ground to the roof line, and shall contain no openings except for windows and doors which are designed so that they may be closed.
 - 17) BUILDING HEIGHT: The vertical distance from the median ground level grade of the building to the highest point of the roof.

- 71) LIVING QUARTER: A room, or part thereof, of a building which is occupied as a separate living quarter, or if vacant, intended for occupancy as a separate living quarter.
- 72) INDUSTRIAL, LIGHT: Manufacture and assembly of light and small items made from previously prepared materials and includes operations which do not create noise, smoke, odor, vibration or other objectionable nuisances to the extent that they are detrimental to surrounding uses.
- 73) JUNK YARD: A lot, land or structure, or part thereof, used for the collecting, storage and sale of waste paper, rags, scrap metal or discarded material or for the collecting, dismantling, storage, salvaging, handling or sale of parts of machinery or vehicles not in running condition. "Junk yard" includes an auto wrecking yard but does not include uses established entirely within an enclosed building.
- 74) LEGAL ACCESS: Access to a dedicated street or road which is connected to and a part of the legally dedicated improved transportation network of the Town.
- 75) LOCAL IMPROVEMENT DISTRICT: A means whereby property owners representing a majority can make an improvement benefiting their neighborhood and distribute the costs equitably among all owners.
- 76) LOT: A single tract of land no matter how legally described, whether by metes and bounds and/or by lot or lots and block designations in a recorded plat, which at the time of applying for a building permit is designated by its owner or developer as the tract to be used, developed or built upon as a unit of land under single ownership or control and assigned to the particular use for which the building permit is being secured and having frontage on or access to a public street.
- 77) LOT AREA: The total horizontal area within the boundary lines of a lot.
- 77a) LOT, CONFORMING: A fractional part of divided lands having fixed boundaries and being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts, parcels or combinations of tracts or parcels, meeting the requirements of CDR Chapter 10.40.010 F) 1).
- 78) LOT, CORNER: A lot at the junction of and fronting on two (2) or more intersecting streets:
- 79) LOT DEPTH: The mean dimension of the lot from the front street line to the rear line. The depth of such lot is measured on a line approximately

Section 10.30.025 - Residential - Agricultural District (RA)

A) Intent and Purpose

The purpose of the Residential-Agricultural District is to implement the goals and policies of the Coupeville Comprehensive Plan:

- 1) To provide for a low density rural style of living within the Town;
- 2) To promote the maintenance of open space and rural character;
- 3) To maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources;
- 4) To encourage agricultural and forestry operations.

B) Permitted Uses

The following are permitted uses in the Residential-Agriculture District:

1) Principal Use

- a) One single family dwelling on each conforming lot;
- b) Agriculture, floriculture, horticulture, general small scale farming, dairying, poultry raising, stock raising, and other agricultural uses, buildings and activities, except raising of swine, wild animals or disposal of garbage and offal by feeding same to livestock;
- c) Public parks and playgrounds;
- d) The cultivation, harvest and production of forest products or any forest crop, including but not limited to timber, ferns, moss, boughs, bark, berries, nuts, tree fruits, nursery stock and Christmas trees.

2) Accessory Uses

- a) Detached buildings and structures accessory to the permitted use (1,200 square feet or less);
- b) One guest house not for rent;
- c) Produce stand for the sale of fruit, vegetables or other agricultural products raised on the property.

C) Conditional Uses

The following uses are conditional uses within the Residential-Agricultural District upon the issuance of a Conditional Use Permit:

- 1) Community clubs, churches, schools, fire halls, cemeteries, golf courses, riding stables;
- 2) Home occupations;

- 3) Bed and Breakfast Facilities not to exceed 6 guest rooms;
 - 4) Day Care Facilities;
 - 5) Public and private utilities;
 - 6) Structures covering more than 1,200 square feet of lot area, other than a single family residence and attached garage.
- D) Prohibited Uses
Any use or structure not listed under permitted principal, accessory or conditional uses.
- E) Special Conditions
No clearing, filling, grading or terracing of any lot shall be undertaken which substantially alters the character of the topography or vegetative cover or that will substantially alter the natural drainage patterns unless a drainage plan has been approved by the Town.
- F) Development Requirements
- 1) Minimum Lot Area - Two (2) acres (87,120 square feet) useable area
 - 2) Minimum Lot Width - 150 feet
 - 3) Minimum Yards:
 - a) Front Yard - 25 feet setback
 - b) Rear Yard - 30 feet setback
 - c) Side Yards - 25 feet setback
 - d) Buildings for the housing of livestock, chickens, or other animals, including kennels for personal, non-commercial use, shall maintain a setback of fifty (50) feet from all lot lines and one hundred (100) feet from any dwelling on an adjacent lot at the time of construction of the accessory building.
 - 4) Maximum Lot Coverage of all buildings and impervious surfaces - Twenty-five (25) percent
 - 5) Maximum Height of all structures - Twenty-five (25) feet.
 - 6) Structures covering more than 1,200 square feet of lot area, other than single family residences and attached garages, require issuance of a conditional use permit.

