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LAND USE ELEMENT

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LAND USE

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2.6 GENERAL LAND USE PLAN DESIGNATIONS AND MAP

2.1 INTRODUCTION

The land use section of the Comprehensive Plan is one of the most critical elements of the plan. It attempts to answer the questions, of how City’s land is currently being used, and how these uses will change as growth occurs. Goals and policies provide guidelines for land use, growth and development. The land use ~~chapter~~ element must identify also specifies the purpose for which lands are currently being used for what purposes. and ~~The amount of land currently occupied by each use must also be identified.~~

Another important aspect of the land use element is the identification of critical areas. These areas represent the environmental limitations of the land, which include those areas that may be particularly sensitive to development. Because of their sensitivity, critical areas may not be compatible with certain land uses. Protection of “natural resource lands” and “critical areas,” is a requirement under State law. The natural resource lands that must be identified include 1) agricultural lands, 2) forest lands, and 3) mineral resource lands. Critical areas include 1) wetlands, 2) aquifer recharge areas, 3) frequently flooded areas, 4) geologically hazardous sites including erosion areas, and 5) fish and wildlife habitat. These critical areas may include areas particularly sensitive to development or incompatible with certain land uses. Therefore, the City must provide procedures for protection and development of these areas. The critical areas section of the land use element defines, classifies, and provides general guidelines for developing these areas. More specific guidance is provided in the critical areas ordinance and in the Ocean Shores Municipal Code as well as in departmental procedures.

The ultimate goal of the land use element is to ~~make the most~~ provide for the wise and efficient use of land as possible. Growth creates a demand ~~for~~ to allocate additional land to be allocated to such uses as for residential, commercial, and recreational, and other land uses. Through the General Land Use Plan and Map as well as through the Zoning Code and Map that implement the more generalized plan, the City ~~the plan~~ attempts to assure that adequate land is made available for each land use according to their its forecasted demand. Zoning is also used to steer the location of each land use type into areas that provide for the minimization of incompatible land uses and the maximization of efficiency in providing circulation systems and public services. The overall plan

1 ~~should manage~~ guides the land use demands created by growth, while keeping in mind
2 environmental constraints, as well as other functional and aesthetic attributes of the City.

3 Titles 15-19 of the Ocean Shores Municipal Code (OSMC) implement the Land Use
4 Element of the Comprehensive Plan. These chapters address the following: 15. Building
5 and Construction, 16. Subdivisions, 17. Zoning, 18. Shoreline Management, and 19.
6 Environment.

7 The City is located on a peninsula and is bordered on the south, east, and west by waters,
8 which determine the corporate boundary. The northern border extends along Highway
9 115.

10 **2.2 OCEAN SHORES EXISTING LAND USE CHARACTER AND**
11 **ISSUES**

12 There are 5,922 acres of land within the City limits of Ocean Shores, supporting a variety
13 of different land uses. These uses range from low intensity uses such as parks and open
14 spaces to more intense land uses such as commercial and industrial development. ~~In~~
15 Table 5.31 Existing Land Use in Acres displays the amount of land devoted to each land
16 use category is presented. Land designated for single family development represents the
17 largest land use category, with developed and undeveloped single family land accounting
18 for 1,941 total acres or almost 33 percent of the City’s total land, including roads, parks,
19 beaches, and water. Undeveloped land which has been designated for single family
20 development represents the largest land use category, accounting for 1,640 total acres, or
21 27.7 percent of the City’s land. The large supply of undeveloped single family residential
22 land indicates potential for considerable development in this area. The likelihood also
23 exists that land may be converted from undeveloped single family residential use to other
24 uses that are in lesser supply. Overall, the City contains a large percentage of land that is
25 either undeveloped or preserved for natural areas, parks or recreation. This leaves a wide
26 range of possibilities for both development, as well as preservation of the City’s unique
27 ecological and natural characteristics. While a substantial amount of land is undeveloped
28 within the City, the platting of lots and streets and the dispersal of those lots among
29 individual property owners establish the ultimate character of much of that land.

1301 **Residential Land Use**

31 The majority of residential land within Ocean Shores is devoted to single family
32 residential uses. ~~However, nearly 85 percent of the single family residential land remains~~
33 ~~to be developed. There is also a substantial amount of multi family land that is~~
34 ~~undeveloped (227 acres). The 1,941 acres reserved for single-family housing include~~
35 ~~9,745 zoned parcels, representing 80.3 percent of all zoned land. Less than~~
36 ~~Approximately five (5) percent of the land in Ocean Shores (approximately 291 acres) is~~
37 ~~designated for multifamily development, including duplexes, triplexes, and higher~~
38 ~~densities. For nearly all~~ In most residential land use categories, only a small percentage
39 of the land has been developed. The exception to this is in the mobile/manufactured
40 home category, in which 35 of the 73 108 acres has already been developed. In zoning
41 district R-6B, designated for single-wide mobile homes and manufactured housing 66.2

1 percent of the parcels are developed, leaving only 55 lots available. Otherwise,
2 substantial opportunity exists for residential development.

1.B2 Commercial and Industrial Land

4 Commercial land within Ocean Shores is concentrated in two distinct areas within the
5 City. ~~These are the northern commercial area, which is located in the northwestern~~
6 ~~corner of the City, and the southern commercial area, which is located near the southern~~
7 ~~tip of the peninsula next to the marina.~~ The northern area is the central business district
8 of the City. The southern commercial area is smaller in size ~~than the northern area,~~ and
9 ~~also~~ remains less developed. It is anchored by the marina, the interpretive center and
10 associated tourism. ~~As the marina continues to grow, increased development in the~~
11 ~~southern commercial area is likely.~~ There is also a small area zoned for retail commercial
12 use off Marine View Drive east of Ocean Shores Boulevard SW.

13 The northern business district constitutes the “downtown” of Ocean Shores. It includes
14 all of the major retail and service uses in the city and serves both the resident and visitor
15 population. A major feature of this area is the Ocean Shores Convention Center that can
16 host meetings of up to 900 people. Additionally, most of the approximately 1500 hotel
17 rooms in the City are within or immediately adjacent to this area.

18 The downtown area has grown with the City over the past 40 years without an overall
19 vision or plan. It is substantially automobile oriented in layout and design and thereby
20 covers a relatively large area at a relatively low density. It lacks adequate pedestrian and
21 bicycle facilities while serving a large hotel-based clientele that could and would walk or
22 ride to the business if adequate facilities were available. On peak tourism weekends, it is
23 congested and does not have adequate parking. Overall, it appears that most of the
24 individual businesses are doing well, while the potential for growth individually and
25 collectively appears limited by the density, parking, and circulation issues.

