

DRAFT WITH NOTES ATTACHED
MARCH 18, 2008

ORDINANCE ____ - 2008~~7~~

ORDINANCE ADOPTING LAND USE AND DEVELOPMENT REGULATIONS
IMPLEMENTING THE ORCAS VILLAGE PLAN, AS ~~-~~ADOPTED BY RESOLUTION
NO. ____ - 2008~~7~~.

[Recitals]

[Legislative findings]

Now therefore, be it ordained that the Land Use and Development Regulations Implementing
the Orcas Village Plan are hereby adopted for codification in the ~~S~~san Juan County Code, as
set forth in Exhibit A below.

[Signature blocks]

Attachment: Exhibit A - Full Text of Land Use and Development Regulations Implementing
the Orcas Village Plan

1. TITLE
2. PURPOSE
3. RELATIONSHIP TO OV PLAN
4. RELATIONSHIP TO SMP
5. RELATIONSHIP TO CP
6. RELATIONSHIP TO UDC
7. LAND USE DISTRICTS
8. ALLOWABLE USES AND LAND USE PERMIT REQUIREMENTS
9. DEVELOPMENT STANDARDS

Section 1. Title.

Section 2. Purpose.

Section 3. Relationship to Orcas Village Plan. This code is to implement the goals, policies and objectives set out in the Orcas Village Plan, adopted by San Juan County Council ~~Ordinance~~~~Resolution~~ No. - 20087. It applies to the land and shoreline area described on the Orcas Village Plan official map and establishes land use and development regulations specific to the Orcas Village planning area.

Section 4. Relationship to Shoreline Master Program. The Shoreline Master Program includes the policies of Element B, Section 3 of the Comprehensive Plan, the regulations in SJCC 18.50 and the procedures specified for shoreline use and development in SJCC 18.80. The Shoreline Master Program policies, regulations and procedures apply ~~in addition to those in this Orcas Village Plan in the shoreline area (200 ft from the Ordinary High Water Mark) and shall regulate in that area and in those instances where the Orcas Village plan is either less or more restrictive.~~ The Shoreline Master Program policies, regulations and procedures shall apply in the shoreline area.

Comment [C1]: I added this clause to ensure that in no case could the shoreline area be affected by upland regulations.

Following SJCC 18.10.050 (G), where this plan is more restrictive it supersedes the Unified Development Code and the regulations of the Shoreline Master Program. The policies of the Shoreline Master Program, however, are not superseded.

Concurrently with adoption of this Orcas Village Plan the shoreline environment designation boundaries are amended to conform the Urban shoreline with the Village Commercial District boundary and the Rural and Rural Residential shorelines to the Village Residential District boundary.

Comment [C2]: Upon further scrutiny it seems clear to me that this clause is amending the shoreline demarcation lines to correct a scrivener's error and align shoreline districts with proposed zones.

Section 5. Relationship to San Juan County Comprehensive Plan. Upon adoption of the Orcas Village Plan, the San Juan County Comprehensive Plan and the San Juan County Unified Development Code Title 18 shall be concurrently amended to be consistent with provisions of the Orcas Village Plan. All future amendments to this section of the San Juan County Code will follow the legislative procedures detailed in SJCC 18.90.020.

Section 6. Relationship to San Juan County Unified Development Code, SJCC Title 18. ~~The~~ regulations set forth in this section of the county code are in addition to those of SJCC Title 18, the Unified Development Code, and supersede those of the Unified Development Code for

those use and development provisions specified for Orcas Village. All other provisions of the Unified Development Code apply to land use and development in Orcas Village as specified in Title 18.

Section 7. Land Use Districts. The Orcas Village Plan official map depicts ~~three (3)~~ two land use districts for Orcas Village: Transportation Related, Village Commercial and Village Residential. The purposes for these districts are as set out in the Orcas Village Plan, Section .

Comment [C3]: The Transportation related district was an idea proposed at meeting #5, January 7, 2008 and one that enjoyed a substantial degree of support.

Section 8. Allowable Uses and Land Use Permit Requirements. The following Table 2 describes the land use permit requirements specified in Table 3 for the Orcas Village Land Use Districts.

