

Ordinance No. 650

An ordinance amending the Forks Zoning Code's
Duplex Definition to Permit Dual Single Family Dwellings

WHEREAS, the City of Forks adopted its first zoning code in 1997;

WHEREAS, the code adopted a definition for "Duplex" that relies upon a physical structural requirement that can prevent two single family dwellings on lots having the minimum square footage required of multi-family dwellings in the various zone designations used by the zoning code;

WHEREAS, inquiries were made to the Planning Commission asking for a review of the definition and a broadening of that definition to permit dual single-family dwellings on properties that could utilize required utilities (water and sewer), and meet sufficient space requirements within the lot to accommodate two dwellings;

WHEREAS, the City Council and the Planning Commission have discussed this in the past and both have asked to see a proposed rewrite of the setback provisions to reduce them in the residential areas while maintaining some level of accessibility for public safety reasons;

THEREFORE, THE CITY COUNCIL OF THE CITY OF FORKS DOES ORDAIN AS FOLLOWS:

Section 1. Amending Definition for Duplex at FMC 17.10.1045 as noted below with the underlined text indicating the proposed amendment:

17.10.145 Dual Dwelling or Duplex

"Dual Dwelling" means two separate single-family dwelling units on a single lot where City water and sewer services are available.

"Duplex" means a building on a single lot containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to floor.

Passed this 23rd day of November 2020 by the City Council of Forks



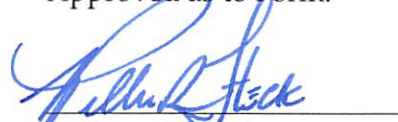
Tim Fletcher, Mayor

Attested to:



Audrey Grafstrom
Clerk/Treasurer

Approved as to Form:



William R. Fleck
Attorney/Planner