26 The community and City government has recognized these problems. Starting in 2003,
27 the Planning Commission coordinated a process to assess community views about
28 downtown growth and development and to identify issues and ideas for revitalization of
29 the downtown area. This process included surveys and interviews, and public meetings.
30 Several committees were formed that developed ideas for improvements in areas such as
31 a downtown theme, landscaping and beautification and traffic, parking and non-
32 motorized circulation. No formal action was taken to adopt the various
33 recommendations. Based on these efforts, it can be said that the community perception is
34 that the downtown area is in need of revitalization but that there is currently no consensus
35 on what that actually means in terms of actions to be taken.

36 ~~Industrial and construction lands within Ocean Shores are located in the same proximity~~
37 ~~as the commercial areas. Construction/Industrial land uses can be found just east of the~~
38 ~~northern commercial area, as well as near the southern commercial area adjacent to Point~~
39 ~~Brown Avenue. Other construction/industrial uses are also found in the central portion of~~
40 ~~the City along Grand Canal near the City’s water treatment facility. Lands used for light~~
41 ~~industry, construction, and higher intensity commercial activities within Ocean Shores~~

1 are primarily located in general commercial districts adjacent to retail commercial areas.
2 These areas can be found just east of the northern retail commercial area as well as near
3 the southern retail commercial area adjacent to Point Brown Avenue. Other construction,
4 industrial, and higher intensity commercial uses are also found in the central portion of
5 the City along Grand Canal, near the City's water treatment facility, and in the vicinity of
6 the municipal airport on the northeastern edge of the City.

7 The commercial land use categories included ~~as commercial lands in Table 5.1 Existing~~
8 Land Use in Acres are retail, restaurants, services, tourist-related services, multi-use
9 commercial/offices, professional services, hotel/motel, storage yards and
10 construction/industrial. The total amount of commercial land within the City includes
11 these categories as well as undeveloped commercial land. The total commercial land
12 within Ocean Shores is ~~225~~ 233 acres. Of these, ~~94~~ 131 acres, or ~~42~~ 56 percent has been
13 developed for current commercial uses.

14 Pyramid Zoning in Commercial areas

15 Historically the City has taken a permissive approach to land use that allows residential
16 uses in commercial zones. This system can have the effect of undermining the purpose
17 and intent of the comprehensive plan by using up more scarce commercial designated
18 land for lower intensity use. However some aspects of this system promote community
19 safety and efficient use of land such as allowing residential use above commercial uses.
20 This allows the commercial property owner to realize a greater return on investment
21 and/or provides a more steady flow of income for tourism based business whose revenue
22 rises and falls with the fluctuation in the number of tourists. These factors increase the
23 stability of these businesses. Additionally residential uses associated with business uses
24 provide security to the commercial areas by assuring that people are around where
25 otherwise there would typically be very few outside of business hours. Where such
26 residential use does not displace commercial uses, it is not inconsistent with the values
27 promoted by this plan for commercial areas. Thereby, since commercial uses strongly
28 prefer occupancy on the ground floor, use of higher floors for residential use can be
29 allowed.

30 The zoning code currently provides a date of July 1, 2013 to end the allowance of
31 residential use in the commercial zones. In order to maintain consistency with the
32 overall objectives of this comprehensive plan it is recommended that the allowance of
33 residential uses in commercial zones be discontinued by July 1, 2008. However,
34 provision should be made to continue allowing residential use in commercial zones, when
35 such uses are located above a commercial use on a second floor or higher.

36 **Recreation and Natural Area Lands**

37 Within Ocean Shores, there are large areas devoted to recreational and natural
38 area land uses. ~~Recreation areas within the City include both City owned parkland, and~~
39 ~~state owned areas as well.~~ Parklands within the City include both City owned properties
40 and also parks operated by the Ocean Shores Community Club. ~~Included within~~ Among
41 the City owned recreation areas is the Ocean Shores Golf Course, which is located in the
42 north central part of the City and occupies approximately 120 acres. ~~Along with local~~

1 ~~parklands are state recreation areas. This includes the Pacific Ocean beaches, which~~
2 ~~account for 630 acres, or 10.6 percent of the City's land and beaches on Grays Harbor~~
3 ~~account for 322 acres or 5.4 percent.~~ The Oyehut Wildlife Recreation Area, operated by
4 the Washington State Department of Fish and Wildlife, is located at the southern tip of
5 the City and is approximately 691 acres in size.

6 ~~**Weatherwax Property.** The Weatherwax Property is a 111 acre piece of land that is located centrally~~
7 ~~within the City east of Point Brown Avenue. This piece of property is currently vacant land, and no use as~~
8 ~~of yet has been specified for it. The land use issues concerning the Weatherwax Property are significant~~
9 ~~because it is the only large tract of unplatted, developable land remaining within the City. While some~~
10 ~~unplatted lands designated for multi family development remain in the southernmost portion of the City~~
11 ~~adjacent to the wildlife refuge, the Weatherwax property is the most significant property with potential for~~
12 ~~subdivision development within the City.~~

13 **City Buildings and Other City-Owned Properties**

14 Twenty-six acres, or less than one percent of the existing land use in Ocean Shores, is
15 devoted to government or public use, excluding parks and recreational areas. Although
16 the City owns most of the property designated as government or public use, some of the
17 land is owned by other public entities, e.g., the North Beach School District. The City
18 has a total of 41 buildings. Some of these buildings, such as City Hall, the Permit Center,
19 the Library, the Fire Department, and the Police Department, house City employees.
20 Others support City utilities, such as the pump stations and vacuum stations. Still others,
21 such as the Convention Center or restrooms, are available to the public.

22 The City also owns a number of undeveloped parcels. Some of these are designated for
23 future buildings or for utilities. Others are reserved for recreational use or right-of-way.
24 However, the City also owns some surplus properties that may be sold or exchanged in
25 the future.

26 In 1999 the City purchased the Weatherwax Property, a 111-acre piece of land located
27 centrally within the City east of Point Brown Avenue and south of Ocean Lake Way.
28 This large, unplatted piece of property is currently vacant, and the City has not yet finally
29 determined the uses for this property. A public process was conducted to exploring uses
30 for the property. Options considered included a wide range from preserving the property
31 in its natural state to residential development. Substantial controversy has thus far
32 prevented any final decision on the future of the property.

