

Ordinance No. 696

An ordinance amending the City's Title 17 – Zoning Code to address Comprehensive Plan Update matters and primarily address legislative requirements associated with 'Middle Housing;' in the City of Forks

WHEREAS, the City of Forks has adopted a Comprehensive Plan Update pursuant to Washington's Growth Management Act (GMA);

WHEREAS, the Washington legislature has also mandated various zoning code requirements to address housing needs often referred to as 'middle housing' to include various types of multi unit housing developments;

WHEREAS, the Washington legislature also mandated cities planning under the GMA to adopt 'accessory dwelling unit' standards;

WHEREAS, the Washington legislature also mandated that cities planning under the GMA adopt limits on parking for housing development;

WHEREAS, the Planning Commission recommended the adoption of the amended Title 17 by the City Council;

WHEREAS, the City Council held a public hearing on the proposed amended Title 17 on 10 August 2026;

BASED THEREON, THE CITY COUNCIL OF THE CITY OF FORKS DOES ORDAIN AS FOLLOWS:

Section 1. Amending FMC Chapter 17.10 Definitions. Chapter 17.10 – Definitions of the Forks Zoning Code is here by amended with the underlined text being the addition or the text replacing the text that has been struck out.

17.10.006 Accessory dwelling unit (ADU).

"Accessory dwelling unit (ADU)" is a small, self-contained residential unit located on the same lot as an existing single-family home. An ADU may be created as a separate unit within an existing home (such as in an attic or basement), an addition to the home (such as a separate apartment unit with separate entrance), or in a separate structure on the lot (such as a converted garage). An ADU has all the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot.



17.10.011 Administrative design review.

"Administrative design review" means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards without a public pre-decision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. The City may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

17.10.016 Affordable housing.

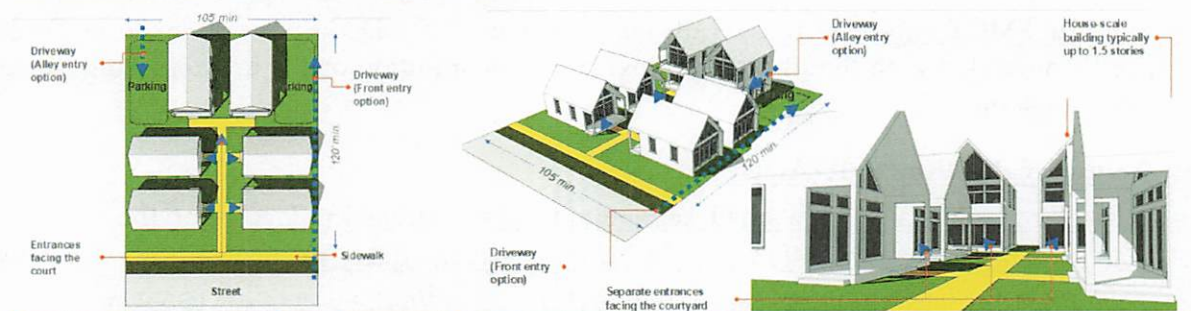
"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households. (RCW 36.70A.540)

17.10.091 Co-living.

"Co-living" means residential developments featuring individually rented, private, secured sleeping units (sometimes with private baths) combined with shared kitchen/living facilities to address affordable housing needs (HB 1998). Sometimes called boarding houses or micro-apartments.

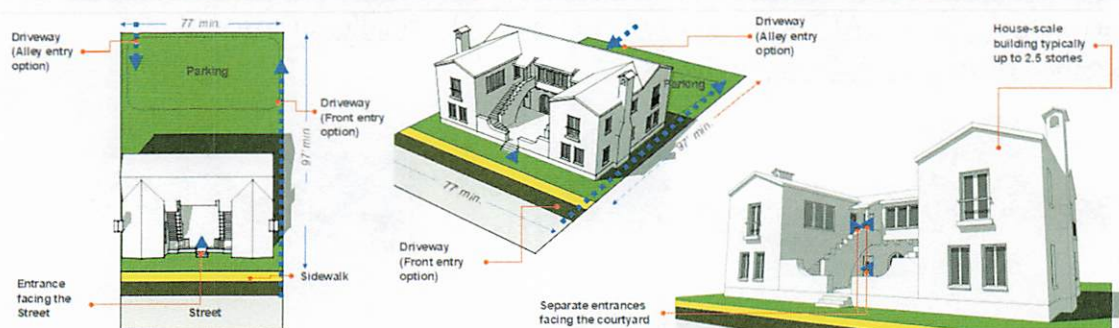
17.10.124 Cottage housing.

"Cottage housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.



17.10.125 Courtyard apartments.

"Courtyard apartments" means up to 4 attached dwelling units arranged on 2 or 3 sides of a yard or court."