Section 10.30.030 - Low Density Residential District (LDR)

A) Intent and Purpose

The purpose of the Low Density Residential District is to implement the goals and policies of the Coupeville Comprehensive Plan:

- 1) To provide for a rural style of living within the Town;
- 2) To provide a buffer to separate agricultural areas from the suburban and urban residential uses;
- 3) To promote the maintenance of open space;
- 4) To maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources.

B) Permitted Uses

1) Principal Uses

- a) One single family dwelling on each conforming lot;
- b) Small scale cultivation, management and harvest of field, shrub, vine, greenhouse and tree crops including but not limited to timber, ferns, moss, boughs, bark, berries, nuts, tree fruits, nursery stock and Christmas trees.

2) Accessory Uses

- a) Detached buildings and structures, not covering more than 800 square feet of lot area, accessory to the permitted use;
- b) One guest house not for rent;
- c) Produce stand for the sale of fruit, vegetables or other agricultural products raised on the property;
- d) Small scale, non-commercial poultry raising, accessory to a single family dwelling.

C) Conditional Uses

The following uses are conditional uses within the Low Density Residential District, upon issuance of a Conditional Use Permit:

- 1) Community clubs, churches, schools, fire halls, cemeteries, neighborhood or community parks, golf courses, riding stables;
- 2) Home occupations;
- 3) Bed and Breakfast Facilities not to exceed two (2) guest rooms;
- 4) Day care facilities;
- 5) Public and private utilities;
- 6) Detached buildings and structures covering more than 800 square feet of lot area.

D) Prohibited Uses

Any use or structure not listed under permitted principal, accessory or conditional uses.

E) Special Conditions

No clearing, filling, grading or terracing of any lot shall be undertaken which substantially alters the character of the topography, or vegetative cover or that will substantially alter the natural drainage patterns unless a drainage plan has been approved by the Town.

F) Development Requirements

- 1) Minimum Lot Area - one-half (1/2) acre useable area
- 2) Minimum Lot Width - 100 feet
- 3) Minimum Yards:
 - a) Front Yard - 25 feet setback
 - b) Rear Yard - 30 feet setback
 - c) Side Yards - 15 feet (each) setback
- 4) Maximum Lot Coverage by all buildings and impervious surfaces - Twenty-five (25) percent
- 5) Maximum Height of all structures - Twenty-five (25) feet
- 6) Buildings for the housing of poultry for personal, non-commercial use, shall maintain a setback of fifty (50) feet from all lot lines.

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

A) Intent and Purpose

The RM-9600 District is established to provide for predominantly single family residential development which creates a stable and satisfying environment for family life, and to prohibit uses which would violate the residential character of the environment.

B) Permitted Uses

1) Principal Uses

- a) One single family dwelling on each conforming lot.

2) Accessory Uses

- a) Private garages or carports;
- b) Private greenhouses;
- c) Accessory tool sheds or other similar storage type facilities.

C) Conditional Uses

The following uses are conditional uses upon issuance of a Conditional Use Permit:

- 1) Bed and Breakfast Facilities not to exceed two (2) guest rooms;
- 2) Churches;
- 3) Home occupations;
- 4) Parks and playgrounds, publicly owned and operated;
- 5) Public and private utilities;
- 6) Schools, either public or private;
- 7) Duplexes;
- 8) Day care centers.

D) Prohibited Uses

- 1) Any use or structure not listed under permitted principal, accessory or conditional uses, including the keeping of livestock.