33 The Weatherwax property is a substantial community asset. Because of its size, location,
34 and character, any use of the property will effect the community as a whole and over the
35 long term. Proper stewardship of such an asset requires that decisions regarding future
36 use should only be made after careful study and evaluation. The study should include
37 consideration of the environmental, social, and economic issues associated with the
38 property and its potential uses to assure that any decisions are made based on reasonable
39 knowledge of the impacts, alternatives and tradeoffs involved.

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Table 5.31
Existing Land Use 2005 in Acres

Single Family – developed	301	5.1%
Single Family – undeveloped	1,640	27.7%
Mobile/Manufactured – developed	35	0.6%
Mobile/Manufactured – undeveloped	73	1.2%
Multi-Family – developed	10	0.2%
Multi-Family – undeveloped	226	3.8%
Duplex – developed	0	0.0%
Duplex – undeveloped	15	0.3%
Triplex – developed	1	0.0%
Triplex – undeveloped	27	0.5%
Retail	12	0.2%
Restaurants	6	0.1%
Services	8	0.1%
Tourist Related Services	6	0.1%
Multi-Use Commercial/Offices	6	0.1%
Professional Services	1	0.0%
Hotel/Motel	43	0.7%
Storage Yards	10	0.2%
Construction/Industrial	10	0.2%
Undeveloped Commercial	131	2.2%
Government	24	0.4%
Public	12	0.2%
Park	48	0.8%
Community Club Recreation	42	0.7%
Golf Course	119	2.0%
Game Reserve	691	11.7%
Airport	34	0.6%
Roads	794	13.4%
Weatherwax Property	111	1.9%
Ocean Beaches	630	10.6%
Harbor Beaches	322	5.4%
Water	534	9.0%
Total	5,922	100%

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Table 5.42
Residential Lots

Housing Type	Lots	Occupied	Unoccupied
Single Family	9,150	2,809	6,341
Mobile Home	616	367	249
Duplex	87	5	82
Triplex	127	17	110
Fourplex	20	3	17
Five/Sixplex	224	47	177
Multi-Family Medium Density	193	15	178
Multi-Family High Density	71	10	61
Multi-Family Ultra High Density	74	7	67
Total	10,562	3,280	7,282

1 **Oyehut to Hogan’s Corner Land Use**

2 While the area from Oyehut to Hogan’s Corner does not lie within the corporate
3 limits of Ocean Shores, it does ~~however~~ have a major impact upon the City. Since Ocean
4 Shores is contained on a peninsula, the area to the north (Oyehut to Hogan’s Corner) is
5 the only possible land for expansion of the City. Furthermore, the City provides a
6 number of municipal services to the area. The City of Ocean Shores is not an island unto
7 itself, and activities in the areas surrounding the City affect what goes on inside of the
8 City. Development in this area may have substantial impacts upon the City of Ocean
9 Shores, and therefore it is necessary to consider these potential impacts in any long-term
10 planning effort for the City.

11 Land Use and Planning

12 The Oyehut to Hogan’s Corner area includes a mixture of uses. Residential development
13 dominates the northeast and southwest corners of the area; a variety of commercial uses
14 are located along SR 115 clustered at the southern end of the area adjacent to the City and
15 along SR115 and SR109 clustered at the northwest corner of the area, while in between
16 are larger uses including North Beach High School, the Ocean City State Park, and the
17 Quinault Beach Resort and Casino. Another major feature of the area are two major
18 wetland areas, one bordering Grays Harbor east of the highway and another west of and
19 paralleling SR 115 occupying the center of the area from north to south.

20 The area is under the jurisdiction of Grays Harbor County. The County Comprehensive
21 Plan designates most of the area for Resort and Recreational development. The eastern
22 edge of the area along Grays Harbor is designated as General Development, which is a
23 low density rural designation. The zoning follows the Plan, with most of the area being
24 zoned R-3 Resort Residential. The commercial areas at the South and North are zoned C-
25 2 General Commercial, and a small area to the North is zoned I-1 Light Industrial. As
26 with the plan, a narrow strip along the eastern margin of the area is zoned General
27 Development, which limits residential development to one house per five acres and
28 allows a wide variety of rural uses.

29 Infrastructure

30 The major infrastructure features of interest to the City in the area are S.H 109 and
31 S.H.115 that provides the only access to the City. The Washington State Department of
32 Transportation manages these two facilities.

33
34 **Population and Housing Units:** In Table 5.5, forecasts for both population and housing units for the Oyehut to Hogan’s Corner area
35 are given over the twenty year planning period. Housing unit numbers for 1996 were determined using a combination of aerial
36 photography and personal surveying. From this, it was determined that there were 201 housing units within the area, supporting a
37 population of 482 people.

38 Table 5.5
39 Population and Housing Unit Forecasts
40 Oyehut to Hogan’s Corner

Year	Housing Units	Population [±]
1996	201	482
2000	245	588
2005	312	749

2010	398	955
2015	508	1,219
2017	559	1,342

* Without the casino

As development in this area and within the City occurs, growth in both housing units and population is expected to occur. Consequently, forecasts indicate that by the year 2017, the population will have increased by 860 people to a level of 1,342 persons. Housing units within the area are forecasted to experience similar growth, increasing from 201 in 1996 to 559 in 2017.

Land Use: The area from Oyehut to Hogan's Corner remains largely undeveloped. The most prevalent land use within the area is for forest and open land, which accounts for 45.6 percent of the areas total land. Parklands are a major land use within the area as well. Ocean City State Park, which is located approximately 1 mile north of Ocean Shores, accounts for 15.3 percent of the land in the Oyehut to Hogan's Corner area.

Residential development within the area is predominantly single family residential, which accounts for 7.6 percent of the areas land use. There are three primary locations for residential development. These are the Illahee and Oyehut developments located just north of the City limits, and the Hogan's Corner development located near the intersection of Highways 109 and 115. Commercial development within the area accounts for 29 acres. The majority of this is located in the strip along Highway 109.