Table 2. Explanation of Permit Procedures

Use Category	Permit Procedure
Yes	Allowed use. No use permit or review is required. Use, site plan, structures, and parking must meet development and use standards of Table 4 and the provisions of the Unified Development Code.
Provisional	Allowed use. A Provisional Use Permit is required. This is approved or denied administratively based on the development standards and performance standards in the UDC and any special conditions in the Orcas Village Plan. A public hearing is not required.
Discretionary	Allowed use. A Discretionary Use Permit is required. If impacts are found to be high they must be mitigated to medium or low according to UDC Table 8.2 or the Permit Center Administrator will require a conditional use permit.
Conditional	Conditionally Allowed use. Because of the nature of the category of use, substantial limitations on the specific use and on the scale and nature of development may be required to ensure that the specific use proposed is appropriate in the Orcas Village environment. The use may be denied, or conditions may be imposed, based on appropriateness of the development and use to the size and location of the site; unique conditions of slope, drainage, access and the natural environment of the site; and compatibility with adjacent uses. A Conditional Use Permit (CUP) is required. A CUP requires a public hearing.
No	Use is not allowed.

Comment [C4]: In revising the land use tables, I examined a number of different sources. The Growth Management Act sections RCW 36.70A.020, 36.70A.070. The first details the goals of the act while the second details the necessary elements of a comprehensive plan and defines LAMIRDS. I also looked at the July 07, version of the development standards, the 1999 P. Fisher and A. Azous Plan, the table work done at the meetings held since July 07. Recent cases relating the GMA and land uses within Type 1 LAMIRDS show that the GMHB is in favor of allowing and even expanding uses extant in 1990. I understand that with the exception of the Fuel storage facility, the commercial uses in 1990 included retail sales, tourist oriented industries such as kayak and boat rentals, a marina, eating and drinking establishments, Hotels and other transient rental properties.

Table 3. Permitted and Prohibited Land Uses

Land Use (As defined and used in the County Unified Development Code)	<u>OVTR</u> <u>Transportati</u> <u>on Related</u>	OVC Orcas Village Commercial	OVR Village Residential

Land Use (As defined and used in the County Unified Development Code)	<u>OVTR</u> <u>Transportati</u> <u>on Related</u>	OVC Orcas Village Commercial	OVR Village Residential
Commercial Uses			
Automotive Service and Repair	<u>No</u>	No	No
Bed & Breakfast Inn	<u>No</u>	No	No
Bed & Breakfast Residence		No	No
Day Care with 1-6 children	<u>No</u>	No	No
Day Care with 7+ children	<u>No</u>	No	No
Drinking Establishment	<u>Conditional</u>	No <u>Provision</u> <u>al</u>	No
Eating Establishment	<u>Conditional</u>	No <u>Provision</u> <u>al</u>	No
Hotel/Motel	<u>No</u>	Conditional	No
Indoor Entertainment Facility	<u>No</u>	No	No
Nursing Homes	<u>No</u>	No	No
Personal and Professional Services	<u>Yes</u>	Yes	Yes
Residential Care Facilities with up to 8 persons	<u>No</u>	No	No
Residential Care Facilities with 9–15 persons	<u>No</u>	No	No
Retail Sales and Services	<u>Yes</u>	Conditional <u>Discretionar</u> <u>y</u>	No
Transient Rental of Residence or Guest House (accessory dwelling unit)(9)	<u>No</u>	Conditional	Conditional 9
Warehouse, Mini-storage, and Moving Storage Facilities	<u>No</u>	No	No
Unnamed Commercial Uses(10)(11)	<u>Conditional</u>	Conditional <u>No</u>	<u>Conditional</u> No
Industrial Uses			
Bulk Fuel Storage Facilities	<u>No</u>	No	No
Light Manufacturing	<u>No</u>	<u>Discretionar</u> <u>y</u>	No
Storage and Treatment of Sewerage, Sludge and Septage—Alternative Systems	<u>No</u>	Conditional	Conditional
Storage and Treatment of Sewerage, Sludge and Septage—Lagoon Systems	<u>No</u>	Conditional <u>No</u>	Conditional <u>No</u>
Wholesale Distribution Outlet	<u>No</u>	No	No
Unnamed Industrial Uses	<u>Conditional</u>	Cond <u>No</u>	No <u>Cond</u>
Land Use			