E) Development Requirements

- 1) Minimum Lot Area - 9600 square feet useable area
- 2) Minimum Lot Width - 75 feet
- 3) Minimum Yards:
 - a) Front Yard - 25 feet setback
 - b) Rear Yard - 20 feet setback
 - c) Side Yards - 6 feet (each) setback
- 4) Maximum Lot Coverage by all buildings and impervious surfaces - Thirty-five (35) percent
- 5) Minimum Lot Frontage on a cul-de-sac shall be thirty (30) feet
- 6) Maximum Height of all structures - Twenty-five (25) feet
- 7) Accessory structures shall not cover more than twenty (20) percent of the rear yard, with the exception of private garages. An accessory structure shall not cover more than eight hundred (800) square feet in lot area.

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Section 10.30.045 - High Density Residential District (RH)

A) Intent and Purpose

The RH District is established to provide for areas where predominantly medium to high density residential development is desirable and to prohibit uses which violate the residential character of the environment.

B) Permitted Uses

1) Principal Uses

- a) One (1) and two (2) family dwellings;
- b) Multiple family dwellings;
- c) Bed and Breakfast Facilities not to exceed two (2) guest rooms;
- d) Rest, Convalescent and Nursing Homes;
- e) Retirement Homes.

2) Accessory Uses

Accessory uses and structures including but not limited to the following:

- a) Maintenance building, tool shed, or other maintenance facility;
- b) Private garages and required off-street parking;
- c) Private noncommercial greenhouses;
- d) Other uses and structures customarily accessory and clearly subordinate to permitted principal uses.

C) Conditional Uses

The following uses require a Conditional Use Permit:

- 1) Churches;
- 2) Parks and playgrounds, publicly owned and operated;
- 3) Public and private utilities;
- 4) Schools, either public or private, including day care centers;
- 5) Manufactured housing parks and subdivisions as provided for in Section 10.30.090)g;
- 6) Professional offices;
- 7) Home occupations.

D) Prohibited Uses

Any use or structure not listed under permitted principal, accessory or conditional uses.

E) Special Conditions

1) Recreation Space

This section is intended to provide recreation areas for apartment dwellers, to separate such areas from automobile-oriented space, and enhance the residential environmental quality of multiple family residential uses.

- a) A minimum of three-hundred (300) square feet of recreation area shall be provided per each dwelling unit, including those used by the owner or building management personnel. No part of the area may be used for driveway, parking or other automobile use.
- b) One (1) outdoor main activity such as a swimming pool or a tennis court may not cover more than twenty-five (25) percent of the total recreation space.
- 2) Landscaping
At least 10 percent of the lot area shall be landscaped following a plan approved by the Planning Staff.
- F) Development Requirements
 - 1) Minimum Lot Area - 9600 square feet useable area
 - 2) Maximum Density - 1 dwelling unit per 4000 square feet gross lot area
 - 3) Minimum Lot Width - 70 feet
 - 4) Minimum Yards:
 - a) Front Yard - 20 feet setback
 - b) Rear Yard - 15 feet setback
 - c) Side Yards - 10 feet (each) setback
 - 5) Maximum Lot Coverage by all buildings and impervious surfaces - Seventy (70) percent
 - 6) Minimum Lot Frontage on a cul-de-sac shall be thirty (30) feet
 - 7) Maximum Height of all structures - Twenty-eight (28) feet above grade.
 - 8) Off-street parking spaces required shall be provided as required in Section 10.30.085.

Section 10.30.055 - Commercial District (C-1)

A) Intent and Purpose

The purpose of the Community Commercial District is to implement the goals and policies of the Coupeville

Comprehensive Plan by pursuing the following objectives:

- 1) To provide for areas of predominantly commercial land use in appropriate areas of the Town;
- 2) To assure that commercial development is appropriate in size and scale to the Town and adjacent buildings;
- 3) To ensure compatibility of commercial development with the surrounding area;
- 4) To provide for efficient vehicular and pedestrian traffic;
- 5) To preserve the historic rural character, structures and sites of the Town.

B) Permitted Uses

1) Principal Uses

- a) Retail sales business;
- b) Banks, business and private professional offices;
- c) Theaters;
- d) Restaurants and establishments selling alcoholic beverages by virtue of a license issued by the State of Washington;
- e) Personal services shops such as barber and beauty shops, photographic studios, tailor and dressmaking shops;
- f) Private clubs, lodges, fraternal organizations, union halls and social halls;
- g) Bed and Breakfast Facilities;
- h) Mixed use of single family residential and duplexes and above listed uses, except on street level.

2) Accessory Uses

Any use which is clearly incidental to permitted uses and which will not create a nuisance or hazard, including signs as set forth in Chapter 10.60.