Table 5.6
Land Use - Oyehut to Hogan's Corner

Land Use	Aeres	Percent
Single Family	76	7.6
Manufactured/Mobile	4	0.4
Duplex/Triplex	0	0.0
Multi Family	1	0.1
Commercial	29	2.9
Parks	154	15.3
Forest/Open Land	458	45.6
Pasture/Open Land	115	11.5
Wetlands	118	11.7
Airport (part)	1	0.1
Schools	48	4.8
Total	1,004	100.0

Another significant land use within the area includes wetlands, which cover approximately 118 acres, or twelve percent of the area's total land. These are located all along Highway 115. Significant land is also devoted to schools, as North Beach Jr./Sr. High School is located here. Situated just north of the City limits, the school occupies approximately 48 acres, which is 4.8 percent of the area's land use.

2.3 CRITICAL AREAS AND ENVIRONMENTALLY SENSITIVE NATURAL RESOURCE LANDS

The City of Ocean Shores has a wide variety of critical areas and environmentally sensitive lands that must be taken into consideration when making planning, land use, and development decisions. These sensitive lands are largely a result of the expansive shoreline areas within the City associated with its ocean beaches and fresh waterways. Development should occur in such a way as to minimize impacts upon lands which may be sensitive to disturbances. This Comprehensive Plan is founded upon our understanding of the environmental sensitivity of certain lands within the study area and the existing conditions within the community. ~~Even b~~Before establishing goals and policies, this Comprehensive Plan analyzes the lands and waters that make up the study area, highlighting constraints, limitations, suitability, and opportunities. ~~Environmentally sensitive lands are:~~

- fresh waterways;
- shoreline;
- wetlands;
- erosion areas;
- fish habitat;

1 ~~wildlife refuge, and~~
 2 ~~aquifer recharge areas.~~

3 ~~The motives for protecting environmentally sensitive lands are several:~~
 4 ~~to satisfy our obligation to be good stewards of the land,~~
 5 ~~to consider the need of plants and animals for habitat,~~
 6 ~~to maintain a clean, fresh, stimulating environment for the social, economic, and physical development of~~
 7 ~~Ocean Shores,~~
 8 ~~to protect human life and property from damage, and~~
 9 ~~to preserve the natural resources that support human life and economic development such as tourism.~~

10 State legislation (RCW36.70A) requires all cities and counties to identify critical areas
 11 and natural resource lands and to develop regulations and procedures for protecting these
 12 areas. This Comprehensive Plan designates, defines, and briefly addresses each critical
 13 area and resource land. Maps or an appropriate description designating these areas are
 14 included in the respective sections. A critical areas ordinance codified in the Ocean
 15 Shores Municipal Code implements the policies of this plan and provides more specific
 16 guidelines for land use and development that affect critical areas.

17 ~~In 1992, Grays Harbor Regional Planning Commission attempted to identify and~~
 18 ~~designate critical areas that are within the City’s boundaries using the State’s guidelines.~~
 19 ~~However, the City never adopted the Critical Areas by ordinance or resolution rendering~~
 20 ~~the designations ineffective. Following is a description of the critical area types that were~~
 21 ~~inventoried by Regional Planning within the City. However, none of these designations~~
 22 ~~have been verified and need to be redone. The report entitled *City of Ocean Shores*~~
 23 ~~*Preliminary Classification and Designation of Natural Resource Lands and Critical Areas*~~
 24 ~~has provided guidance in designating and describing critical areas. Also, during the 1990s~~
 25 ~~Since then, several additional plans, studies, and other documents addressed the various~~
 26 ~~critical areas. This Comprehensive Plan builds on those efforts. Included in the discussion~~
 27 ~~below are definitions and descriptions of the critical areas within the City inventoried by~~
 28 ~~Regional Planning.~~

29 The critical areas addressed in this section are 1) wetlands, 2) aquifer recharge areas, 3)
 30 frequently flooded areas, 4) geologically hazardous sites including erosion areas, and 5)
 31 fish and wildlife habitat. Natural resource lands are 1) agricultural lands, 2) forest lands,
 32 and 3) mineral resource lands.

33 **Aquifer Recharge Areas**

34
 35 ~~“Aquifer Recharge Areas” are defined as:~~
 36 ~~“Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is~~
 37 ~~a source of drinking water is vulnerable to contamination that would affect the potability of the water.”~~
 38 ~~{WAC 365-190-030(2)}~~
 39

40 ~~Potable water is an essential life sustaining element. All of Ocean Shores’ drinking water comes from~~
 41 ~~groundwater supplies. Once groundwater is contaminated it is difficult, costly, and sometimes impossible to~~
 42 ~~clean up. Prevention of contamination is necessary to avoid exorbitant costs, hardships, and potential physical~~
 43 ~~harm to people. The quality of groundwater in an aquifer is inextricably linked to its recharge area, but few~~
 44 ~~studies have been done on aquifers and their recharge areas in the local area.~~
 45

46 ~~Land use activities can both impact groundwater supplies and water quality. Because aquifers are recharged~~
 47 ~~by rainfall, activities occurring on the surface can alter groundwater quality if contaminants are allowed to~~

1 seep into the aquifer. Pinpointing exact sources of contamination is a very complex process and may be
2 impossible. The nature of aquifers is such that contamination in any part of the aquifer is believed to affect
3 water quality throughout the aquifer. However, aquifer functions are complex and not fully understood.

4
5 Long term protection of aquifers will depend on controlling land use activities. Zoning, building codes, and
6 health and sanitary codes control land use activity. Zoning controls are appropriate measures for groundwater
7 protection. They are applied to a specific geographic area and can include provisions to control specific uses
8 or activities that may contaminate an aquifer. Natural area preservation can provide a non regulatory
9 mechanism for protecting aquifers. Because aquifers transect jurisdictional boundaries, it is necessary that
10 protection measures be coordinated in order to be effective.

11
12 The Ocean Shores Peninsula is composed of beach sand from the Columbia River overlaying eroded materials
13 from the Olympic Mountains, the Chehalis River, and the Willapa Hills. Drilling records indicate the
14 thickness of these deposits decline from 1200 feet under Ocean Shores to between 150 and more than 700 feet
15 under Grayland. Aquifers occur as channel like accumulations of sand and fine gravel in a section of
16 predominant clay and silt.

17
18 The Ocean Shores Peninsula is underlain by a shallow aquifer consisting of sand deposits and a deeper aquifer
19 composed of glacial outwash deposits. Groundwater recharge to the upper aquifer occurs largely from rainfall
20 percolating to the aquifer. Significant well yields are obtained from both upper (80-90 feet at 200 to 300
21 gallons per minute) and lower aquifers (520+ feet at 500 to 1,500 gallons per minute with sustained
22 production). The upper aquifer has excessive iron and color; the lower aquifer has excess iron and
23 manganese. Treatment of the water from both aquifers is required. The safe yield from the upper aquifer is
24 100 acre feet per square mile and the lower aquifer is 400 to 500 acre feet per year.

