

**DRAFT ORDINANCE NO. XXXXX**  
**AN ORDINANCE OF THE CITY OF PORT TOWNSEND, WASHINGTON, RELATED TO INCREASING AFFORDABLE HOUSING CAPACITY IN THE HIGH DENSITY MULTIFAMILY, NEIGHBORHOOD MIXED USE CENTER, COMMUNITY MIXED USE CENTER, AND MIXED COMMERCIAL/LIGHT MANUFACTURING ZONES; AMENDING THE COMPREHENSIVE PLAN AND TITLE 17 OF THE PORT TOWNSEND MUNICIPAL CODE**

**WHEREAS**, the City of Port Townsend accepts Land Use Code Text Revision applications annually in accordance with the Growth Management Act and RCW 36.70A.130.

**WHEREAS**, the City reviews City-initiated amendments concurrently with Land Use Code Text Revision applications, February 1, 2023, Ready Athletics submitted a Land Use Code Text Revision Application, in accordance with the requirements of Port Townsend Municipal Code Section 20.04.,

**WHEREAS**, City of Port Townsend Resolution No. 23-041 as signed on July 3, 2023, authorized the Planning and Community Development Department to pursue a proposed docket of Comprehensive Plan and Development Regulation updates in 2023,

**WHEREAS**, as required by the Growth Management Act, RCW36.70A.130(1)(d), the proposed amendment to the development regulations are consistent with and implement the comprehensive plan. The amendment specifically advances the Port Townsend Comprehensive Plan Goals and Policies identified in the Findings and Conditions Staff Report.

**WHEREAS**, the City SEPA official has reviewed the potential adverse impacts of the proposed amendments and issued a Determination of Non Significance (LUP23-045) pursuant to the State Environmental Policy Act (SEPA); and

**WHEREAS**, public notice and opportunity to comment on these amendments was provided through

- electronic notice to interested parties,
- Planning Commission Hearing on September 14, 2023
- a legal notice of SEPA determination published in the Port Townsend Leader on August 23, 2023
- a legal notice of public hearing before the City Council published in the Port Townsend Leader on August 23, 2023

**WHEREAS**, City Department of Planning and Community Development staff provided notice of intent to adopt the proposed development regulation amendments to the State Department of Commerce (DOC) for review and comment prior to the adoption of this ordinance per RCW 36.70A.106.; and,

**WHEREAS**, the City Planning Commission, after timely notice, held a public hearing and accepted public testimony on this matter on September 14, 2023 and recommended to the City Council that Port Townsend Municipal Code Title 17 be amended as proposed; and

**WHEREAS**, the City Council held an open record public hearing on October 2, 2023, and has considered public comments and written submittals and the Planning Commission recommendations:

**NOW, THEREFORE**, THE City Council of the City of Port Townsend ordains as follows:

Section 1. Amendments.

- A. The Port Townsend Comprehensive Plan is amended as set forth in Exhibits A through E
- B. The Port Townsend Municipal Code amended as set forth in Exhibits F through PSection 2. Severability. If any sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or work of this ordinance.

Section 3. Transmittal to Department of Commerce. The City Clerk shall transmit a copy of the Ordinance to the State Department of Commerce (DOC) within ten (10) days of adoption of this ordinance.

Section 4. Notwithstanding any provisions to the contrary in Chapter 1.01.015 of the Port Townsend Municipal Code, staff and the Code Reviser are authorized to update and incorporate changes adopted in the Port Townsend Municipal Code. Staff and the Code Reviser are further authorized to make non-substantive edits related to numbering, grammar, spelling, and formatting consistent with this Ordinance.

Section 5. Effective Date. This ordinance shall take effect and be in force five days following its publication in the manner provided by law.

**ADOPTED** by the City Council of the City of Port Townsend, Washington at a regular meeting thereof, held this 16<sup>th</sup> of October, 2023.