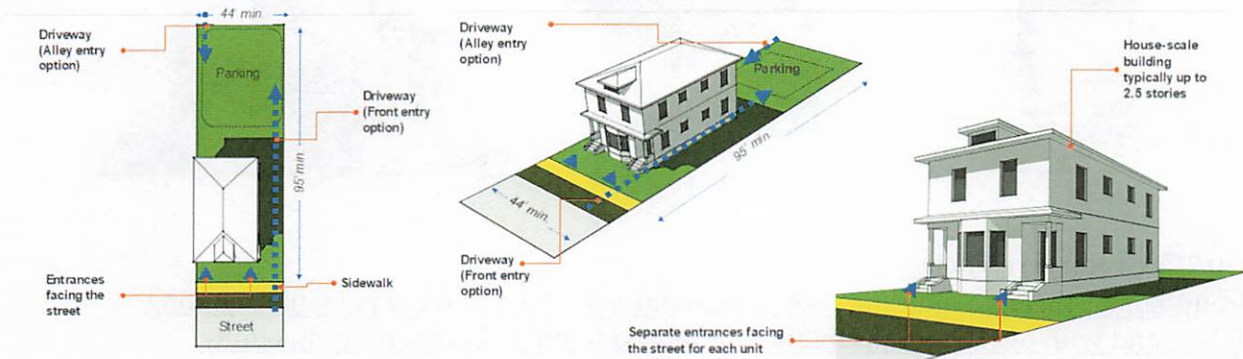


17.10.134 Development regulations.

“Development regulations” means any controls placed on development or land use activities by the City, including, but not limited to, zoning ordinances, official controls, subdivision ordinances, and binding site plan ordinances.

17.10.146 Duplex.

“Duplex” means a residential building with 2 attached dwelling units.



17.10.166 Emergency housing.

“Emergency Housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

17.10.167 Emergency shelters.

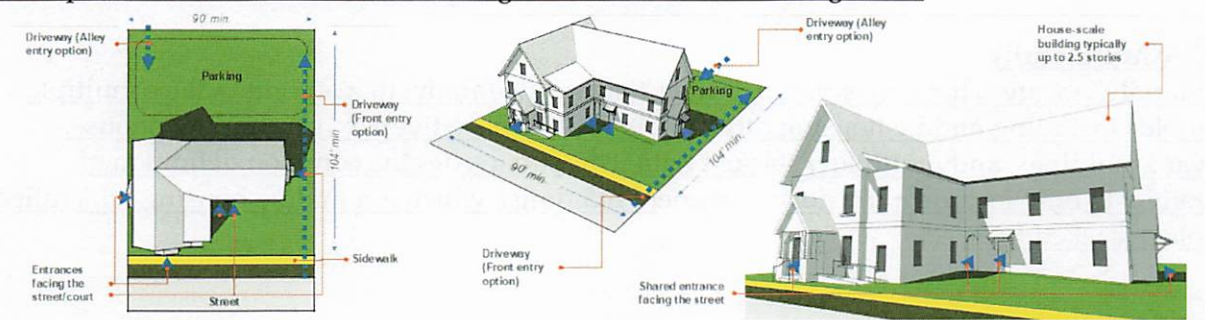
“Emergency Shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

17.10.168 Encampments on religious property.

“Encampment on religious property” means outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small (tiny) houses on property owned or controlled by a religious organization to house homeless or temporarily unhoused individuals and families for a period less than four months (RCW 35.21.915).

17.10.186 Fiveplex.

“Fiveplex” means a residential building with 5 attached dwelling units.



17.10.187 Fourplex.

"Fourplex" means a residential building with 4 attached dwelling units.



17.10.215 Group residencies.

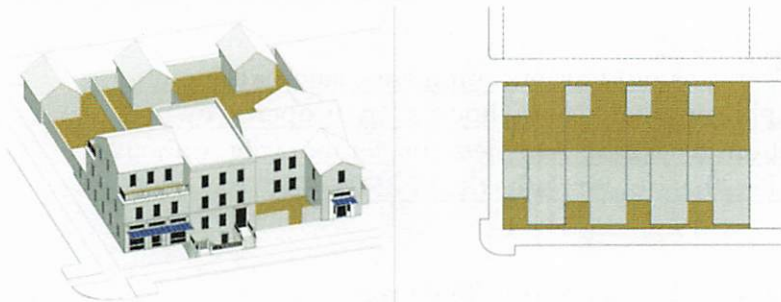
"Group home" means a building providing lodging to three or more persons including children and with or without disabilities, unrelated to the principal residing family including, among other things, boarding houses and bed and breakfast establishments. This definition excludes multifamily residences, hotels, hospitals, and institutions of involuntary detention.