25
26 Ocean Shores has small lot sizes and areas to fill. The size of the lots and the occurrence of a seasonal water
27 table indicate that conventional drain fields may not be feasible as the density of the community increases.
28 The Soil Conservation Service lists four soils in the Soil Survey of Grays Harbor County Area, Pacific
29 County, and Wahkiakum County, Washington—Netarts, Ocosta, Westport, and Yaquina soils—as having
30 severe problems with septic tank absorption fields due to poor infiltration or wetness.

31
32 The shallow aquifer within the peninsula has the potential of being contaminated from both on site waste
33 disposal and from inadequate storm drainage facilities. A program for protecting shallow aquifers is
34 recommended.

35
36 The City of Ocean Shores has considered the Aquifer Recharge Area definitions, maps, and related
37 documentation; and having determined that the entire City is underlain by the Ocean Shores Aquifer;
38 designates the entire area of the City as an Aquifer Recharge Area.

39
40 The City of Ocean Shores recognizes its Aquifer Recharge Area designation as a preliminary designation.
41 The City is committed to protecting water quality. Through research, monitoring and groundwater studies
42 additional information will be compiled to further classify and designate aquifer recharge areas used for
43 potable water and potential contamination areas that would affect the potability of the water.

44
45 **Frequently Flooded Areas**

46
47 “Frequently Flooded Areas” are defined as:
48 *“Frequently flooded areas are lands in the floodplain subject to a one percent or greater chance of flooding*
49 *in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands,*
50 *and the like.” [WAC 365-190-080(3)]*

51
52 The City of Ocean Shores experiences flooding due to storm water drainage. Storm water drainage for the
53 peninsula consists of open ditches and culverts. Peak tides coincide with storm surge and high rainfall
54 between November and February. More severe flooding results when strong winds and high tides hold back
55 storm water.

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53

A tsunami incident with a peak tide could increase flood levels at the entrance to Grays Harbor far above 100-year flood levels. The tsunami resulting from the 1964 Alaskan earthquake had some measurable influence at Ocean Shores. (See discussion of tsunamis under seismic hazards)

The City of Ocean Shores participates in the flood insurance program of the Federal Emergency Management Agency and has reviewed the FEMA Flood Insurance Rate Maps. The City of Ocean Shores has considered the areas designated by this map, and the Soil Conservation Services soil classifications; and having found areas of the City susceptible to a one percent probability of flooding in any year; designates the 100 year floodplain depicted on the FEMA Flood Insurance Rate Maps as Frequently Flooded Areas.

Erosion Hazard Areas

The definitions for "Erosion Hazard Areas" and "Erosion" are as follows:

"Erosion hazard areas are those areas containing soils which, according to the United States Department of Agriculture Soil Conservation Service Classification System, may experience severe to very severe erosion."
[WAC 365-190-030(5)]

"Erosion is the wearing away of the land surface by water, wind, ice, or other geologic agents and by such processes as gravitational creep." (USDA SCS Soil Survey)

Erosion is a geologic event that results in the movement of soil particles over a wide area. Rill erosion (i.e., steep sided channels resulting from accelerated erosion) tends to occur on steep slopes and is intensified by poor vegetative cover. A rill may be only a few inches deep and is generally not an impediment to farm machinery. Sheet erosion is the removal of a fairly uniform layer of soil from the land surface by runoff water. Splash erosion is the spattering of soil particles caused by the impact of raindrops on very wet soils. The loosened and separated particles may or may not be removed by surface runoff. All of these types of erosion increase in severity with increasing slope. Slope is the only basis for water erosion categories in the Soil Survey. Erosion is portrayed as slight for slopes less than 30 percent, moderate for slopes between 30 and 65 percent, and severe for slopes greater than 65 percent. The categories express limitations of soils in a wild land management context rather than in an urban or recreational development context.

Wind erosion is categorized as severe or very severe or it is not discussed. It is more useful for agricultural, recreational, or woodland considerations than for assessing risks to urban development.

Some shoreline areas of the City are experiencing bank erosion due to wave action and offshore processes. This is occurring predominantly along the southwestern oceanside shoreline just north of the jetty and along the Grays Harbor Estuary on the eastern side of the peninsula. The risk is increased by removal of shoreline vegetation and in areas immediately adjacent to hardened shorelines. Some sites have eroded as much as fifty feet in single storm events.

Another area of concern is at Damon Point and the jetty bordering the Oyehut Wildlife Recreation Area. The area is undergoing exceedingly rapid geologic change. Between 1979 and 1988 some areas have eroded nearly 1000 feet while others areas are accreting sand at approximately 200 feet per year.

The City of Ocean Shores has considered the erosion definition, the Soil Survey erosion definitions and classification systems for rill and inter rill erosion, erosion due to blowing sand, and erosion due to wave action, and an alternative classification system developed by the Grays Harbor Regional Planning Commission; and finding no areas within the City with severe rill and inter rill erosion, but finding three soil types with severe or very severe erosion due to blowing sand, and several shorelines experiencing bank erosion due to wave action and undercutting; adopted the Soil Survey erosion definition and the GHRPC classification system, designating the dunelands, Netarts fine sand and Westport fine sand areas, Erosion Hazard areas due to blowing sand; but recognizes that erosion due to blowing sand presents a risk to property but not to public health and safety; the City also designates all shorelines experiencing bank erosion due to

1 ~~wave action along the North Bay, Damon Point, and the jetty bordering the Oyehut Wildlife Recreation Area~~
2 ~~as Erosion Hazard areas that may present a risk to health and safety.~~

3
4 **Landslide Hazard Areas**

5
6 ~~“Landslide Hazard Areas” are defined as:~~
7 ~~“Landslide hazard areas are areas potentially subject to risk of mass movement due to a combination of~~
8 ~~geologic, topographic, and hydrologic factors.” [WAC 365 190 030(10)]~~

9 ~~The City of Ocean Shores has very few slopes in excess of ten percent and no soils or areas prone to sliding;~~
10 ~~therefore, designates no areas or soils within the City, as Landslide Hazard Areas. (See the Erosion Hazard~~
11 ~~Area section 5.5.3)~~