	<u>OVTR Transportati on Related</u>	OVC Orcas Village Commercial	OVR Village Residential
Public and Institutional Uses			
College or Technical School/Adult Education Facility	<u>No</u>	No	No
Community Club or Community Organization Assembly Facility	<u>Conditiona l</u>	Conditional	Conditional
Emergency Services	<u>Yes</u>	Yes	No
Government Offices	<u>Yes</u>	No <u>Conditional</u>	No
Institutional Camps	<u>No</u>	No	No
Library	<u>No</u>	No <u>Discretion^N</u>	No <u>Discretion^N</u>
Museum	<u>No</u>	No <u>Discretion^N</u>	No <u>Discretion^N</u>
Post Office	<u>No</u>	Yes	No
Religious Assembly Facility	<u>No</u>	No	No <u>Cond</u>
School, primary and secondary	<u>No</u>	No	No
Unnamed Institutional Uses	<u>Cond</u>	No <u>Cond</u>	No <u>Cond</u>
Recreational Uses			
Camping Facilities in public parks	<u>No</u>	No	No
Indoor Recreation Facilities	<u>No</u>	No	No
Outdoor Recreation Developments	<u>No</u>	No	No
Parks	<u>Provisional</u>	Provisional	Conditional
Playing Fields	<u>Provisional</u>	No	No
Recreational Vehicle Parks	<u>No</u>	No	No
Outdoor Shooting Ranges	<u>No</u>	No	No
Unnamed Recreational Uses	<u>Conditional</u>	No <u>Conditional</u>	No <u>Conditio nal</u>
Residential Uses			
Cottage Enterprise	<u>No</u>	No <u>Provisional Conditional</u>	No <u>Conditional</u>
Farm Labor Accommodations for persons employed in agricultural production on the premises	<u>No</u>	No	No
Farm Stay	<u>No</u>	No	No
Home Occupation	<u>Yes</u>	Yes	Yes
Mobile Home Parks(11)	<u>No</u>	No	No
Multi-family Residential Units (3+ units)	<u>No</u>	No <u>YesProvisio nal</u>	No <u>YesProvisio nal</u>
Planned Unit Development	<u>Yes</u>	No <u>YesNo</u>	No <u>YesNo</u>
Rural Residential Cluster Development	<u>Conditional</u>	No <u>Conditional</u>	Conditional

Comment [C5]: As the site of State agency activities, accommodations for the appropriate oversight must be made.

Comment [C6]: A library would be a social asset to the village.

Comment [C7]: A museum detailing the history of Orcas Village would be a social asset to the village and raise public interest in it.

Comment [C8]: A further social asset to the village albeit one that is unlikely to be constructed.

Comment [C9]: Provided that the developer has sufficient land to meet the density requirements

Land Use (As defined and used in the County Unified Development Code)	<u>OVTR</u> <u>Transportati</u> <u>on Related</u>	OVC Orcas Village Commercial	OVR Village Residential
Single-Family Residential (1 unit only), or Accessory Apartment (1 unit only) accessory to an allowable nonresidential use	<u>Yes</u>	<u>Yes</u>	Yes
Single-Family Residential Unit	<u>No</u>	Yes	Yes
Two-Family Residential (duplex)	<u>No</u>	<u>Yes</u> <u>Provisio</u> <u>nal</u>	<u>Yes</u> <u>Provisio</u> <u>nal</u>
Unnamed Residential Uses	<u>Conditional</u>	<u>No</u> <u>Conditio</u> <u>nal</u>	<u>Conditional</u> <u>No</u>

Comment [C10]: Subject to the Residential density limitations.