17.10.308 Middle housing.

"Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain 2 or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

17.10.309 Mixed-use building.

"Mixed-use building" means a building whose ground floor is at least 75 percent occupied by retail or pedestrian-interest activity and the remaining 25 percent of the ground and mall of the upper floors are residential.



17.10.330 Multifamily

"Multifamily" means a housing structure, other than single-family, that accommodates multiple households including middle housing duplex, triplex, fourplex, fiveplex, sixplex, townhouse, courtyard buildings, and multiplex/stacked flats. This supersedes the common definition of multifamily to only include multistory apartment buildings, which is a middle housing type called multiplex/stacked flats.

17.10.381 Permanent supportive housing (PSH).

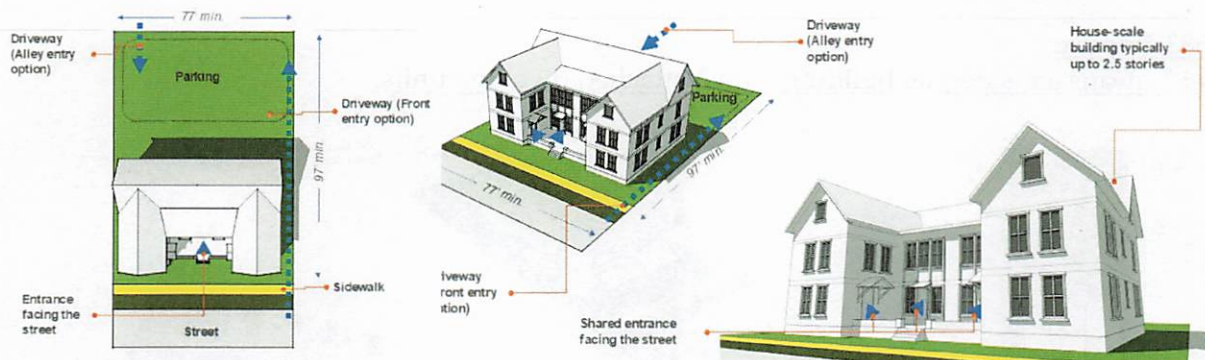
"Permanent Supporting Housing (PSH)" means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.

17.10.436 Religious organization

"Religious organization" means a church, synagogue, or other religious entity.

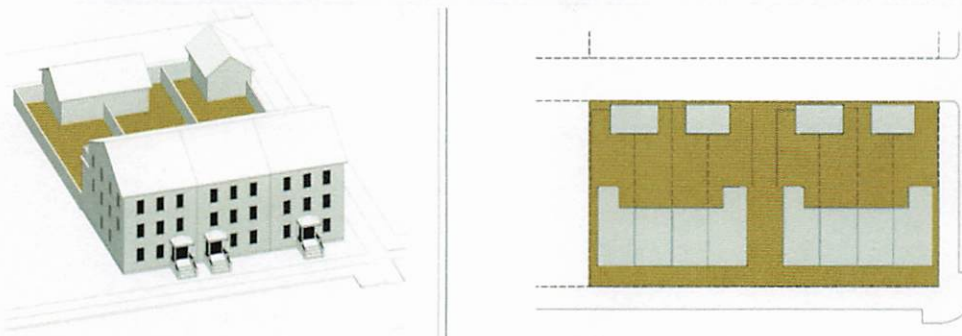
17.10.496 Sixplex.

"Sixplex" means a residential building with 6 attached dwelling units.



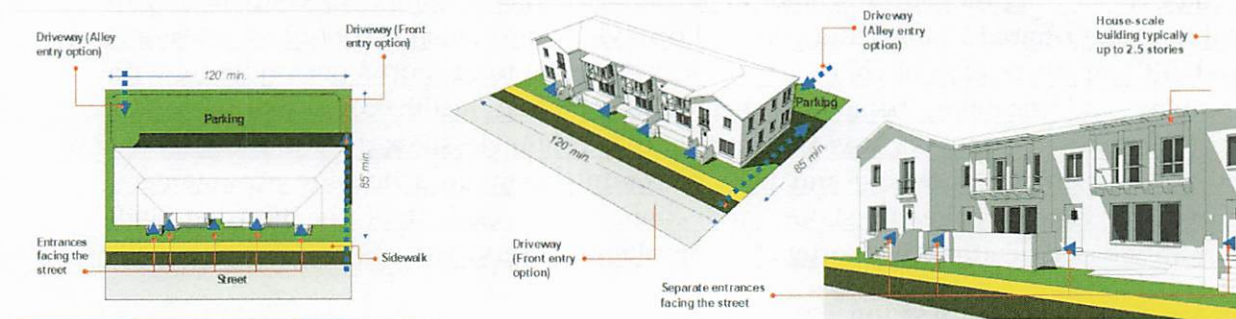
17.10.511 Stacked flat.