12
13 **Seismic Hazard Areas**

14
15 ~~“Seismic Hazard Areas” are defined as:~~
16 ~~“Seismic hazard areas are subject to severe risk of damage as a result of earthquake induced ground~~
17 ~~shaking, slope failure, settlement, or soil liquefaction.” [WAC 365 190 030(18)]~~

18
19 ~~Ocean Shores and the Washington Coast are located in a subsidence zone. The ocean floor, called the Juan de~~
20 ~~Fuca Plate, is sliding beneath the coast. Subduction zones have very large earthquakes with magnitudes~~
21 ~~greater than 8 possible. An earthquake of this magnitude has not occurred within recorded history. However,~~
22 ~~geological evidence from buried tidal marshes along the coast indicates that large earthquakes may occur at~~
23 ~~intervals of 400 to 500 years. The type of earthquakes the area has experienced in its short history have been~~
24 ~~large Puget Sound earthquakes with magnitudes of 5.5 (1965) to 7.5 (1949). A 5.5 magnitude earthquake is~~
25 ~~expected to occur about every 35 years and a 7.5 magnitude earthquake about every 110 years.~~

26
27 ~~Most of Grays Harbor County and all of the City of Ocean Shores are within Seismic Risk Zone 2 of the~~
28 ~~Uniform Building Code. The range of UBC seismic zones lies between 0 and 4, with seismic zone 4~~
29 ~~presenting the greatest risk of major damage due to proximity to major fault systems. The Alaskan~~
30 ~~Subduction zone is in seismic zone 4. Mount St. Helens is now in seismic zone 3, but prior to its eruption it~~
31 ~~was classified in seismic zone 2.~~

32
33 ~~Two soils within the City, Beaches and Ocosta silty clay loam, could be problematic during an earthquake due~~
34 ~~to the underlying high water table. These soils could liquefy, lose bearing strength, and allow buildings, roads~~
35 ~~and other structures to settle. Because prior development is somewhat limited in areas of these soils, risk is~~
36 ~~limited to those structures built on the soils. The development most likely to be at risk from an earthquake~~
37 ~~may be the Ocean Shores Airport situated on an area of fill overlying a soil that is generally saturated. Areas~~
38 ~~of these soils are classified as suspected seismic hazards of unacceptable risk [Geologic Hazard Type 2~~
39 ~~Unacceptable, or, GH2U (s)], and may require special measures to reduce or mitigate the risk. All of Damon~~
40 ~~Point, including dunelands, is also classified as an area of suspected seismic hazard of unacceptable risk~~
41 ~~[GH2U (s)], due to soils, the rapidly changing and low lying topography, and exposure to channel currents.~~

42
43 ~~Tsunamis pose a seismic hazard to the City of Ocean Shores. An earthquake of magnitude 8+ occurring~~
44 ~~immediately off shore could generate a tsunami with a twenty seven foot wave height. This would endanger~~
45 ~~all shoreline areas of Ocean Shores as well as much of Grays Harbor. Due to the suspected risk from~~
46 ~~tsunamis, the entire Ocean Shores Peninsula, excepting the Beaches and the Ocosta silty clay loam described~~
47 ~~previously, is classified as a suspected seismic hazard area of acceptable risk [Geologic Hazard Type 2~~
48 ~~Acceptable, or, GH2A (s)].~~

49
50 ~~Not much can be done to effectively reduce or mitigate risks to public health and safety posed by seismic~~
51 ~~hazards other than protecting shoreline areas, following UBC requirements, alerting citizens to the potential~~
52 ~~risks, and developing disaster response measures.~~

53

1 The City of Ocean Shores has considered the areas which would be affected by a seismic event; and having
 2 found the shorelines to be susceptible to tsunamis and saturated sandy soils (beaches) and filled saturated soil
 3 area (e.g., Ocean Shores Airport) susceptible to soil liquefaction or differential compaction; adopt the Grays
 4 Harbor Regional Planning Commission classification system for seismic hazards; and designate the areas of
 5 Beaches and Ocosta silty clay loam soils and all of Damon Point as Seismic Hazard areas of unacceptable risk
 6 and all of the remaining area of the City as a Seismic Hazard Area of acceptable risk.

7
 8 **Mine Hazard Areas**

9
 10 “Mine Hazard Areas” are defined as:

11
 12 *“those areas directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or*
 13 *air shafts.” [WAC 365 190 030(13)]*

14
 15 Coal mining activities between 1900 and the 1970’s left some areas of the state honeycombed with abandoned
 16 mine tunnels. Abandoned tunnels close to the surface pose a danger to ground subsidence. The DNR DGER
 17 Library has an extensive collection of maps for locating coal mines. There is no history of coal mining within
 18 the City of Ocean Shores. Therefore, the City, having found no indication of any mining activity within its
 19 boundaries, has designated no Mine Hazard Areas.

20
 21 **Volcanic Hazard Areas**

22
 23 “Volcanic Hazard Areas” are defined as:

24 *“areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding*
 25 *resulting from volcanic activity.” [WAC 365 190 030(21)]*

26
 27 The City of Ocean Shores is located approximately 100 air miles due west of Mt. Rainier, which is the closest
 28 volcano in the Cascade Range to the City. Mt. Rainier is considered to be the most dangerous volcano in the
 29 Cascade Range (according to DCD) because of its tendency to generate mudflows coupled with population
 30 densities in surrounding river valleys. Mt. Ranier is located about five times the distance (20 miles) within
 31 which flooding and other hazards present a risk. Ash fall may present the only potential risk to the City.
 32 Therefore, the City of Ocean Shores has designated no Volcanic Hazard Areas within the City, because its
 33 location is well beyond the distances considered to pose any risk from volcanic hazards.

34
 35 **Fish and Wildlife Habitat Conservation Areas**

36
 37 “Fish and Wildlife Habitat Conservation Areas” are defined as:

38 *“Fish and Wildlife habitat conservation is land management for maintaining species in suitable habitats*
 39 *within their natural geographic distribution so that isolated subpopulations are not created. This does not*
 40 *mean maintaining all individuals of all species at all times, but it does mean cooperative and coordinated*
 41 *land use planning is critically important among counties and cities in a region. In some cases, inter-*
 42 *governmental cooperation and coordination may show that it is sufficient to assure that a species will usually*
 43 *be found in certain regions across the state.” [WAC 365 190 080(5)]*

44
 45 The City of Ocean Shores has begun a preliminary consideration of fish and wildlife habitat conservation
 46 areas and having obtained habitat maps from the State Department of Wildlife will make a preliminary
 47 designation of Fish and Wildlife Habitat Conservation areas as mapped. It is the intent of the City to continue
 48 to gather information concerning this designation as well as other potential habitat areas; and to modify this
 49 preliminary designation as appropriate prior to adopting any interim measures for protecting Fish and Wildlife
 50 Habitat conservation areas.