Comment [C11]: Provided the landowner possesses sufficient land to meet the density limitations

Transportation Uses	<u>OVTR</u> <u>Transportati</u> <u>on Related</u>	OVC Orcas Village Commercial	OVR Village Residential
Airfields	<u>No</u>	No	No
Airports	<u>No</u>	No	No
Airstrips	<u>No</u>	No	No
Hangars	<u>No</u>	No	No
Helipads	<u>Conditional</u>	No	No
Ferry Terminal	<u>Provisional</u>	Conditional	No
Parking Lots, Ferry Commuter	<u>Yes</u>	Conditional	<u>Conditional</u>
Parking Lots, commercial	<u>Yes</u>	Conditional	Conditional
Parking Structures	<u>Conditional</u>	No	No
Streets, public	<u>Yes</u> <u>Yes</u>	Yes <u>Conditional</u> <u>Discretionar</u> <u>y</u>	Yes
Taxi and Community Pickup/Dropoff Services			Conditional
Trails and Paths, public	<u>Yes</u>	Yes	Yes
Transient Moorage, Public	<u>Conditional</u>	Conditional	<u>No</u> <u>Conditio</u> <u>nal</u>
Unnamed Transportation Uses	<u>Conditional</u>	<u>Conditional</u> <u>No</u>	<u>Conditional</u> <u>No</u>

Comment [C12]: If the purpose of the Transportation Related zoning district is to allow/channel ferry related developments into it, then the permitting should recognize that.

Comment [C13]: The lack of sufficient parking in the village is a constant theme. In order to meet the demands of the residents, parking lots must be options within the village.

Comment [C14]: The central purpose of the Transit zone to encourage the development of sufficient parking space within the village to meet the expected needs.

Comment [C15]: Again, the ideal location for some kind of communal transportation hub should be within either the Commercial or Transportation district.

Land Use (As defined and used in the County Unified Development Code)	<u>OVTR</u> <u>Transportati</u> <u>on Related</u>	OVC Orcas Village Commercial	OVR Village Residential
Utilities Uses			
Commercial Communication Towers(13)	<u>Yes</u>	<u>Yes</u> <u>Conditio</u> <u>nal</u>	<u>No</u> <u>Yes</u>
Commercial Power-Generation Facilities	<u>No</u>	No	No
Community Sewerage Treatment Facilities	<u>Conditional</u>	Conditional	Conditional
Utility Distribution Lines	<u>Yes</u>	Yes	Yes
Utility Facilities	<u>Conditional</u>	Conditional	Conditional
Utility Substations	<u>Conditional</u>	Conditional	No
Utility Transmission Lines	<u>Conditional</u>	Conditional	Conditional

Water Storage Tanks, community	Yes	Conditional	Conditional
Water Treatment Facilities	Conditional	Conditional	Conditional
Un-named Utility Uses	Conditional	Conditional	Conditional
<hr/>			
Agriculture and Forestry Uses			
Agricultural Processing, retail, and Visitor-serving Facilities for Products	No	No	No
Agricultural Uses and Activities	No	No	Yes
Forest Practices(12), no processing	Yes	Provisional	No
Lumber Mills, Portable	Yes	No	No
Nurseries	No	No	No
Retail Sales of agricultural products	Conditional	Conditional	Conditional
Small-Scale Slaughterhouses	No	No	No
Unnamed Agricultural and Forestry Uses	Conditional	Conditional	Conditional
		No	No

Notes:

- All uses must be consistent with the purpose of the land-use district in which they are proposed to occur; cf. the Land Use Element of the Comprehensive Plan. All land uses in all districts must meet the general regulations in SJCC 18.30.050 unless otherwise stated therein.
- A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is subject to the applicable provisions of Section 3 of the Comprehensive Plan and of SJCC Section 18.50, as well as the applicable provisions and permit requirements indicated in this table. Please refer to SJCC 18.50 for specific use regulations and regulations by shoreline environment; see also SJCC 18.80 for shoreline permit requirements.
- Overlay districts and subarea plans provide policies and regulations in addition to those of the underlying land-use districts for certain land areas and for uses that warrant specific recognition and management. For any land use or development proposed to be located entirely or partly within an overlay district or within the jurisdiction of a subarea plan, the applicable provisions of the overlay district or subarea plan as provided in SJCC 18.30 shall prevail over any conflicting provisions of the UDC.
- The assignment of allowed and prohibited uses may not directly or indirectly preclude the siting of "essential public facilities" (as designated in the Comprehensive Plan; see also the definition in SJCC 18.20) within the County. See Section 18.30.050E.
- ~~9. In all Activity Center land-use districts the transient rental of a residence or guest house may be allowed by Provisional ("Provisional") permit only if the owner or lessee demonstrates that the residence or guest house in question was used for transient rental on or before June 1, 1997; otherwise, a conditional use ("C") permit is required. After internal land-use district boundaries are adopted for an Activity Center this provision will apply to VR and HR districts but not to the Activity Center in general.~~
- ~~10. For the purposes of this table, the unnamed commercial uses include commercial aquaculture and commercial and industrial docks and marinas. New moorage facilities are prohibited. The existing Bay Head marina may expand within but not beyond the existing boat basin, subject to applicable regulations. The existing Russell's Landing facility may be~~

