

Chapter 17.15 GENERAL PROVISIONS

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17.15.010 Limitations.

No building, structure, or land shall be erected, reconstructed, or used except as provided and allowed in the zone in which such building, structure, or land is located. No existing lot nor any lot hereafter established shall be altered to reduce yard, open space, or lot area required by this code. No area reserved for street purposes, nor any area from an abutting lot shall be included in determining total yard area within a specific lot, unless specifically allowed elsewhere within this code. (Ord. 433 § 3.10, 1997)

17.15.020 Code interpretation.

(1) This code and each and all of the terms within the text are to be read and interpreted in light of the zoning map. If any conflict between the map and the text of this code is deemed to arise, the text of this code will prevail.

(2) Where this code imposes greater restrictions upon the use or development of land than is required by other laws, codes, rules, or regulations, the provisions of this code shall apply.

(3) Unless specifically stated, it is not intended by this code to abolish or in any way interfere with any existing provisions of law, regulations, permits, easements, covenants, or previous agreements between parties relating to the use of buildings or land, and such provisions shall apply unless provisions within this code impose greater restrictions upon the use, erection, moving or alteration of building or land. (Ord. 433 § 3.20, 1997)

17.15.030 Zoning map interpretation.

(1) Where a zone boundary is shown as a lot line, such lot line as surveyed on the ground or established on the ground by a final decision of court of competent jurisdiction shall constitute such boundary.

(2) Where a zone boundary is shown as a waterway, the boundary shall be the center of the waterway or that portion of the waterway that is associated with the boundaries of the city of Forks.

(3) Where a street or alley is officially vacated, the vacated area shall acquire the classifications of the property it abuts. Areas of dedicated streets and alleys, unless otherwise classified, shall be deemed unclassified and in the case of streets and alleys shall be permitted to be used only for street and alley purposes as herein defined. (Ord. 433 § 3.30, 1997)

17.15.040 Land use districts designated.

In order to accomplish the stated goals, objectives, and policies of the Forks comprehensive plan, the following use classifications are established for the city of Forks:

Primary Districts

- R-1 Very Low Density Residential
 - R-2 Low Density Residential
 - R-3 Moderate Density Residential
 - R-4 High Density Residential
 - C-1 Low Density Commercial
 - C-2 Moderate Density Commercial
 - C-3 High Density Commercial
 - FIP Forks Industrial Park
 - I General Industrial Combining Districts
 - OL-1 Combination District of Low Density Commercial and High Density Residential
 - OL-2 Combination District of Low Density Commercial and Moderate Density Residential
 - OL-3 Combination District of Low Density Commercial and Low Density Residential
 - OL-4 Combination District of Moderate Density Commercial and High Density Residential
 - OL-5 Combination District of Moderate Density Commercial and Moderate Density Residential
 - OL-6 Combination District of High Density Commercial and High Density Residential
- (Ord. 433 § 3.40, 1997)

17.15.050 Exemption for the creation of lots or parcels for the purpose of road, utility, and/or drainage rights-of-way or similar such public use.

No requirements established by this code shall be applied to lots or parcels of land being conveyed, created, dedicated, purchased and/or sold to a public governmental entity for the sole or primary purpose of establishing a new or expanding upon an existing road, utility, or drainage right-of-way. Nor shall this code be applicable to any such similar transaction involving real property for a similar public purpose or use. (Ord. 453 § 1, 1999; Ord. 433 § 3.50, 1997)

17.15.060 Land use matrix.

C – Conditional P – Permitted S – Special X – Prohibited

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Accessory Dwelling Units	S	S	S	S	X	X	X	X	X	X
Adult entertainment	X	X	X	C	C	C	C	X	X	C
Affordable housing	P	P	P	P	P	P	P	X	X	X
Agriculture	P	P	S	C	P	X	X	P	X	X
Agriculture services	S	S	C	X	P	P	P	X	C	C

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Amusement arcade	X	X	X	X	C	C	C	X	X	X
Arts and entertainment center	C	C	C	C	P	P	P	S	X	X
Automobile sales	X	X	X	X	P	P	P	X	X	X
Billboard signs (sign area greater than 40 sq. ft.)	X	X	X	X	C	C	C	C	C	X
Campgrounds other than RVs	C	C	C	C	C	C	C	C	X	X
Cemetery	P	P	P	X	X	X	X	P	X	X
Christmas tree farm	X	X	X	P	P	X	X	C	X	X
Church	C	C	C	C	P	P	C	X	X	X
Clubs and fraternal organization	S	S	S	C	S	S	S	X	X	X
Co-living housing	P	P	P	P	C	C	C	X	X	X
Commercial greenhouse	C	C	C	C	P	P	P	X	C	C
Condominium	P	P	C	C	C	C	X	X	X	X
Convenience store	X	X	X	C	P	P	P	X	X	C
Cottage housing	X	C	C	X	X	X	X	X	X	X
Courtyard building	X	C	S	P	C	C	C	X	X	X
Day care center with more than 12 kids	C	C	C	C	P	P	C	X	X	X