"Stacked flat" means dwelling units in a residential building of no more than 3 stories on a residential zoned lot in which each floor may be separately rented or owned.



17.10.581 Townhouse.

“Townhouses” means buildings that contain 3 or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than 2 sides.

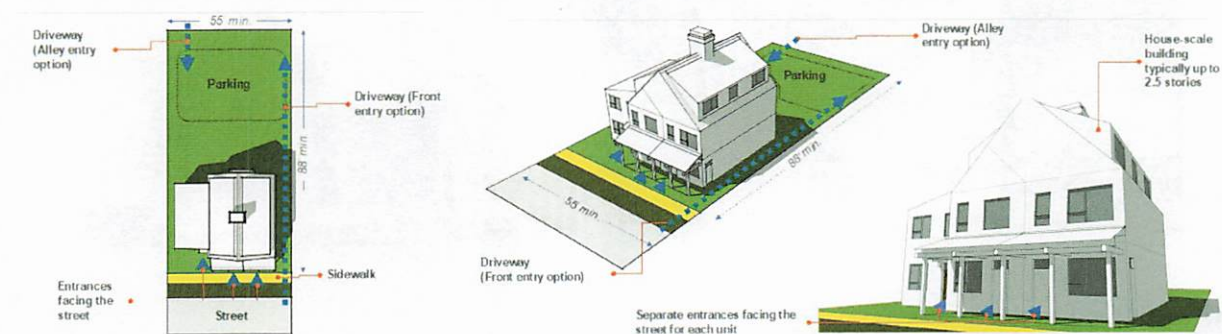


17.10.582 Transitional housing.

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

17.10.583 Triplex.

“Triplex” means a residential building with 3 attached dwelling units.



17.10.584 Unit density.

“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.

Section 2. Amending FMC 17.15.060 Land Use Matrix. The Forks Zoning Code is hereby amended by replacing the Land Use Matrix found at Chapter 17.15.060 in its entirety with the following table. The additions and modifications to the Land Use Matrix are underlined>.

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
<u>Accessory Dwelling Units</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Adult entertainment	X	X	X	C	C	C	C	X	X	C
<u>Affordable housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
Agriculture	P	P	S	C	P	X	X	P	X	X
Agriculture services	S	S	C	X	P	P	P	X	C	C
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
<u>Co-living housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>

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
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
<u>Cottage housing</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Courtyard building</u>	<u>X</u>	<u>C</u>	<u>S</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
Day care center with more than 12 kids	C	C	C	C	P	P	C	X	X	X
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
<u>Encampments on religious property</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Emergency housing</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Emergency shelter</u>	<u>X</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
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

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
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
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
Mixed Use/Multi-use building	C	C	C	P	P	P	P	C	C	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
<u>Multifamily dwelling (seven to nine units)</u>	X	C	S	P	S	S	S	X	X	X
<u>Multifamily dwelling (10 plus units)</u> 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
<u>Permanent Supportive Housing (PSH)</u>	P	P	P	P	P	P	P	X	X	X
Planned unit development	P	P	P	P	C	X	X	X	X	X
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 ⁱ	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

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
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
<u>Single-family dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Sixplex</u>	<u>X</u>	<u>C</u>	<u>S</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
Small inn	S	S	C	C	P	S	S	X	X	X
Solid or liquid waste disposal	X	X	X	X	C	C	X	C	C	C
<u>Stacked flats</u>	<u>X</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
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

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
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
<u>Townhouse</u>	<u>X</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Transitional housing</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Triplex</u>	<u>X</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
Utilities, other than power/sewer	C	C	C	C	C	C	C	P/C ⁱ	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)

Section 3. Adding FMC 17.15.065 Development Standards. The Forks Zoning Code is here by amended by adding the following table to Chapter 17.15 and provides in table form, the development standards associated with Title 17.

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	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					
Courtyard building				80					
Stacked flats/multiplex				120					
Co-living				80					
Cottage housing s			105						

Minimum lot depth (feet)	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	150	90	90	90	100	100	100		100
Single-family detached			90						
Accessory Dwelling Unit (ADU)									
Duplex, triplex, fourplex			85						
Fiveplex				105					
Sixplex				100					
Townhouse – 3 units				85					
Townhouse – 5 units				60					
Courtyard building				100					
Stacked flats/multiplex				85					
Co-living				60					
Cottage housing s			120						
Setbacks (feet)									
Front yard (1)	20	20	20	20					
Side yard	15	5	5	5					
Side yard adjacent to a residential use					10		20	10	30
Rear yard (2)	10	10	10	10					
Rear yard to the center of an alley (4)					10	10			
Rear yard adjacent to a residential use					25	25	25		
Side or rear yard (5)					10	10	10		30
Accessory structures									
Lot coverage by buildings									
Total lot coverage									
Accessory buildings of rear yard									
Maximum height (feet)									
Main buildings	32	32	32	32	32	32	32	32	32

(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).