### Exhibit A

#### **Comprehensive Plan Chapter 4 Land Use Element Residential Designations:**

High Density: R-IV (MF) a minimum of 2045 units and a maximum of 3024 units per 40,000 s.f. area “

### Exhibit B

#### **Comprehensive Plan Chapter 4 Land Use Element A Description of the Land Use Designations Residential Designations**

**R-IV - High Density Multi-Family:** This designation accommodates larger scale multi-family structures (e.g., 10-24 dwellings per structure) at a density of not less than 2045 units per 40,000 square feet of land area or more than 3024 units per 40,000 square feet of land area. A minimum density has been specified for this designation in order to discourage use of this land for subordinate, lower density, single-family development.

### Exhibit C

#### **Comprehensive Plan Chapter 4 Land Use Element A Description of the Land Use Designation Marine-Related and Manufacturing Designations**

**M/C - Mixed Light Manufacturing and Commercial:** The purpose of this designation is to provide for a mix of commercial, light manufacturing with on-site retailing, and multifamily and workforce housing. These are uses which may have mixed uses or combine aspects of both on-site manufacturing and retailing (e.g., specialty crafts or artisans). Manufacturing to commercial floor area ratios are necessary within this designation to ensure that certain uses do not dominate at the expense of others. The M/C designation has been applied to areas south of Sims Way, west of Thomas Street and along Rainier Street west to Discovery Road.

### Exhibit D

#### **Comprehensive Plan Appendix 6 Rainier Street & Upper Sims Way Subarea Plan 4.2 Gateway Plan Carry Over Themes**

##### **Ongoing Elements:**

- Forest Buffer: Continue to preserve the Forest Buffer along a portion of Upper Sims Way to preserve the “carved out of the wilderness” character and conifer backdrop. Allow buffer averaging and reduction of up to 150 feet. This forested buffer is an appropriate aesthetic and urban design element for the subarea and as a sense-of-arrival into the City.

### Exhibit E

#### **Comprehensive Plan Appendix 6 Rainier Street & Upper Sims Way Subarea Plan 9.3 -- Future Recreation and Open Space**

##### Proportionate Recreation and Open Space Demand

- WESTERN RESIDENTIAL NEIGHBORHOODS: In the western areas, future residential neighborhoods will develop and will create new demand for parks. The R-III and R-IV residential land use designations in this area encompass approximately 23.4 acres of

vacant and undeveloped land. These areas will generate approximately 161 ~~141~~ to 250 ~~226~~ additional housing units. This growth equates to a population increase of approximately 297 to 475 new residents when using the City’s typical 2.1-person household size. The adopted LOS (7.6/1,000) calculates a demand of 3.97 ~~3.64~~ acres of additional parkland to support the anticipated population in this area. Table 9.2.b lists the future recreational and open space demand for the residential land use designations. As a means to achieve the LOS standards, developers may be required to provide their proportional share of parks and open space as part of individual housing projects.

- TABLE 9.2.b -- FUTURE RESIDENTIAL DISTRICT RECREATION AND OPEN SPACE DEAMND (WESTERN SUBAREA)

<i>Land Use Designation</i>	<i>Total Area (vacant and undeveloped land)</i>	<i>Density Range (min. / max.)</i>	<i>Unit Yield</i>	<i>Household Population (min. / max.)</i>	<i>Future Recreation and Open Space Demand (min. / max)</i>
R-III	STET	STET	STET	STET	STET
R-IV	STET	<del>15 – 24</del> <u>20 – 30</u> DU/A	<del>60 – 96</del> <u>80 - 120</u>	<del>126 – 201</del> <u>168 - 252</u>	<del>0.96 to 1.53</del> <u>1.26 to 1.89</u> acres
Totals			<del>141 to 226</del> <u>161 to 250</u>	<del>297 to 475</del> <u>339 to 526</u>	<del>2.26 to 3.64</del> <u>2.56 to 3.97</u> acres

**Exhibit F**

**PTMC Section 17.12.020 Establishment of Districts**

<b>Zone</b>	<b>Description</b>	<b>Maximum Density</b>
Rows 1-3	STET	
R-IV	High Density Multifamily	<del>40 bedrooms</del> <u>30 units per 40,000 s.f. area</u>
C-I/MU	Neighborhood Serving Mixed Use Center	<del>46</del> <u>40</u> d.u. per 40,000 s.f. area
C-I/MU	Community Serving Mixed Use Center	<del>24</del> <u>50</u> d.u. per 40,000 s.f. area