C) Conditional Uses

The following uses are conditional uses within the Community Commercial District upon the issuance of a Conditional Use Permit:

- 1) All tax-exempt uses, subject to the requirements listed in Section 10.30.080;
- 2) Public and private off-street parking lots, gasoline service stations, auto sales agencies, automobile repair and other automotive uses, subject to the following requirements:
 - a) That exits and entrances be located to prevent traffic congestion and hazards;
 - b) That the proposed use be located so it will not divide the concentrated pedestrian shopping area which is intended for this zone.
- 3) Single family dwellings, duplexes and multi-family dwellings;
- 4) Churches;

5) Commercial recreation establishments other than theaters;

6) Hotels and motels.

D) Prohibited Uses

Any use or structure not listed under permitted, accessory or conditional uses.

E) Development Requirements

1) Minimum Lot Area - 5000 square feet useable area

2) Minimum Lot Width - 50 feet

3) Minimum Yards:

a) 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:

1) Front Yard - 0 (zero) feet setback

2) Rear Yard - 10 feet setback

3) Side Yards - 0 (zero) feet (each) setback

b) For all other areas in the C-1 District:

1) Front Yard - 10 feet setback

2) Rear Yard - 6 feet setback

3) Side Yards - 10 feet (each) setback

4) Maximum Building Height - Twenty-eight (28) feet

5) Minimum Footprint Area per Building - Four hundred (400) square feet gross floor area.

6) Off-street parking and loading space required, and shall be provided as required in Section 10.30.085, except in the Historic Front Street area bounded by Coveland Street on the South, Alexander Street on the West, Main Street on the East and extending into Penn Cove to include the Coupeville Wharf.

7) Landscaping - Except for the area north of Front Street between Alexander and Main Streets, at least ten (10) percent of the lot area shall be landscaped following a plan approved by the Planning Director prior to issuance of building permit.

8) Lot coverage requirements - None.

9) Exterior Appearance Requirements

a) Garbage cans and/or refuse bins of any sort shall be completely concealed from view from public streets and right-of-ways;

b) Fences should be constructed of wood finished with natural color, stone or masonry.

Section 10.30.056 - Municipal Building District (MB)

A) Intent and Purpose

The Municipal Building District is established to acknowledge and provide for public buildings and facilities within the Town of Coupeville.

B) Permitted Uses

1) Principal Uses

- a) Government Offices;
- b) Schools;
- c) Hospitals;
- d) Parks;
- e) Public Facilities;
- f) Public Utilities.

2) Permitted Accessory Uses

Any use which is clearly incidental to permitted uses and which will not create a nuisance or hazard, including signs as set forth in Chapter 10.60.

C) Prohibited Uses

Any use or structure not listed under permitted or accessory uses.

D) Development Requirements

- 1) Minimum Lot Area - 5000 square feet useable area
- 2) Minimum Lot Width - 50 feet
- 3) Minimum Yards:
 - a) 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.
 - 1) Front Yard - 0 (zero) feet setback
 - 2) Rear Yard - 10 feet setback
 - 3) Side Yards - 0 (zero) feet (each) setback
 - b) For all other areas in the MB District:
 - 1) Front Yard - 10 feet setback
 - 2) Rear Yard - 6 feet setback
 - 3) Side Yards - 10 feet (each) setback
- 4) Maximum Building Height - Twenty-eight (28) feet
- 5) Minimum Footprint Area per Building - Four hundred (400) square feet gross floor area
- 6) Off-street parking and loading space required, and shall be provided as required in Section 10.30.085, except in the Historic Front Street area bounded by Coveland Street on the South, Alexander Street on the West, Main Street on the East and extending into Penn Cove to include the Coupeville Wharf.

- 7) Landscaping - Except for the area north of Front Street between Alexander and Main Streets, at least ten (10) percent of the lot area shall be landscaped following a plan approved by the Planning Director prior to issuance of building permit.
- 8) Lot coverage requirements - None.
- 9) Exterior Appearance Requirements
 - a) Garbage cans and/or refuse bins of any sort shall be completely concealed from view from public streets and right-of-ways;
 - b) Fences should be constructed of wood finished with natural color, stone, or masonry.