Section 4. Adding Chapter 17.57 – Accessory Dwelling Unit. The Forks Zoning Code is here by amended by adding a new chapter to Title 17 as Chapter 17.57 – Accessory Dwelling Unit.

Chapter 17.57

ACCESSORY DWELLING UNIT (ADU)

Sections:

17.57.010 Purpose and Intent.

17.57.020 Authority.

17.57.030 Standards and Criteria.

17.57.040 Bulk Standards/ADU Regulations.

17.57.050 Appeals.

17.57.060 Examples of ADUs.

17.57.010 Purpose and Intent.

The purpose of this chapter is to:

(1) Add affordable units to existing housing and make housing units available to moderate-income residents who might otherwise have difficulty finding homes within the City.

(2) Protect neighborhood stability, property values and the single-family residential appearance of the neighborhood by ensuring that Accessory Dwelling Units (“ADUs”) are constructed according to applicable Code provisions.

(3) Promote the development of additional housing options in residential neighborhoods that are appropriate for people at a variety of stages of their lives.

17.57.020 Authority.

The City Planner shall have the authority to approve ADUs which are consistent with the regulations and provisions herein.

17.57.030 Standards and Criteria.

(1) Allowed Zoning: ADUs may be allowed in any zone on a lot where a dwelling unit exists as a permitted use if they comply with the requirements listed in this Chapter. Two (2) ADUs are permitted on all lots located in all zoning districts that allow for dwelling units. ADUs can be categorized as either attached or detached. An ADU may be created by any one or combination of the following methods:

(a) A separate unit within an existing home (such as in an attic or basement), or

(b) An addition to the home (such as a separate apartment unit with a separate entrance), or

(c) in a separate detached structure on the lot (such as but not limited to a new or converted garage).

(2) Sale/Conveyance: The city shall not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.

(3) Permitted Size: An ADU shall not be less than 400 square feet nor greater than 1,000 square feet in area.

The ADU sizing is calculated per the 2021 (or currently adopted edition) International Building Code which is the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. Areas that are <5 feet in height are not counted in the ADU square footage. Additionally, garages are not counted in the ADU square footage.

17.57.040 Bulk Standards/ADU Regulations.

(1) An ADU, and any accessory structures for the ADU such as but not limited to garages, carports, or workshops, shall comply with the underlying zoning district for the dwelling unit located onsite, including height, setbacks, floor area, accessory buildings, and lot coverage, except as provided in this section.

(2) One on-site parking stall is required for an ADU. However, no parking is required when either improved public street parking is available on at least one side of the lot whereon the ADU is proposed, or the ADU is within one-half mile walking distance to a "major transit route." If the lot abuts an alley or private access easement, parking shall be accessed from the alley or private access easement except when the City Planner determines that such access is environmentally constrained.

(3) For detached ADUs, a minimum of ten (10) feet separation from the existing dwelling unit is required.

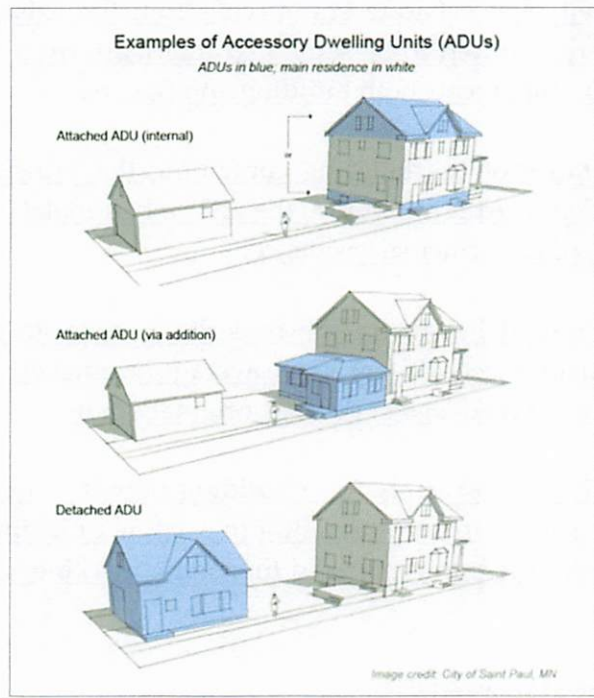
- (4) Any utility lines being installed or altered must have their connections inspected as part of the building permit process.
- (5) Attached ADUs can use the water meter and side sewer that was permitted for the existing dwelling unit. However, all detached ADUs shall have their own water meter and side sewer connection. If fire sprinklers are required, the property owner shall install a backflow prevention device behind the water meter.
- (6) All water and sewer system charges shall apply for any new connection and/or modifications to the existing water and sewer system(s), or county approved septic system for an ADU.
- (7) ADUs are not permitted on lots that are not connected to and served by public water and sewer or county approved septic system for an ADU.
- (8) Existing structures, including but not limited to detached garages, may be converted into ADUs even if they violate current code requirements for setbacks or lot coverage; provided that the existing structure(s) proposed to be converted into an ADU may be required to be brought into conformance with current building and fire code requirements. Existing detached structures proposed to be converted to ADUs shall not be located across property lines or within the right of way.
- (9) Addressing of the existing dwelling unit shall be changed to identify the existing dwelling unit as "Unit A" and the new ADU as "Unit B" prior to issuance of a certificate of occupancy (CO).
- (10) An approved building permit is required to construct an ADU in the City. The building permit must comply with the City's adopted building code, fire code, zoning code, critical area regulations, environmental regulations, and stormwater regulations adopted at time permitting is sought.
- (11) When property corners are not known, the City Planner may require the applicant to hire a Washington State licensed land surveyor to reestablish property corners.
- (12) Detached ADUs may be sited on a rear/side lot line only if the lot line abuts an improved public alley pursuant to RCW 36.70A.681(1)(i).
- (13) ADUs are permitted on any lot that meets the zone's minimum lot size required for a dwelling unit.
- (14) Eligible properties can have one (1) dwelling unit and two (2) ADUs, for a maximum total of three (3) dwelling units. ADUs can be in any configuration of attached or detached units.
- (15) Owner occupancy is not required for either the existing dwelling unit or any ADUs existing and/or proposed.