**Exhibit G**

**PTMC Section 17.16.010.B.4.**

R-IV – High Density Residential: This district accommodates larger scale multifamily structures (e.g., 10 to 24 dwellings per structure) at a density of not less than ~~15~~ 20 units per 40,000 square feet of land area, or more than ~~24~~ 30 units per 40,000 square feet of land area. A minimum density has been specified for this district in order to discourage use of this land for subordinate, lower density development; single-family dwellings are not permitted in this district. This district includes areas designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient transit service; and to enable provision of affordable housing.

**Exhibit H**

**PTMC Table 17.16.030**

<b>DISTRICT</b>	<b>R-I</b>	<b>R-II</b>	<b>R-III</b>	<b>R-IV</b>
MAXIMUM HOUSING DENSITY (units per 40,000 square foot area)	STET	STET	STET	24 <del>30</del> units per 40,000 sf of lot area
MINIMUM AVERAGE HOUSING DENSITY (units per 40,000 square foot area)	STET	STET	STET	4 <del>5</del> <u>20</u> units
Rows 4 – 12 STET				

**Exhibit I**

**PTMC Section 17.18.010.Purposes**

- A. Mixed Use Districts. The general purposes of the mixed use districts are as follows:
  - a. To foster a development pattern offering direct, convenient pedestrian, bicycle, and vehicular access between residences and businesses, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips;
  - b. To encourage new development that supports the safe and efficient movement of goods and people;
  - c. To provide for a compatible horizontal and vertical mix of single-family, multifamily housing and neighborhood commercial businesses and services, with an emphasis on promoting multistory structures with commercial uses on the ground floor and multifamily housing on upper floors;
  - d. To promote a compact growth pattern to efficiently use the remaining developable land, and to enable the cost-effective extension of utilities, services, and streets; frequent transit service; and to help sustain neighborhood businesses;
  - e. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses and which provide sensitive transitions between significantly different land uses (e.g., commercial and residential uses);
  - f. To ensure that buildings and other development components are arranged, designed, and oriented to facilitate pedestrian access.
- B. The purposes of the specific mixed use districts are as follows:
  - a. C-I/MU Neighborhood Mixed Use Center. This district provides for a compatible mix of small scale commercial uses and medium density multifamily housing in multistory buildings. Within this district, commercial uses should be located mainly on the ground floor of multistory structures, with multifamily residential units above, at a density of up to 4~~6~~ 40 units per 40,000-square-foot area.
  - b. C-II/MU – Community Mixed Use Center. While very similar to the neighborhood mixed use district, this district accommodates a broader range of commercial

uses and upper floor multifamily residential units at a density of up to ~~24~~ 50 units per 40,000 square foot area.

**Exhibit J**

**17.18.030 Bulk, dimensional and density requirements.**

- A. The standards contained in Table 17.18.030 apply to all mixed use zoning districts, and shall be determined to be minimum requirements, unless stated as maximum by this title.
- ~~B.~~ Application of Building Frontage and Clear Ceiling Height Requirements. All structures located within the C-I(MU) zoning district shall comply with the building frontage requirements of Table 17.18.030. ~~However, in order to allow a horizontal as well as a vertical mixture of commercial and residential uses, only those structures or portions of structures constructed to satisfy the minimum commercial building frontage requirements of Table 17.18.030 shall comply with the minimum clear ceiling height requirements set forth in the table.~~

**Exhibit K**

Table 17.18.030 Mixed Use Zoning Districts – Bulk, Dimensional and Density Requirements.