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Day care center with less than 12 kids	P	P	P	P	P	S	C	X	X	X
Drugstore/retail pharmacy	C	C	C	C	P	P	P	X	X	X
Single-family dwelling	P	P	P	P	P	P	P	X	X	X
Duplex	P	P	P	P	S	S	P	X	X	X
Encampments on religious property	C	C	C	C	C	C	C	X	X	X
Emergency housing	X	C	C	C	S	S	S	X	X	X
Emergency shelter	X	X	C	C	S	S	S	X	X	X
Factory/manufacturing premises	X	X	X	X	C	C	C	X	P	C
Feed lot/rendering plant	X	X	X	X	C	C	X	X	C	C

Fire protection	C	C	C	C	C	C	C	P	C	C
Fiveplex	X	C	P	P	S	S	C	X	X	X
Fourplex	X	C	P	P	S	S	C	X	X	X
Funeral home	C	C	C	C	P	P	P	X	C	C
Gas station	C	C	X	X	S	P	P	X	C	X
Grocery store	C	C	X	X	P	P	P	X	X	X
Health clubs	C	C	C	C	P	P	P	X	X	X
Home enterprise within home	S/P ⁱⁱ	S/P ⁱⁱ	S/P ⁱⁱ	P ⁱⁱ	P ⁱⁱ	P ⁱⁱ	P ⁱⁱ	X	X	X
Home enterprise within separate facility with less than 2,000 sq. ft.	S ^{**}	S ^{**}	S ^{**}	S ^{**}	P	P	P	X	X	X
Horse arena	X	X	C	C	C	C	X	C	X	X

Commented [RF1]: Tom, this would then match hotels. Referencing HB 1220.

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Kennel	C	C	X	X	S	S	C	C	X	X
Kiosks	C	C	C	P	P	P	P	P	X	X
Labor camp and/or staging area	X	X	C	C	C	C	C	P	C	C
Liquor stores	X	X	X	X	C	C	C	X	X	X
Medical services	C	C	C	P	P	P	P	C	X	X
Mineral extraction or processing	X	X	X	X	X	X	X	C	S	C
Mini-storage facility	C	C	C	C	P	P	X	X	X	X
Motel/hotel/inn	X	C	C	C	S	S	S	X	X	X
Multi-use building	C	C	C	P	P	P	P	C	C	X
Multifamily dwelling (seven to nine units)	X	C	S	P	S	S	S	X	X	X
Multifamily dwelling (10 plus units) ^{III}	X	C	C	P	C	C	C	X	X	X
Mobile home parks	C	C	C	C	X	X	X	X	X	X
Neighborhood park	S	S	S	S	S	S	S	P	X	X
Nursery	S	S	S	S	P	P	P	X	C	C
Outdoor-oriented recreational use	C	C	C	X	P	P	P	P	X	C
Park and ride facility	C	C	C	P	X	C	P	P	P	C
Permanent Supportive Housing (PSH)	P	P	P	P	P	P	P	X	X	X
Planned unit development	P	P	P	P	C	X	X	X	X	X

Commented [RF2]: Tom is working on a better definition that keeps this concept in place as requested/required by Commerce

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Power generation facilities	X	X	X	X	X	X	X	C	C	C
Power relay facilities	C	C	C	X	C	C	C	S	C	C
Professional office	P	P	S	S	P	P	P	C	X	X
Public building	C	C	C	C	C	C	C	C/S	S	C
Race track	C	C	X	X	C	C	C	X	X	C
Research facilities	C	C	C	X	C	C	C	C	P	C
Restaurant	C	C	C	C	P	P	P	X	X	X
Retail store w/ less than 4,000 sq. ft. of total floor space	X	X	C	X	P	P	P	X	C	X
Retail store w/ 4,000 to 10,000 sq. ft. of total floor space	X	X	X	X	C	P	P	X	C	C
Retail store w/ 10,001+ sq. ft. of total floor space	X	X	X	X	C	C	C	X	C	C
Rock crushing and asphalt plant	X	X	X	X	X	X	X	C	P	C
RV parks*	C	C	C	C	P	S	C	X	X	X
RV overnight facilities	C	C	C	C	C	C	C	C	X	X
Schools	C	C	C	C	C	C	C	C	C	X
Shopping center	X	X	X	X	X	C	P	X	X	X
Single-family dwelling	P	P	P	P	P	P	P	X	X	X
Sixplex	X	C	S	P	C	C	C	X	X	X
Small inn	S	S	C	C	P	S	S	X	X	X