- (16) All attached ADUs are required to have their own separate entrance(s) from the existing dwelling unit. Additionally, attached ADUs are required to be separated internally from the existing dwelling unit by solid wall construction that meets both building and fire code.
- (17) ADUs shall be designed so that the appearance of the building containing the principal residence remains that of a single-family residence. At a minimum, the ADU shall match the exterior materials, design, and pitch of the roof of the principal residence.
- (18) ADUs shall comply with the maximum permitted height for the underlying zone. In the Residential Zone however, attached ADUs shall not exceed 35 feet above average original grade. Detached ADUs in the Residential Zone shall not exceed 28 feet average original grade.
- (19) Homeowners with existing non-permitted ADUs must apply for a building permit to make them legal. Units that are not legalized will be subject to enforcement. Pre-existing units must meet the same requirements as new ADUs, including but not limited to: zoning, parking, fire, and building code standards/regulations.
- (20) RVs, including park model trailers, shall not be used as ADUs.
- (21) ADUs are exempt from the density requirements of the underlying zone.
- (22) If applicable, impact fees and connection fees associated with the construction of an ADU shall not be greater than 50 percent of the fees that would be imposed on the dwelling unit.
- (23) Where practical, the ADUS shall be located and designed to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:
- (a) Stagger windows and doors to not align with such features on abutting properties.
 - (b) Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
 - (c) Install landscaping as necessary to provide for the privacy and screening of abutting property.
- (24) Short Term Rental (STR) Regulations: ADUs shall not be used as short-term rentals (STR) for less than 6 months (180 days) within a calendar year.

19.18.050 Appeals.

Appeals. There is no appeal of the City Planner's determination regarding whether to issue a building permit to construct an ADU on a subject property in accordance with of CMC 18.08.030(3).

19.18.060 Example of Accessory Dwelling Unit (ADU).



Section 5. Amending FMC Chapter 17.75 Special Conditions. Chapter 17.75 – Special Conditions of the of the Forks Zoning Code is here by amended as follows.

- A. The following table is added immediately following 17.75.120 Improvement of parking space and access.

Residential	Parking requirements
Single-family	2 stalls per unit
Accessory dwelling unit (ADU)	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Duplex, triplex, fourplex on lots less than 6,000 square feet (1)	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Fiveplex, sixplex, townhouse, stacked flat/ multiples, courtyard building on lots less than 6,000 sf (1)	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Cottage housing	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Caretaker apartments/quarters	1 stall per apartment
Co-living housing units/boarding house	1 stall for the manager plus 1 stall per sleeping room for boarders and/or lodging use plus 1 additional stall for each 4 persons employed on the premises
Mixed-use	Total requirements shall be the sum of the requirements for the principal uses computed separately
Affordable housing	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Permanent supportive housing (PSH)	1 stall per studio or 1 bedroom, 2 stalls per 2 or more bedrooms not to exceed more than 2 stalls per unit
Transitional housing	1 stall per sleeping quarter plus 1 additional stall for each 4 persons employed on the premises
Emergency housing and shelters	1 stall per sleeping quarter plus 1 additional stall for each 4 persons employed on the premises
Encampments on a religious property	1 stall per tent, vehicle, tiny home, or other sleeping quarter plus 1 additional stall for each 4 persons employed on the premises
Group homes	0.5 stalls per bed
Nursing homes	0.25 stalls per bed
Motels and hotels	1 stall for manager and 1 stall per room
Mobile and manufactured home parks	1 stall for manager and 2 stalls per dwelling unit
Commercial	Parking requirements
Retail sales of small items including but not limited to groceries, drugs, and department store items (1)	1 stall per 350 square feet of gross floor area plus 1 stall per employee on the largest work shift.
Retail sales of bulky items but not limited to furniture, appliances, feed and grain, service stations, furniture and appliance repair, car washes, professional laundries, data processing and printing, plumbing, construction, craft shops, cabinet making, machine shops, fabricating shops, and other trades, motor vehicles and heavy equipment sales and repair, warehousing and food or property storage facilities,	1 stall per 750 square feet of gross floor area plus 1 stall per employee on the largest work shift.

