

**An ordinance creating Chapter 33.22, LAMIRD standards,  
within Clallam County Code 33, Zoning Code, to achieve  
compliance with the Growth Management Act  
October, 2009**

**Section 1. Section 33.22.100, Applicability, purpose, and inconsistencies is created to read as follows:**

(1) This Chapter applies to any commercial, industrial, mixed use, duplex, and multifamily in-fill or redevelopment within areas zoned on the Official Comprehensive Land Use and Zoning Map of Clallam County with a land use and zoning designation identified in Table 31.02.263(A) of the Countywide Comprehensive Plan as a LAMIRD Land Use and Zoning Designation, but not to home businesses or home enterprises, which are subject to the standards of Chapter 33.47 CCC, Home enterprise and home based industry standards.

(2) The purpose of this Chapter is to minimize impacts on the rural character of neighboring less-intensive rural residential zoning districts as a result of commercial, industrial, mixed use, duplex, and multifamily in-fill and redevelopment within LAMIRDs.

(3) To the extent that this Chapter calls for a different standard than that of the underlying zoning district, the more restrictive standard shall apply.

**Section 2. Section 33.22.200, commercial, industrial, mixed use, duplex, and multifamily in-fill and redevelopment within LAMIRDs, is created to read as follows:** To maintain a more “open” or “rural atmosphere,” commercial, industrial, mixed use, duplex, and multifamily in-fill and redevelopment within LAMIRDs shall comply with the following provisions:

(1) Total impervious surface is limited to 35 percent.

(2) Total lot coverage is limited to 20 percent.

(3) No structure shall be located closer than 70 feet from the boundary with a less intensive rural residential zoning district.

**Section 3. Section 33.22.300, Minimizing impacts of commercial, industrial, mixed use, duplex, and multifamily in-fill and redevelopment within LAMIRDs, is created to read as follows:** In addition to meeting all applicable laws and regulations regarding noise and air emission, commercial, industrial, mixed use, duplex, and multifamily in-fill and redevelopment within LAMIRDs that abut a less intensive rural residential zoning district are subject to the following additional requirements, which are designed to further reduce the impacts of noise, odor, glare, and traffic.

(1) The following activities shall be located at least 70 feet from the boundary with a less intensive rural residential zoning district:

(a) The rear elevation of commercial and industrial buildings.

(b) Outdoor storage areas.

(c) Truck and/or trailer parking.

(d) Trash collection and/or compaction.

(e) Recycling areas.

(f) Cargo containers.

(g) Loading docks.

(h) Major machinery or areas housing a manufacturing process.

(i) Major on-site traffic circulation areas.

(j) HVAC equipment.

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(k) Utility meters.

(l) Other sources of glare, noise or other environmental effects.

(2) In addition, a buffer and screening plan shall be submitted that describes how natural topography, fencing, walls, berms, existing vegetation, and/or landscaping will be utilized so that the activities listed in the above subsection are adequately minimized and/or mitigated. As much as possible, these activities should be incorporated into the overall design of the buildings and/or oriented away from the boundary with lower density rural residential zoning districts so that the visual and acoustic impacts of these functions are contained and out of view from such zoning districts. If otherwise visible from the boundary with a less intensive rural residential zoning district, these activities shall be buffered and screened.

(3) Buffer and screening required under this section should take advantage of natural topography or existing vegetation wherever possible. Where natural topography or existing vegetation is not available or insufficient, an opaque barrier of at least 10 feet high shall be installed no closer than one-half the width of the required setback, as follows:

(a) A hedge-like screen or a random or informal screen of evergreen or approved deciduous plant material of at least 15 feet wide, capable of providing a substantially opaque barrier year-round and attaining a minimum height of 10 feet within two years of planting;

(b) A landscaped earth berm with a maximum slope of three to one, rising no less than 10 feet above the existing grade of the lot line separating the zoning districts; or

(c) Any combination of these methods, which may also include a solid wood and/or masonry fence or wall, that achieves a cumulative opaque barrier of at least 10 feet high.

(d) Native and/or drought-tolerant landscape materials shall be utilized whenever possible.

(e) The barrier shall not adversely effect surface water drainage.

(4) Parking for commercial, industrial, mixed use, duplex, and multifamily developments shall comply with Chapter 33.55 CCC, Parking Standards. The parking plan shall also demonstrate compliance with the following performance standards:

(a) Parking areas shall be located behind or under buildings where practicable; except that attached garages shall be allowed for duplexes.

(b) When abutting a less intensive rural residential zoning district, parking areas shall include fencing, berming, and/or landscaping as specified in this section.

(c) Parking lighting shall not create off-site glare, and shall utilize "cut-off" type fixtures that ensure glare will be downward facing and/or shielded and directed away from neighboring properties.