51
 52 **Wetlands**

53
 54 Wetlands are transitional areas between upland and aquatic environments where water is present long enough
 55 to form distinct soils and where specialized water loving plants can grow. Simply put, wetlands are generally

1 characterized by the presence of water, soils saturated with water, and plants that are adapted to living under
2 these conditions.

3 Wetlands include such familiar areas as marshes, swamps, and bogs, performing an array of ecological
4 functions. Understanding the complexities of interrelationships within wetland ecosystems is important.
5 Wetlands are more complex and more valuable than was previously believed. Some of the environmental
6 benefits derived from wetlands are: water filtration, flood protection, shoreline stabilization, groundwater
7 recharge, fish habitat, wildlife habitat, and stream flow maintenance. Wetlands can be defined as follows:

8
9 *"...areas that are inundated or saturated with water or ground water at a frequency and
10 duration sufficient to support, and that under natural circumstances do support, a prevalence of
11 vegetation typically adapted for life in saturated soil conditions."*
12

13 **Critical Areas**

14 **1) Wetlands**

15 Wetlands are areas that are inundated or saturated by surface water or ground water at
16 a frequency and duration sufficient to support, and that under normal circumstances do
17 support a prevalence of vegetation typically adapted for life in saturated soil conditions.
18 Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not
19 include those artificial wetlands intentionally created from non-wetland sites, including
20 but not limited to; irrigation and drainage ditches, grass-lined swales, canals, detention
21 facilities, wastewater treatment facilities, farm ponds, and landscaping amenities.
22 However, wetlands may include those artificial wetlands intentionally created from non-
23 wetland areas to mitigate conversion of wetlands, if permitted by the county or city.
24 RCW 36.70A.030(21); WAC 365-190-030(22)

25 Wetlands are transitional areas between upland and aquatic environments where water is
26 present long enough to form distinct soils and where specialized water loving plants can
27 grow. Wetlands include such familiar areas as marshes, swamps, and bogs that perform an
28 array of ecological functions. A better understanding of their functions has revealed that
29 wetlands are more complex and more valuable than was previously believed, and the
30 interrelationships within wetland ecosystems are important. Some of the environmental
31 benefits derived from wetlands are water filtration, flood protection, shoreline stabilization,
32 groundwater recharge, fish and wildlife habitat, and stream flow maintenance.

33 The City has considered the various definitions and classifications of wetlands presented in
34 the Grays Harbor Regional Planning Commission study of critical areas and in *City of*
35 *Ocean Shores Wetland Inventory*, completed in 1996 by Dr. Kenneth Brooks. Because it is
36 widely accepted and provides a quantitative methodology for assessing the value of
37 wetlands, the City adopts the Washington State Wetland Rating System for Western
38 Washington. These wetlands are mapped in Figure 5.1 Wetlands in Ocean Shores:
39 Washington State Wetland Rating System. The City designates as wetlands the lands
40 identified and classified in the Brooks inventory as wetlands as well as additional wetlands
41 identified in subsequent studies. The City recognizes that not all wetlands within the City
42 boundaries have been identified or precisely delineated and relies on field identification in
43 making final determinations.

1 For the Brooks inventory, the wetlands were initially identified from aerial photographs
 2 and then field-verified. The inventory rated wetlands in Ocean Shores using the
 3 Washington Wetland Rating System for Western Washington (1993) and the Grays Harbor
 4 Regional Planning Commission Wetlands Rating System. In addition, the wetlands were
 5 classified based on the U.S. Fish and Wildlife Services Classification of Wetlands and
 6 Deepwater Habitats of the United States (Cowardin *et al.* 1979).

7 Using the Washington State Department of Ecology Rating System for Western
 8 Washington, the inventory prepared by Brooks identified and rated 212 wetlands covering
 9 966.5 acres. This included 21 wetlands totaling 334.5 acres classified as Category I, 85
 10 wetlands totaling 507.2 acres as Category II, and 106 wetlands totaling 124.8 acres as
 11 Category III. Category I wetlands are considered irreplaceable while Category II of high
 12 value and Category III of moderate value. (See Table 5.3.) Some existing wetlands in
 13 Ocean Shores were not identified in the survey, specifically some in heavily wooded areas
 14 that could not be easily identified from the aerial photos or field-verified.

15 **Table 5.3**
 16 **Inventoried Wetlands in the City of Ocean Shores**
 17 **Based on the Washington State Department of Ecology**
 18 **Wetland Rating System for Western Washington**

<u>Category</u>	<u>Number of Wetlands</u>	<u>Total Wetland Area (in acres)</u>
<u>I</u>	<u>21</u>	<u>334.5</u>
<u>II</u>	<u>85</u>	<u>507.2</u>
<u>III</u>	<u>106</u>	<u>124.8</u>
<u>Total</u>	<u>212</u>	<u>966.5</u>

19 The City of Ocean Shores Public Works Department calculated wetland areas using GIS (Geographic
 20 Information System) software. From *City of Ocean Shores Wetland Inventory*, 1996, p. 15.

21 In Ocean Shores, almost all inventoried Category I wetlands are located on Grays Harbor
 22 Estuary. The one exception is a forested wetland located south of Ocean Shores Airport.
 23 Most Category II wetlands lay in the dunal area westward of the current line of
 24 development along Ocean Shores Boulevard. In addition, several Category II wetlands are
 25 associated with Duck Lake and its canal system, and several are contiguous to Oyehut
 26 Wildlife Refuge. Category III wetlands are generally small and surrounded by residential
 27 and commercial development.

28 A large portion of the City's high value wetlands is within protected land areas. The
 29 Ocean Dunes Protection Act (Ocean Shores Municipal Code Chapter 18.56) prohibits
 30 development shoreward of the platted property line in the dune areas at the western edge
 31 of Ocean Shores. The estuarine wetlands adjacent to the City airport and in the Oyehut
 32 Wildlife Recreation Area also lie outside areas of development.