DISTRICT	C-I/MU	C-II/MU
Rows 1- 6 STET		
MAXIMUM BUILDING HEIGHT	40 <del>60</del> feet and as specified by PTMC <a href="#">17.46.080</a> . <del>except 2 stories, up to 40 feet within 100 feet of an abutting R-I or R-II district</del>	50 <del>72</del> feet except: (a) 2 stories, up to 40 feet within 100 feet of an abutting R-I or R-II district; or (b) 40 feet if the development has no residential use component and as specified by PTMC <a href="#">17.46.080</a> .
Row 8 STET		
MAXIMUM FLOOR AREA RATIO	<del>2</del> <u>4</u> sf of gross floor area per 1 sf of lot	All-commercial developments (i.e., no residential component): 0.25 sf of gross floor area per 1 sf of lot area. Mixed-commercial/residential developments: A base floor area ratio of 0.25 sf gross floor area <u>of nonresidential use</u> per 1 sf of lot area <u>plus 0.25 sf gross floor area of residential use</u> per 1 sf of lot area, <del>plus a bonus of 1 sf of gross floor area of nonresidential use for each 1 sf of residential use</del> , up to a maximum floor area ratio of <del>3</del> <u>4</u> sf of gross floor area per 1 sf of lot area for the project as a whole.
Rows 10-14 STET		

MAXIMUM HOUSING DENSITY (units per 40,000 square foot area)	16 40 (2,500 sf of lot area per unit)	24 50 (1,666 sf of lot area per unit)
Rows 16-17 STET		

**Exhibit L**

**PTMC Section 17.22.010.A.1.**

**M/C – Mixed Light Manufacturing and Commercial.** This district accommodates small-scale manufacturing businesses, along with associated and subordinate on-site retailing. Residential uses are permitted in the zone if they can be safely removed from adverse and damaging impacts emanating from manufacturing-type activities. The purpose of this district is to provide for manufacturing and commercial enterprises which do not predominate within either the light manufacturing or commercial land use categories. These are uses which may combine aspects of both on-site manufacturing and retailing (e.g., specialty crafts or artisans). Manufacturing to commercial floor area ratios are necessary for this district to ensure that certain uses do not dominate at the expense of others. The M/C district occurs in areas south of Sims Way and west of Thomas Street. The district may also be appropriate for significant portions of the Glen Cove area.

**Exhibit M**

**PTMC Table 17.22.020 Marine-Related and Manufacturing Districts – Permitted, Conditional and Prohibited Uses**

Key to table: P = Permitted outright; M = Permitted if marine related; C = Subject to a conditional use permit; X = Prohibited; N/A = Not applicable							
DISTRICT	M/C	<u>M/C(S)</u>	M-I	M-II(A)	M-II(B)	M-III	APPLICABLE REGULATIONS/NOTES
<b>MANUFACTURING USES</b>							
Apparel and other finished products manufacture and assembly	P	<u>P</u>	P	M	M	P	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Boat building and related products manufacture	P	<u>P</u>	X	P	P	X	Same as above.
Building construction yards and offices occupying up to 10,000 square feet total area	P	<u>P</u>	P	X	X	P	Same as above.
Building construction yards and offices occupying more	X	<u>X</u>	X	X	X	P	Same as above.

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than 10,000 square feet total area							
Computer equipment manufacture and assembly	P	<u>P</u>	P	X	X	P	Same as above.
Custom, art and craft work	P	<u>P</u>	P	M	M	X	Same as above.
Electrical and electronic goods manufacture and assembly	P	<u>P</u>	P	M	M	P	Same as above.
Food and beverage processing	P	<u>P</u>	P	X	X	P	Same as above. <u>M/C(S) does not permit seafood processing</u>
Food hub	P1	<u>X</u>	P	X	X	X	Same as above.
Freezer plants, food mills and fertilizer production	X	<u>X</u>	X	X	X	P	Same as above.
Furniture and fixtures manufacture and assembly	P	<u>P</u>	P	M	M	P	Same as above.
Heavy manufacturing not otherwise listed, provided such manufacturing is similar and not detrimental to other uses allowed in M-III	X	<u>X</u>	X	X	X	P	Same as above.
Kitchen, commercial	P	<u>P</u>	P	X	X	X	Same as above.
Light manufacturing or processing not otherwise named	C	<u>C</u>	C	M	M	X	Same as above.
Lumber and wood products processing	X	<u>X</u>	C	X	X	P	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.