~~expanded to provide for no more than twenty moorage spaces. The existing facility serving the Puddin' Head Park condominium development may not be expanded in moorage space. Existing commercial uses of existing facilities are not prohibited; future modification or expansion to these commercial uses shall be subject to the applicable provisions of the San Juan County Code and applicable state and federal law.~~

Comment [C16]: This footnote was eliminated in its entirety due to public input that determined it was superfluous and that SJCC 18.50.190 regulates the development of docks, piers and other boating facilities.

11. Moorage facilities serving residential uses abutting the Orcas Village shoreline are subject to SJCC 18.50.190(G) and other applicable provisions of that section of the code and the policies of the Shoreline Master Program.

12. Forest Practices (including timber harvesting), except for Class IV General (see SJCC 18.40), are regulated by the Washington Department of Natural Resources.

13. Subject to the San Juan County Personal Wireless Service Facility Subarea Plan, SJCC16.80.

Section 9. Development Standards.

9.1. -General Development Standards. Land uses in Orcas Village are subject to the development standards of the Unified Development Code (SJCC Chapter 18) except where more restrictive standards are set by this plan as outlined below or in Table 4, Development Standards. Table 4 specifies the setback and dimensional standards for building development in the Orcas Village Land Use Districts. Unless otherwise noted the underlying residential density throughout the village will remain 2 acres per unit.

Table 4 -Orcas Village Development Standards

Development Standard	<u>Orcas Village Transportation Related (14)</u>	<u>Orcas Village Commercial</u>	Orcas Village Residential
Minimum Setback (1,2,3,4) Front or Road (feet)(12) Rear or Side (feet)	<u>10 feet</u> <u>15 ft</u>	<u>10 feet</u> <u>10 ft(5)</u>	10 feet 10 feet
Maximum Building Dimensions <u>Building Footprint (13)</u> <u>Building Floor Area of nonresidential structures(6)</u> (sq ft) Height (feet)(7,8,15) <u>Lot Building Coverage(9)</u> -Building Envelope Size(10) <u>Cumulative Building Floor area</u>	<u>2000 sq ft</u> <u>3000 sq ft (14)</u> <u>28ft</u> <u>50%</u>	<u>2000 sq ft</u> <u>3000 sq ft</u> <u>28 ft</u> <u>50%</u> <u>6000</u>	<u>3000 sq ft</u> <u>4000</u> <u>sf2,000</u> <u>2830 feet</u> <u>50%</u> <u>N.A.</u>
<u>Minimum Lot Size</u>	<u>N.A.</u>	<u>½ acre</u>	<u>N.A.(16)</u>
Minimum required open space or landscaped area(11)	<u>N.A.</u>	<u>10%</u>	30%

Abbreviations:

Comment [C17]: I have changed the setbacks to ensure that commercial buildings cannot be built right next to each other. These requirements mean that a minimum of 20 ft would be required between buildings on a commercial lot, whereas 30 ft would be required on the large northern WSF parcel.

Comment [C20]: There is one house in the village close to this maximum size. The vast majority of buildings are listed as being between 1500-3000 sq ft with a heavy emphasis on the lower end rather than the higher one.

Comment [C18]: Between the meeting #6 and meeting #7 at which preferences for heights between 26ft – 32 ft and an overwhelming majority for 30ft respectively, I chose to propose something in the middle. Tall enough to obviate concerns about buildable heights but not dwarfing the rest of the village.