Residential	Parking requirements
wholesale sales, bottling and distributing shops, and truck terminals. (1)	
Taverns, lounges, restaurants, and commercial indoor places of amusement and recreation. (2)	1 stall per 175 square feet of gross floor area; or 1 stall per every 3 persons of legal occupancy, or practical occupancy, where a legal standard does not exist plus 1 stall per employee, whichever is greater;
Laundry, self-service	1 stall per 175 square feet of gross floor area
Hotels, motels, or boarding houses	1 stall per guest room plus 1 stall per employee on the largest work shift
Hospitals, residential care facilities	1 stall per 3 patient beds or examination tables plus 1 stall per staff doctor plus 1 stall for every other employee working on the largest shift
Clinic and pharmacies incidental to a clinic	1 stall per patient bed or room plus 1 stall per staff doctor and 1 stall per employee on the largest work shift
Personal, professional, financial services, businesses, and public offices	1 stall per 350 square feet of gross floor area plus 1 stall per employee on the largest work shift (1)
Industrial	Parking requirements
Manufacturing, home based businesses, processes, and treatment plants	1 stall per every 2 employees
Public assembly and recreation	Parking requirements
Churches, mortuaries, places of public assembly, places of adult instruction or exhibition halls (2)	1 stall per 4 fixed seats in the main auditorium (every 20 inches of church pews equals 1 seat); or 1 stall per 175 square feet of gross floor area in the main assembly area.
Other uses not specified h	Parking shall be provided as specified for the use which, in the opinion of the City Council, is most similar to the use under consideration

- (1) If parking can be placed behind and/or to the side of the facility, an allotment of 1 stall per 450 square feet of gross floor area can be utilized.
- (2) If parking can be placed behind and/or to the side of the facility, an allotment of 1 stall per 250 square feet of gross floor area can be utilized.

B. Section 17.75.160 – Development standards for middling housing. The Forks Zoning Code is amended by adding the following section to Chapter 17.75.

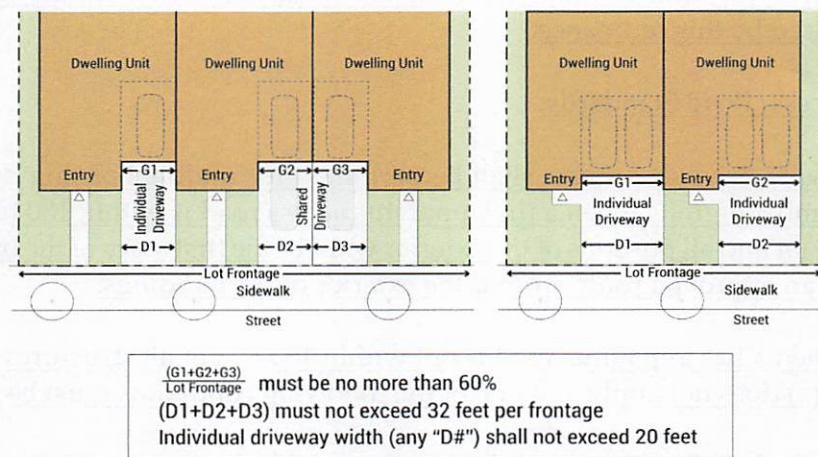
17.75.160 Development standards for middle housing.

(1) Middle Housing. Middle housing includes accessory dwelling units (ADU), duplex, triplex, fourplex, fiveplex, sixplex, townhouse, courtyard buildings, and cottage housing. The purpose of these standards is to:

(a) Promote compatibility of middle housing with other residential uses, including single-family houses.

(b) De-emphasize garages and driveways as major visual elements along the street.