Section 10.30.060 - General Commercial District (C-2)

A) Intent and Purpose

The purpose of the General Commercial District is to implement the goals and policies of the Coupeville Comprehensive Plan by pursuing the following objectives:

- 1) To encourage the clustering of commercial developments in areas presently oriented to commercial use;
- 2) To assure that commercial development is appropriate in size and scale to the Town;
- 3) To ensure compatibility of commercial development with the surrounding area;
- 4) To provide for efficient vehicular and pedestrian traffic, and adequate off-street parking for auto-oriented commercial activities.

B) Permitted Uses

1) Principal Uses

- a) All Principal Uses permitted in the Community Commercial District (C-1).

2) Permitted Accessory Uses

Any use which is clearly incidental to permitted uses and which will not create a nuisance or hazard, including signs as set forth in Chapter 10.60.

C) Conditional Uses

The following uses are conditional uses within the General Commercial District upon the issuance of a Conditional Use Permit:

- 1) All tax-exempt uses, subject to the requirements listed in Section 10.30.080;
- 2) Light manufacturing, fabricating, assembling and repairing;
- 3) Heliports and helistops;
- 4) Gasoline service stations;
- 5) Automotive sales agencies;
- 6) Automotive repair establishments;
- 7) Public and private off-street parking lot;
- 8) Drive-in businesses;
- 9) Veterinary clinics, excluding outdoor boarding kennels;
- 10) Mini-storage warehouses.

D) Prohibited Uses

Any use or structure not listed under permitted, accessory or conditional uses.

E) Development Requirements

- 1) Minimum Lot Area - 10,000 square feet useable area
- 2) Minimum Lot Width - 100 feet
- 3) Minimum Yards:
 - a) Front Yard - 20 feet setback
 - b) Rear Yard - 10 feet setback
 - c) Side Yards - 10 feet (each) setback
- 4) Maximum Building Height - Twenty-eight (28) feet
- 5) Minimum Footprint Area per Building - Four hundred (400) square feet gross floor area
- 6) Off-street parking and loading space required, and shall be provided as required in Section 10.30.085
- 7) Lot coverage requirements - None
- 8) Landscaping - At least ten (10) percent of the lot area shall be landscaped following a plan approved by the Planning Director, prior to issuance of building permit. All areas not devoted to buildings, structures, drives or walks shall be covered with grass, shrubbery, trees or natural ground cover. As a minimum, such areas shall be landscaped with one (1) tree per 500 square feet of such area.

F) Exterior Appearance Requirements

- 1) Garbage cans and/or refuse bins of any sort shall be completely concealed from view from public streets and right-of-ways;
- 2) Fences should be constructed of wood, finished with natural color, stone or masonry.

- G) Maximum curb cuts to off-street parking shall be twenty-five (25) feet and shall maintain a distance of forty (40) feet from a corner.

C) Feasibility for Building Sites

Areas which are known or suspected to be poor building sites because of geological hazard, poor drainage or swamp conditions, shall be noted on the face of the short plat.

D) Water Supply and Fire Protection

The proposed plat shall be reviewed for potential adequacy of water supply and fire protection.

Items A) through D) above, shall be considered as criteria for which a short plat may be denied.

Section 10.40.115 - Bond Required

When in the opinion of the Town Consulting Engineer some type of assurance from the property owner is needed to insure compliance with conditions for approval with Town Codes and standards in the construction of streets and utilities, the owner shall be required to submit to the Town a bond in the amount of not less than one hundred ten (110) percent of the estimated cost of said improvement. Said bond shall hold for a period of six (6) months after the final acceptance of said improvements by the Town.

Section 10.40.120 - Approval

A) General

Preliminary approval of a short plat is effective for a period of eighteen (18) months from Town Council approval. During said period, the conditions of approval, if any, must be fulfilled and required improvements completed. Upon written request submitted no less than ninety (90) days prior to expiration of preliminary plat approval, the applicant may request up to a twelve (12) month extension of preliminary approval. The Town, upon good cause shown, may grant one twelve (12) month extension. The time limits for processing Short Subdivisions and Final Short Plat approvals provided in RCW 58.17.140 shall be met. (90 days preliminary, 30 days final)

B) Notice of Return to Applicant for Cause

If a final short plat is not in proper order or cannot be approved in its present form, a letter, postmarked within thirty (30) days of receipt of the final short plat by the Town shall be sent to the applicant providing the reasons why approval cannot be given in its present form.