Comment [C19]: Two 3000 sq ft buildings on half acre lot would constitute a lot coverage 27.5% which means that on a half acre lot two buildings would be less than 3000 sq ft.

N.A.: Not Applicable; sq ft: square feet

Notes:

~~1.1.~~ Setbacks from roads shall be measured from the margin line of the road right-of-way. This measurement shall be to a line parallel to and measured perpendicularly from the appropriate line. Side and rear setbacks are measured from the edge of the property in the same manner as street setbacks. Also, see note 12, below.

~~2.2.~~ Fences are exempt from setback requirements, except when they impair sight lines at intersections, as determined by the County Engineer.

~~3.3.~~ Setbacks do not apply to mail boxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping (including berms), utility apparatus such as poles, wires, pedestals, manholes, water pipes, water valves and vaults, and other items as approved by the administrator.

~~4.4.~~ Road right-of-way setbacks may be waived, at the discretion of the County Engineer, when the presence of shoreline setbacks, property lines, topography or other restrictions make it unreasonable to construct a structure without encroaching into the road right-of-way setback.

~~5.5.~~ The minimum side and rear setbacks shall be 10 feet if the site containing the proposed use is adjacent to any property in the Orcas Village ~~Residential district, or in a rural or resource land use designation.~~

Comment [C21]: Deleted this clause to ensure that commercial buildings cannot be constructed cheek by jowl.

~~6.6.~~ Building Floor Area: will be determined by the entire horizontal area enclosed by the exterior wall line and contiguous roofline excluding porches and decks that extend no more than 10 feet from exterior wall line. Porches and decks that extend more than 10 feet from exterior wall line or exceed 300 sq ft cumulatively will be included in overall floor area. ~~Maximum floor area applies to commercial structures which include an accessory dwelling unit, but does not apply to residential structures.~~

Comment [C22]: Deleted because it was unnecessary with the introduction of proposed building floor area definition.

~~7.7.~~ Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, skylights, communication sending and receiving devices, HVAC and similar equipment, and spires associated with places of worship are exempt from height requirements.

~~8.8.~~ Structures used for the storage of materials for agricultural activities are exempt from maximum building height requirements.

~~9.9.~~ Building coverage is the percentage of total lot area occupied by the footprints of all structures. Lot Coverage is measured by the percentage of the total area of a lot or lots within a single development occupied by all structures, excluding roof overhangs and covered porches not used for sales, storage or service.

Comment [C23]: Please see UDC 18.20.120

~~10.10.~~ Maximum building size (three dimensional building envelope) is measured as a percentage of the volume of the largest existing structure that is located in the Orcas Village Activity Center at the date of adoption of this plan.

~~11.11.~~ Open space must be maintained in its natural condition, in agriculture or forestry use, or landscaped according to SJCC 18.60.160.

12. Road setbacks from Orcas Road, west of the ferry landing, shall include a buffer of natural vegetation and grade of at least 120 feet on the west where possible and to the top of the slope on the east.

13. Building Footprint will be determined by the horizontal area enclosed by the exterior wall line and contiguous roofline excluding porches and decks that extend no more than 10 feet from exterior wall line that is closest to the average grade. Porches and decks that extend more than 10 feet from exterior wall line or exceed 300 sq ft cumulatively will be included in overall footprint.

14. Transportation Related commercial activities, on TPN26111011, excluding parking, cannot exceed a cumulative floor area of 12,000 sq ft. subject to all development standards, i.e. Building size cannot exceed 3000 sq ft and may not be closer than 30 lineal ft to the footprint of an adjacent building.

15. A height bonus allowing a maximum height of 32 ft will be granted for those buildings with a roof pitch no less than 6:12.

16. Residential development is limited to one (1) residential unit per lot, unless an Accessory Dwelling Unit is either present at the time of adoption or is developed subject to the regulations, policies and restrictions of Ordinance 7-2006 and Ordinance 12-2007.