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Marijuana, production and/or processing	P	<u>P</u>	X	P	P	X	Same as above. Must also demonstrate compliance with the standards found in the definition set forth in Chapter <a href="#">17.08</a> PTMC.
Marine-related products manufacture, fabrication and assembly	P	<u>P</u>	P	P	P	P	Same as above.
Medical and optic goods manufacture and assembly	P	<u>P</u>	P	X	X	P	Same as above.
Metal products manufacture, fabrication and assembly	X	<u>X</u>	X	M	M	P	Same as above.
Printing, noncommercial	P	<u>P</u>	P	X	X	P	Same as above.
Rubber, plastic, and fiberglass products manufacturing	X	<u>X</u>	P	M	M	P	Same as above.
Seafood processing	X	<u>X</u>	P	P	C	P	Same as above.
Stone, clay, glass and concrete products manufacturing	X	<u>X</u>	C	X	X	P	Same as above.
Transportation equipment manufacturing and assembly	X	<u>X</u>	X	M	M	P	Same as above.
Welding and fabrication	P	<u>P</u>	P	M	M	P	Same as above.
<b>MANUFACTURING SERVICE USES</b>							
Automobile repair establishments, major repair, paint or body shop	P	<u>X</u>	P	X	X	X	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements. Battery exchange stations are accessory to automobile establishments, and are permitted through the

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							applicable review process as a component of that use.
Automobile wrecking yards	X	<u>X</u>	X	X	X	P	Same as above.
Battery exchange station	X	<u>X</u>	P	X	X	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements.
Boat repair establishments	P	<u>X</u>	P	P	P	X	Same as above.
Bulk plant facilities	X	<u>X</u>	C	X	X	C	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements.
Janitorial services	P	<u>X</u>	P	X	X	X	Same as above.
Laundry plants and dry cleaning plants	P	<u>X</u>	P	X	X	P	Same as above.
Marine haulout facilities	X	<u>X</u>	X	P	P	X	Same as above.
Mechanical and electronic equipment repair establishments	P	<u>P</u>	P	M	M	P	Same as above.
<b>COMMERCIAL USES</b>							
Adult entertainment facilities	X	<u>X</u>	X	X	X	X	
Automobile towing services	P	<u>X</u>	P	X	X	X	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements. Battery exchange stations are accessory to automobile establishments, and are permitted through the applicable review process as a component of that use.
Child day care centers and stand alone preschools	C	<u>C</u>	C	C	C	C	Chapter <a href="#">17.52</a> PTMC, Child Care Facilities; and PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Equipment rental service, commercial	P	<u>P</u>	P	M	M	X	Same as above.

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Family home child care and in-home preschools	P	<u>P</u>	P	P	P	P	Permitted only when occurring in the residence where the primary provider lives, see definition in Ch. 17.08 PTMC and Ch. 17.52 PTMC, Child Care Facilities.
Formula retail establishments (including formula restaurants)	X	<u>P</u>	N/A	N/A	X	N/A	See Chapter <a href="#">17.54</a> PTMC for applicable regulations and definitions. <u>M/C(S) does not permit formula restaurants.</u>
Marinas	X	<u>X</u>	X	P	P	X	Same as above.
Marine supply and accessory stores, chandlers	X	<u>X</u>	X	P	P	X	Same as above.
Retail sale of goods or products manufactured on the premises, or used in manufacturing, repairing, or servicing activities which are permitted in this district	P	<u>See Note</u>	X	M	M	X	Same as above. In <u>M/C(S)</u> , <u>General Retail, individual tenant spaces up to 10,000 sf is P. General Retail, individual tenant spaces over 10,000 sf is C.</u>
Wholesaling of goods or products manufactured on the premises	P	<u>P</u>	P	M	M	P	Same as above.
<b>FOOD SERVICE USES</b>							
Bakeries, retail	X	<u>P</u>	X	X	X	X	
Confectioneries	X	<u>P</u>	X	X	X	X	
Drinking establishments (bars, cocktail lounges, night clubs, and taverns)	X	<u>P</u>	X	X (see Boat Haven note)	X (see Point Hudson note)	X	Point Hudson: Establishments located within shorelines jurisdiction shall be subject to the limitations specified in the SMP. Establishments located outside of shorelines jurisdiction may not exceed 1,500 square feet of floor space.