C) Effect of Final Approval

The approval of a short plat shall not be a guarantee that future permits will be granted for any structures or development within said area and a notation to this effect shall be stated on the face of the short plat. Upon fulfillment of all conditions of preliminary approval and the submittal of a sufficient final short plat map, the Town Planning Director, Town Engineer and Mayor shall affix their signatures to the face of the final short plat and said short plat will be recorded with the Island County Auditor. Upon recording with the Island County Auditor, the short plat will become effective.

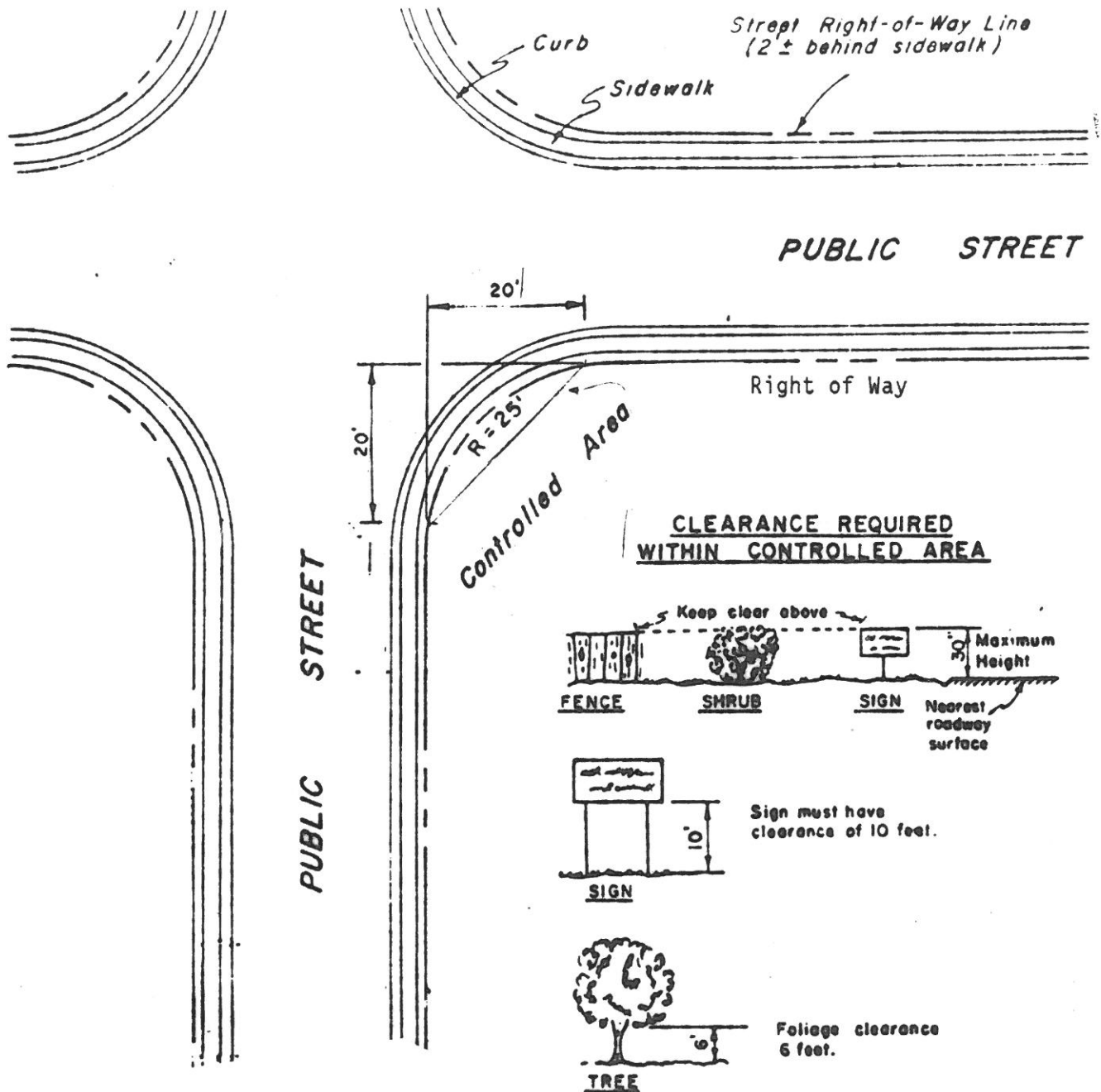
6) Intersection:

- a) Rounded: Property lines at street intersections shall be rounded with a maximum radius of twenty (20) feet or of a greater radius where the Planning Commission determines it to be necessary.
- b) Jogs: Streets with center line offsets of less than one hundred twenty-five (125) feet shall be avoided. Where streets intersect major streets, their alignment shall be continuous.