DRAFT

9.2 Building Height Measurement.

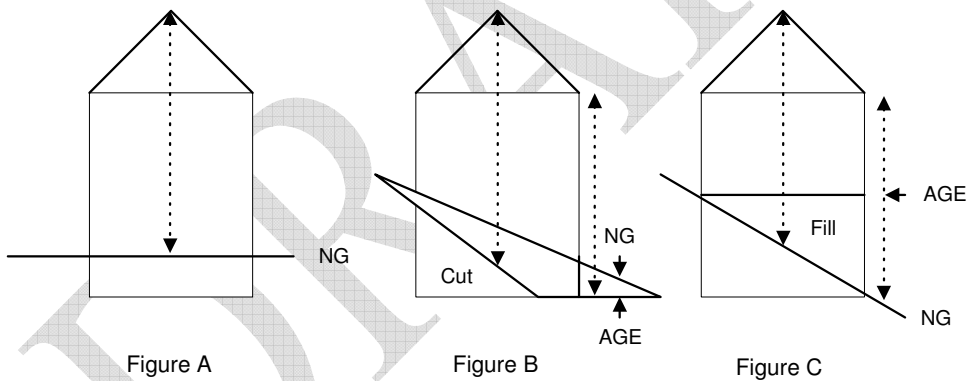
No structure shall exceed ~~28~~20 feet¹ above average grade, measured as described in Figure 1, below.

Figure 1 - Structure height limits - measurement methods.

A. Where the natural grade remains unchanged the structure height shall be measured as by a plumb line from every point on the roof to the natural grade (NG). Natural grade shall mean the existing grade prior to any human modification. See Figure 1-A, below.

B. Where the natural grade has been cut at any point around the structure footprint, the structure height shall be measured as by a plumb line from every point on the roof to the altered grade elevation (AGE). See Figure 1-B, below.

C. Where fill material has been added to the natural grade, the structure height shall be measured as by a plumb line from every point on the roof to the natural grade, regardless height of fill. ~~Artificially created grades shall be included in computing the structure height above natural grade.~~ See Figure 1-C, below.



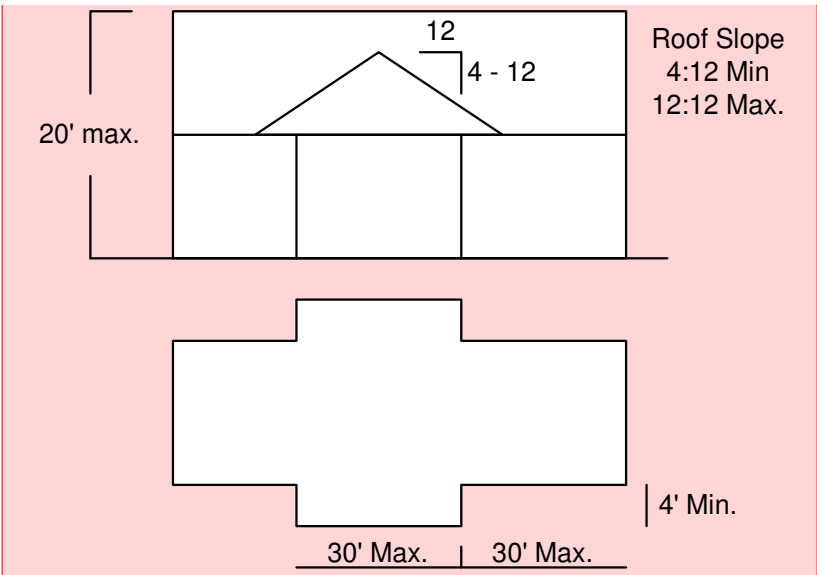
9.3 Roof Pitch and Massing

A. Roof pitches shall not be less than 4 in 12.

B. Continuous walls of buildings in excess of 30 feet and fronting on a public street shall be broken with an offset of at least four feet for every 30 feet. Roof planes shall have corresponding offsets. See Figure 2, below.

¹ A height bonus allowing a maximum height of 32ft will be granted for those buildings with a roof pitch no less than 6:12.

Figure 2 - Roof Pitch and Massing



Comment [C24]: Height notification will be changed to reflect the 28 ft in the final version.

9.4 Building Materials.

Exterior wall surfaces shall be ship lap horizontal siding, cedar shingles, vertical or horizontal tongue and groove siding, board and batten siding, or rough sawn textured panels with applied battens. However, other materials may be used for surface area which does not exceed 10 percent of the total wall surface area of the building, for decorative detail.