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							Boat Haven: except where permitted as a water-enjoyment use in the Northeast Boat Basin where drinking establishments shall be counted in the total square footage for restaurants.
Microbreweries	X	<u>P</u>	X	P/C (see applicable regulations)	X	X	<p>The cumulative gross square footage for microbreweries within the M-II(A) zoning district is limited to 15,000 square feet. If the total of microbrewery floor space for a single business is less than or equal to 12,000 square feet = permitted use; if greater than 12,000 square feet = conditional use. Both existing and proposed square footage shall be included in calculating the cumulative total.</p> <p>Additional limitations may apply for establishments located within shorelines jurisdiction (refer to the SMP).</p>
Other food service establishments including coffee houses, delicatessens, ice cream parlors, juice bars, etc.	C	<u>P</u>	C	C	C	C	<p>No food service uses located within marine-related and manufacturing districts may exceed 1,500 gross square feet of floor space.</p> <p>See Chapter <a href="#">17.54</a> PTMC, Formula Retail and Restaurant Establishments, as applicable.</p>
Restaurants with drive-in or drive-through service	X	<u>X</u>	X	X	X	X	

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Restaurants without drive-in or drive-through service	C	<u>P</u>	C	C	C	C	<p>M-C, M-I, M-III: maximum of 1,500 square feet of floor space per restaurant.</p> <p>M-II(A) Boat Haven within the Northeast Boat Basin as defined by the shoreline master program: maximum of two establishments (not to exceed 3,500 square feet per restaurant or a combined total of 5,000 gross square feet excluding outdoor seating).</p> <p>M-II(A) Boat Haven outside of the Northeast Boat Basin: maximum of 1,500 square feet of floor space.</p> <p>M-II(B) Point Hudson: maximum of 3,500 square feet of floor space per restaurant. Overall limitation of 11,000 gross square feet in the M-II(B) district, and limited to 4,000 total gross square feet in the Maritime Heritage Corridor subdistrict as defined by the shoreline master program.</p>
<b>RESIDENTIAL USES</b>							
Residential quarters as an accessory use (i.e., guard's quarters in large establishments, where such quarters are customarily provided for security and/or insurability of the premises)	P	<u>X</u>	P	P	P	P	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.

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Employer-provided housing	C	<u>C</u>	C	C	C	C	Chapter <a href="#">17.64</a> PTMC standards for employer-provided housing.
<b>OFFICE USES</b>							
Offices, business and professional	X	<u>P</u>	X	M	M	X	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Offices, government	X	<u>P</u>	X	M	M	X	Examples of marine-related government offices include: U.S. Coast Guard and the Port of Port Townsend; PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
<b>PUBLIC FACILITY AND UTILITY USES</b>							
Airports and heliports	X	<u>X</u>	X	C	C	X	“Airports” are considered an “essential public facility” under RCW <a href="#">36.70A.200</a> ; “...their siting cannot be precluded by development regulations...”; PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Correctional facilities	C	<u>C</u>	C	X	X	C	Same as above.
Electrical distribution substations	C	<u>C</u>	C	X	X	C	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Municipal improvements	P	<u>P</u>	P	P	P	P	Same as above.
Other facilities designated as essential public facilities by the Washington State Office of Financial Management	C	<u>C</u>	C	C	C	C	Under RCW <a href="#">36.70A.200</a> , the siting of “essential public facilities...cannot be precluded by development regulations...”; PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Recycling facilities, minor	P	<u>X</u>	P	P	P	P	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.