C) Plans for Construction of Streets, Utilities and Drainage Structures

The designing engineer shall submit to the Town Engineer plans and specifications for street, utility and drainage structures for the proposed development. The plans and specifications shall include a vicinity map, and a plan and profile consisting of the following:

- 1) Plan/Profile: A plan and profile of the proposed construction shall be submitted to the Town Engineer for approval prior to construction and shall include:
Plan:
 - a) Street alignment in stations of one hundred (100) foot intervals;
 - b) Bearing on street centerline;
 - c) Radius of horizontal curves;
 - d) Proposed right-of-way width limits;
 - e) Label all streets and adjoining subdivisions;
 - f) Typical roadway sections, including utility locations;
 - g) Existing and proposed drainage structures, showing type and size of culverts with the direction of flow indicated;
 - h) Street cross section, showing utilities, pavement width, sidewalks, etc.
 - i) Suggested scales: One (1) inch equals fifty (50) feet; or one (1) inch equals one hundred (100) feet.



Where necessary to protect the public health and safety, the Town Engineer may establish more stringent visibility standards, including building setbacks and control area requirements than those specified in the Coupeville Development Regulations

- 16) PERSON: Includes any individual, corporation, association, firm, partnership or the like, singular or plural.
- 17) PORTABLE SIGN: Any sign made of any material including paper, cardboard, wood, plastic or metal which is capable of being moved, easily and is not permanently affixed to the ground, structure or building. Includes sidewalk, sandwich board or A-frame signs but excludes temporary signs as provided for in Section 10.60.025 B).
- 18) PRIMARY SIGN: A permanent sign other than those allowed under 'incidental'.
- 19) READERBOARD: A sign or part of a sign on which letter or lines are designed to be changed periodically.
- 20) SIGN: Sign, structure or device as defined by Chapter 2, Uniform Sign Code. A vending machine, whether freestanding or incorporated into a structure, constitutes a sign if over 3.5 square feet of visible surface area is devoted to advertising text or advertising graphics. The area of the machine devoted to such text or graphics will be included in the total sign area of the building or buildings with which the machine is associated.
- 21) SINGLE OCCUPANCY BUILDING: A commercial building or structure with one (1) major enterprise and usually one (1) owner.
- 22) STREET: Street, highway or other public right-of-way, usually in reference to frontage.
- 23) SURFACE AREA FOR SIGNS OF BUILDING FACADE: Continuous front, side or back surface of any given elevation, including doors and windows.
- 24) TEMPORARY SIGN: A non-permanent sign intended for use for a short period of time. See Section 10.60.025.
- 25) WAY OPEN TO PUBLIC: Any paved or unpaved area on private property open to the general public for parking or driving.
- 26) WINDOW SIGN: All signs located inside and affixed to or within three (3) feet of windows of a building which may be viewed from the exterior of the building. The term does not include merchandise located within three (3) feet of a window.
- 27) U.S.C. OR UNIFORM SIGN CODE: The most recent edition of the Uniform Sign Code, International Conference of Building Officials.

NOTE: Definitions found in U.S.C. are also included as part of these regulations as are those found herein.

K) Non-Conforming Signs

When a sign or advertising device that was legally installed prior to the effective date of these regulations do not meet the requirements of these regulations, said sign shall be allowed to continue to exist as long as it is maintained in conformance with these regulations and is not enlarged, moved, extended or altered in any way that increases its non-conformity. Should such sign be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformance with provisions of these regulations. Vending machines existing as of May 27, 1993, meeting the definition in Section 10.60.015 20) may be repaired, but may not be replaced or moved.

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 10.60.025 - Exceptions and Exemptions

The following shall not require a permit. These exceptions shall not be construed as relieving the owner of any sign from the responsibility of its erection and maintenance and its compliance with the provisions of these regulations, the Uniform Sign Code or any other law or ordinance regulating same.

A) Permanent Signs

1) Replacing Copy

The changing of advertising copy or message on signs specifically designed for use or replaceable copy, if such sign is otherwise in compliance with these regulations.

2) Cleaning

Repainting, cleaning or repairing of an advertising structure which does not involve change of any other kind. Copy and design remain the same.

3) Credit

Signs totaling not more than two (2) square feet advertising that credit is available to members of monetary institutions.