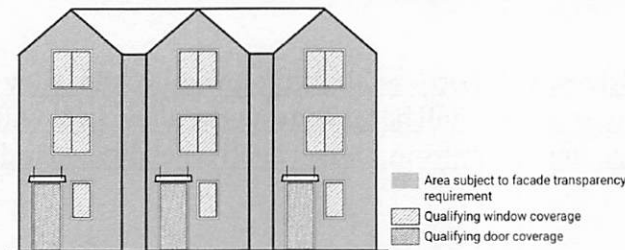
- (c) Provide clear and accessible pedestrian routes between buildings and streets.
- (2) Design Review. The process used for reviewing compliance with middle housing design standards shall be administrative design review.
- (3) Pedestrian access. A paved pedestrian connections at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.
- (4) Vehicle Access, Carports, Garages, and Driveways. For lots abutting an improved alley that meets the town's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet other standards of subsection (5)(a-c).
- (5) Garages, Driveways, and Off-Street Parking. Garages, driveways, and off-street parking areas shall be located between a building and a street, except when either of the following conditions are met:
- (a) The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the street frontage property line. This standard applies to buildings and not individual units: or
- (b) The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or



- (c) The garage, driveway, or off-street parking is located more than 100 feet from a street.
- (6) Garages. All detached garages and carports shall not protrude beyond the front building façade.
- (7) Driveways. The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.
- (8) Collector Road Access. Town requirements for driveway separation and access from collector streets and arterial streets shall apply.

(9) Entries. Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection for three feet by three feet.

(10) Windows and Doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.



C. Section 17.75.170 – Infrastructure standards for middling housing. The Forks Zoning Code is amended by adding the following section to Chapter 17.75.

17.75.170 Infrastructure standards for middle housing

(1) Transportation. Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for detached single-family residences, except as addressed by this ordinance.

(2) Lot Access/Road Standards.

(a) Private driveway access shall be permitted for middle housing development with any number of units when a fire apparatus access road is within 150 feet of all structures on the lot and all portions of the exterior walls of the first story of the buildings, as measured by an approved route around the exterior of the buildings.

(b) When a fire apparatus road is not within 150 feet of all structures on the lot, subsection (2)(a) does not apply and one of the following conditions must be met:

(i) The building is equipped throughout with an approved automatic sprinkler system meeting International Fire Code requirements.

(ii) No more than 2 units are accessed via the same private driveway.

(iii) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

(c) Private driveways shall not be required to be wider than 12 feet and shall not be required to have unobstructed vertical clearance more than 13 feet 6 inches except when it is

determined to be in violation of the International Fire Code or other fire, life, and safety standards, such as sight distance requirements.

(d) Private driveway access, separate from access to an existing home, shall be permitted unless it is determined to be in violation of the Fire Code or other fire, life, safety standards, such as sight distance requirements.

(e) This subsection is not intended to limit the applicability of the adopted Concrete fire code, except as otherwise presented in this subsection.

Section 6. Amending FMC Chapter 17.120 Hearings. Section 17.120.010(1)(a) of the Forks zoning code is hereby amended with the underlined text being the addition or the text replacing the text that has been struck out.

17.120.010 Notice of public hearing.

(1) Notice, as required by this code, shall be provided to the community by using the following methods:

(a) Posting notice, as described below, ~~in a conspicuous place upon the property in question;~~
in a conspicuous place on the City's website; and

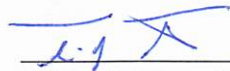
Section 7. Amending FMC Chapter 17.125 Fees. Section 17.125.030 Permit Fees of the Forks zoning code is hereby amended with the underlined text being the addition or the text replacing the text that has been struck out.

Change of a Zone Boundary	\$250	<u>\$1,200</u>
Special Use Permit	\$100	<u>\$ 300</u>
Variance	\$250	<u>\$ 800</u>
Conditional Use Permit	\$250	<u>\$ 800</u>
Planned unit development application fee* (includes SEPA costs)	\$500	<u>\$ 800</u>
Density transfer application* (includes SEPA costs)	\$500	<u>\$1,500</u>
Appeal of decision	\$100	<u>\$ 250</u>
SEPA checklist/ determination costs	\$150	<u>\$ 500</u>

*These could require additional fees associated with short platting or subdividing the property in question. (Ord. 433 § 23.30, 1997)

Section 8. Effective Date. This ordinance shall be in full force and effect five-days after a summary of the ordinance has been published in the City's journal of record as required by state law and a fully executed copy of the ordinance has been posted on the City's website..

Passed by the City Council during a regularly scheduled meeting held on 24 August 2026,
and approved by the Mayor thereafter.



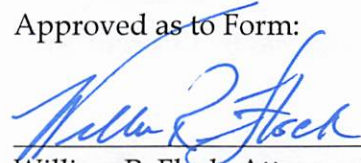
Tim Fletcher, Mayor

Authenticated and Attested to:



Caryn Depew, Clerk/Treasurer

Approved as to Form:



William R. Fleck, Attorney/Planner