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State or regional transportation facilities	C	<u>C</u>	C	C	C	C	“State and regional transportation facilities” are considered “essential public facilities” under RCW <a href="#">36.70A.200</a> ; “...their siting cannot be precluded by development regulations...”; PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Stormwater retention, detention, and treatment facilities	P	<u>P</u>	P	P	P	P	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Solid waste handling facilities, including major recycling facilities	X	<u>X</u>	X	X	X	C	“Solid waste handling facilities” are considered an “essential public facility” under RCW <a href="#">36.70A.200</a> ; “...their siting cannot be precluded by development regulations...”; PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
Water and wastewater treatment facilities	C	<u>C</u>	C	C	C	C	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements.
<b>STORAGE USES</b>							
Boat storage facilities	X	<u>X</u>	P	P	P	X	Same as above.
Freight distribution centers	X	<u>X</u>	P	X	X	P	Same as above.
Mini-storage and mini-warehouse facilities	X	<u>X</u>	P	X	X	X	Same as above.
Warehousing operations	X	<u>X</u>	P	X	X	P	Same as above.
<b>ACCESSORY USES</b>							
Accessory buildings and structures	P	<u>P</u>	P	P	P	P	Same as above.
Battery charging stations	P	<u>X</u>	P	P	P	P	Same as above.

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Rapid charging stations	P	<u>P</u>	P	P	P	P	Same as above.
<b>OTHER USES</b>							
Docks and piers for pleasure craft	X	<u>X</u>	X	P	P	X	Same as above.
Ferry landings	X	<u>X</u>	X	C	C	X	Same as above.
Garages, public parking	C	<u>C</u>	C	C	C	C	Same as above.
Personal wireless service facilities	N/A	<u>N/A</u>	N/A	N/A	N/A	N/A	Refer to Chapter <a href="#">17.78</a> PTMC, Personal Wireless Service Facilities, for list of permitted, conditional and prohibited uses and other substantive requirements.
Adaptive reuse as further defined by the shoreline master program, Table 5.13.1.	N/A	<u>N/A</u>	N/A	N/A	P/C	N/A	Adaptive reuses (see Table 5.13.1 of the shoreline master program for list of allowable adaptive reuses); other unlisted non-water-oriented uses may be allowed by conditional use in the following eligible buildings, provided they do not exceed the listed percentages: hospital (30%); main building (30%); shower building (30%).
Radio and television towers	C	<u>C</u>	C	C	C	C	PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements; except as provided in applicable Federal Communications Commission rules and regulations.
Satellite dishes, noncommercial, and antennas	P	<u>P</u>	P	P	P	P	Satellite dishes and antennas shall meet the requirements of PTMC <a href="#">17.22.030</a> , Bulk, dimensional and density requirements, except as provided in applicable Federal Communications

							Commission rules and regulations.
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**Exhibit N**

**PTMC Table 17.31.080 Manufacturing Zoning District—Bulk, Dimensional and Density Requirements**

DISTRICT	M/C
Row 1 STET	
MINIMUM LOT SIZE	5,000 sf
Rows 3-5 STET	
MAXIMUM BUILDING HEIGHT	50' <u>72'</u> feet except 50' if adjacent an R-I or R-II district
Rows 3-9 STET	

**Exhibit O**

**PTMC Table 17.31.150 Building-Specific Standards – Bulk, Dimensional, and Lot Standards by Building Type**

<i>Building Type</i>					
Standards	Attached Single-Family	Townhouse/ Rowhouse	Apartment House: Small	Apartment House: Large	Live/Work
Rows 3-13 STET					
LOT DIMENSIONS					
WIDTH (MINIMUM)	18 ft	48 <u>14</u> ft	50 ft	50 ft	18 ft
Rows 16-17 STET					
DENSITY	Based on the underlying zoning district				

**Exhibit P**

**PTMC 17.44.100 On-Street Parking**

- A. Objective. On-street parking is encouraged along the streets, access drives, and alleys in order to provide convenient access and reduce the need for off-street parking lots.
  - a. The required number of off-street parking spaces shall be reduced by two spaces for each developed on-street parking space pursuant to PTMC [17.72.120\(C\)](#). For projects located in R-IV, C-I/MU, C-II/MU, and M/C(S) zones, the required number of off-street parking spaces shall be reduced by three spaces for each developed on-street parking space.
  - b. Allow use of on-street parking for Americans with Disabilities Act (ADA) requirements if such a location meets ADA design standards and would better serve the public than off-street ADA parking.