4) Incidental Signs

Signs, non-electrical and non-illuminated of a non-commercial nature, which are permanently affixed on a plane parallel to the wall, on walls or windows located

Section 10.60.040 - Historic Restoration Overlay District
Sign Requirements

In areas shown as within the Historic Restoration Overlay District the following sign restrictions apply in addition to all other provisions herein:

- 1) Lettering and symbols on signs shall be simple and bold;
- 2) Signs attached to a building or structure which project from the surface of the building or structure shall project less than four (4) feet from the surface of the building or structure, but not to extend closer than eighteen (18) inches to the curb line, be no less than eight (8) feet from the surface of the sidewalk or ground below to the bottom of the sign;
- 3) Signs shall be made of wood. Lettering on signs shall be routed, applied or printed on the surface of the signing material. Lettering shall be contemporary to the period in which a building or structure was built;
- 4) Signs with more than two (2) colors shall be discouraged except where approximating original coloration;
- 5) Lighting or illumination of signs shall be subdued and indirect. Backlighting of signing material, internally lit, spotlighted, neon, moving and flashing signs shall be prohibited. This prohibition applies to vending machines defined as signs in Section 10.60.015 20);
- 6) Historic Advisory Committee approval is required for all exterior signs and illuminated inside signs in any window in the Historic Restoration Overlay District.

Section 10.60.045 - Liability

These regulations shall not be construed to relieve from or lessen the responsibility of any person owning, building, altering, constructing or moving any sign in the Town for damages to anyone injured or damaged either in person or property by any defect therein; nor shall the Town, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorized herein or a certificate of inspection issued by the Town by any of its agents.

CHAPTER 10.90 - FEES AND CHARGES

Section 10.90.010 - Authority

- A) The Town Council shall establish a schedule of fees and charges to partially cover expenses involved with processing and review of permit applications, appeals and other matters pertaining to this title. The schedule of fees listed below shall be posted in Town Hall and may be altered or amended only by the Town Council.
- B) Decisions and actions to approve any permit or certificate pertaining to this title are contingent on payment of necessary fees and charges. No permit, certificate, or decision pertaining to this title shall be effective until applicable charges and fees listed in Section 10.90.020 have been paid in full.
- C) No application shall be considered complete until all necessary application fees are paid. No application shall be scheduled for Historical Advisory Committee, Planning Commission or Town Council consideration until all applicable application fees are paid.

Section 10.90.020 - Schedule of Application Fees and Public

Notice Charges

- A) Zoning Ordinance Amendment or Rezone \$250.00 plus publication and notification expenses
- B) Variance \$100.00 plus publication and notification expenses
- C) Conditional Use Permit \$150.00 plus publication and notification expenses
- D) Short Subdivision (Short Plat)
 - 1) Preliminary short plat \$250.00 plus publication and notification expenses
 - 2) Final Plat \$200.00
- E) Subdivision
 - 1) Preliminary Plat \$350.00 plus publication and notification expenses
 - 2) Final Plat \$300.00
- F) Shoreline Permits
 - 1) Substantial Development Permit \$250.00 plus publication and notification expenses
 - 2) Shoreline Variance Permit \$50.00 in addition to F)1), above
 - 3) Shoreline Conditional Use Permit \$50.00 in addition to F)1), above
 - 4) Shoreline Exemption \$ 25.00

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| G) | Planned Unit Development | |
| | 1) Outline Plan Approval | \$350.00 plus publication and notification expenses |
| | 2) Detail Plan Approval | \$350.00 plus publication and notification expenses |
| | 3) Final Plan Approval | \$350.00 |
| H) | Vacation of Public Right-of-Way | Application fee \$75.00 plus publication and notification expenses.
If approved, 100% of assessed value of property vacated, plus cost of determining value, preparing title transfer documents and recording fees. |
| I) | State Environmental Policy Act: | |
| | 1) Threshold Determination associated with actions not listed in 10.90.020 A),C),E),F), or G), above. | \$100.00 |
| | 2) Town Preparation of Checklist or EIS | \$150.00 plus cost incurred as established in Section 10.80.055 (C) |
| J) | Sign Permits | \$ 25.00 per sign |
| K) | Entry Permits | \$ 10.00 per entry |
| L) | Appeals to Town Council | \$ 40.00 plus publication and notification expenses |
| M) | Latecomers Agreements | \$150.00 plus publication and notification expenses and salary and expenses associated with Town Engineer review of application |

6/14/93