Use	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone	Industrial – General
Solid or liquid waste disposal	X	X	X	X	C	C	X	C	C	C
Stacked flats	X	C	P	P	C	C	C	X	X	X
Studio	S	S	S	S	P	P	P	X	S	C
Taverns	X	X	X	X	C	C	C	X	X	X
Theater, indoor	C	C	X	X	C	C	C	X	X	X
Theater, outdoor	C	C	X	X	C	C	C	X	X	X
Timber harvesting	P	P	S	X	S	C	X	P	C	C
Timber management and processing	P	P	S	X	S	C	X	X	P	C
Tower	C	C	C	X	C	C	X	S	S	C
Townhouse	X	C	P	P	S	C	C	X	X	X
Transitional housing	C	P	P	P	P	P	P	X	X	X
Triplex	X	C	P	P	S	S	S	X	X	X
Utilities, other than power/sewer	C	C	C	C	C	C	C	P/C	C	C
Vacation/visitor rental	S	S	S	P	P	P	P	X	X	X
Vehicular repair	X	X	X	X	P	P	P	X	S	C
Veterinary clinic	X	X	X	S	P	P	P	X	X	X
Warehouse	X	X	X	X	C	C	X	C	P	C
Wrecking yard	X	X	X	X	C	C	C	X	X	X

* Any new development of an RV park will be required to undertake a State Environmental Policy Act review and determination pursuant to FMC 14.10.090 even if such use is permitted outright pursuant to this chapter.

** Vacation/visitor rental may be permitted pursuant to FMC 17.10.225.

i See Chapter 17.52 FMC, PL – Public Land District.

ii See FMC 17.75.045, Home enterprises within home – Cases when permitted outright.

iii Any multifamily dwelling project consisting of 10 units or more will be required to undertake a State Environmental Policy Act review and determination pursuant to FMC 14.10.090 even if such use is permitted outright pursuant to this chapter.

(Ord. 629 § 6, 2018; Ord. 587 § 2, 2011; Ord. 580 § 1, 2010; Ord. 561 § 2, 2008; Ord. 560 § 1, 2008; Ord. 531 § 1, 2005; Ord. 514 § 2, 2004; Ord. 502 § 3, 2002; Ord. 489 §§ 1, 3, 2001; Ord. 467 § 1, 2000; Ord. 433, App. B, 1997)

Development standards

Minimum lot area	R-1 Very Low Density	R-2 Low Density	R-3 Moderate Density	R-4 High Density	C-1 Low Density	C-2 Moderate Density	C-3 High Density	Public Land	Industrial Park Zone
Minimum lot area in acres	5.0						5.0		
Minimum lot area in square feet					13,500	4,500	2,500	200	12,500
Maximum single-family density in du/acre	0.2	2.0	3.2	9.7					
Maximum multi-family density in du/acre	0.2	2.0	14.5	17.4					
Minimum lot area (square feet)									
Single-family (3)	217,800	20,000	13,500	4,500					
Multi-family			3,000	2,500					
Accessory Dwelling Unit ADU	6,000	6,000	4,000	4,000					
Duplex			4,000	4,000					
Triplex			4,500	4,500					
Fourplex			4,500	4,500					
Fiveplex				9,500					
Sixplex				6,000					
Townhouse – 3 units				6,500					
Townhouse – 5 units				10,200					
Courtyard building				7,200					
Stacked flats/multiplex				10,200					
Co-living			4,000	4,000					
Cottage housing – 6 units			12,600						
Minimum lot width (feet)									
At building line	200	100	70	50	50	45	25		50
Single-family detached			50						
Accessory Dwelling Unit (ADUs)									
Duplex, triplex, fourplex			45						
Fiveplex				90					
Sixplex				55					
Townhouse – 3 units				80					
Townhouse – 5 units				120					

- (1) May be reduced in R-1 to 15 feet, in R-2, R-3, and R-4 to 15 feet if no impairment.
- (2) May be reduced in R-1 to 10 feet, in R-2, R-3, and R-4 to 5 feet if no impairment.
- (3) Minimum lot area in R-3 is 13,500 square feet or per health code if private septic system being used.
- (4) No obstructions can interfere with emergency access.
- (5) At least the side or rear yard shall be at least 10 feet from the applicable lot line excluding any dedicated street or alley.

Affordable housing incentives.

- (1) Increased density may be allowed consistent with local needs for any affordable housing development of any ~~single-family or middle housing residence~~ located on real property owned or controlled by a religious organization (RCW 36.70A.545)
- (2) Additional housing units may be created within existing commercial, mixed-use, and middle housing buildings that are exempt from density limits, parking, and other regulations (RCW 35A.21.440 and RCW 35.21.990).