33 2) Aquifer Recharge Areas

34 "Aquifer Recharge Areas" are defined as follows: "Areas with a critical recharging
 35 effect on aquifers used for potable water are areas where an aquifer that is a source of

1 drinking water is vulnerable to contamination that would affect the potability of the water.”
2 [WAC 365-190-030(2)]

3 All of Ocean Shores’ drinking water comes from groundwater supplies. The Ocean Shores
4 Peninsula is composed of beach sand that originated predominately in the drainage basins
5 of the Chehalis and Columbia Rivers overlaying eroded materials from the Olympic
6 Mountains and the Willapa Hills. Drilling records indicate potable water-bearing materials
7 occur to depths of at least 1,200 feet below the surface under the City. Aquifers occur as
8 channels of accumulated sands and gravels which probably are geologic remnants of
9 ancient river channels.

10 The predominant water-bearing zones under the City occur from 60 feet to 100 feet and
11 below 500 feet. The shallow zone, 30 to 40 feet thick, consists of sands and gravels mixed
12 with large concentrations of seashells. The deep zone is 500+ feet below the surface and
13 20 to 30 feet thick. It is composed of glacial outwash deposits. Recharge is believed to be
14 primarily from the hills and mountains of the Humptulips River basin to the east and north
15 of the City. The deep zone is confined by approximately 350 feet of silt, clay and silty
16 sand, and thus is not likely to be susceptible to contamination from the peninsula surface.

17 The shallow water zone is subject to possible contamination from on-site sewage disposal
18 systems in the recharge area and other direct surface discharges. This was a particular
19 concern because of the relatively small lot sizes throughout the City and the soil types
20 present in the area. The sandy soils in the City are identified by the Soil Conservation
21 Service as having severe limitations for septic tank drainfield use. To address this issue,
22 the City constructed a comprehensive sewer collection system and a new wastewater
23 treatment plant to accommodate the entire sewer service area in the late 90’s.

24 In making its critical areas designations, the City of Ocean Shores has considered Aquifer
25 Recharge Area definitions, maps, and related documentation in the 1992 critical areas
26 document. Other studies consulted include the 1999 *Comprehensive Water System Plan,*
27 and the Draft Wellhead Plan, 2004. Having determined that the entire City is underlain by
28 the City’s source aquifer, the City designates the entire area of the City as an Aquifer
29 Recharge Area.

30 The City is committed to protecting water quality. Research, monitoring, and groundwater
31 studies will continue on this issue. Such additional information will be compiled and
32 periodically used to further classify and designate or refine aquifer recharge designations
33 and potential contamination that could affect the quality of the City’s water.

34 3) Frequently Flooded Areas

35 “Frequently flooded areas are lands in the floodplain subject to a one percent or greater
36 chance of flooding in any given year. These areas include, but are not limited to, streams,
37 rivers, lakes, coastal areas, wetlands, and the like.” [WAC 365-190-030(7)]

1 Flooding in the City of Ocean Shores occurs primarily as a result of high rainfall from
2 strong Pacific Ocean low-pressure system storms combined with storm driven high tides,
3 which overflow into areas of the City and prevent discharge of stormwater.

4 The City of Ocean Shores participates in the flood insurance program of the Federal
5 Emergency Management Agency (FEMA). The City has considered the areas designated
6 by the FEMA flood maps and the Soil Conservation Services soil classifications. Having
7 found areas of the City susceptible to a one- percent probability of flooding in any year, the
8 City designates the 100-year floodplain depicted on the FEMA Flood Insurance Rate Maps
9 as Frequently Flooded Areas. See Figure 5.2, Frequently Flooded Areas: Areas within the
10 100-Year Floodplain. The City has also adopted the recommended ordinances and follows
11 FEMA guidelines for development in areas of possible flooding.

12 4) Geologically Hazardous Areas

13 *“Geologically hazardous areas are areas that because of their susceptibility to erosion,*
14 *sliding, earthquake, or other geological events, are not suited to the siting of commercial,*
15 *residential, or industrial development consistent with public health or safety concerns.”*
16 *RCW 36.70A.030(9); WAC 365-190-030(8)*

17 The City has reviewed geologically hazardous areas to determine if such areas are present
18 within Ocean Shores. Potentially hazardous areas considered include the following:
19 erosion hazard areas, landslide hazard areas, seismic hazard areas, mine hazard areas, and
20 volcanic hazard areas. A brief description of these areas follows, along with the City's
21 designations. Figure 5.3 Geologically Hazardous Areas designates the areas in Ocean
22 Shores with various types of geological hazards.

23 *Erosion Hazard Areas*

24 *“Erosion hazard areas are those areas containing soils which, according to the United*
25 *States Department of Agriculture Soil Conservation Service Classification System, may*
26 *experience severe to very severe erosion.” [WAC 365-190-030(5)]*

27 *“Erosion is the wearing away of the land surface by water, wind, ice, or other geologic*
28 *agents and by such processes as gravitational creep.” (USDA-SCS Soil Survey)*

29 Erosion is a geologic event that results in the movement of soil particles over a wide area.
30 In Ocean Shores erosion occurs primarily as a result of wind or wave action. The Grays
31 Harbor Regional Planning Commission critical areas report categorized wind erosion
32 hazards, based on soil type, as severe or very severe or not susceptible. Some shoreline
33 areas in the City are experiencing bank erosion due to wave action and offshore processes.
34 This has occurred along the ocean in the southwestern area of the City just north of the jetty
35 as well as along Grays Harbor Estuary on the eastern side of the peninsula. The risk of
36 erosion is increased where shoreline vegetation has been removed and in areas immediately
37 adjacent to hardened shorelines.

1 The City of Ocean Shores has considered various erosion definitions, including the Soil
2 Survey erosion definitions and classification systems for rill and inter-rill erosion, erosion
3 due to blowing sand, and erosion due to wave action as well as an alternative classification
4 system developed by the Grays Harbor Regional Planning Commission. There are no areas
5 within City boundaries with severe rill or inter-rill erosion. There are three soil types with
6 severe or very severe erosion potential due to blowing sand. There are also several
7 shorelines experiencing bank erosion due to wave action and undercutting. Most notably
8 periodic erosion on the ocean beach immediately north of the Jetty that has required
9 structural means to protect some buildings. See Figure 5.3 Geologically Hazardous Areas
10 and Figure 5.5 City of Ocean Shores Soil Series.

11 The City adopts the Soil Survey erosion definition and the Grays Harbor Regional Planning
12 Commission classification system designating Dunelands, Netarts Fine Sand, and Westport
13 Fine Sand areas as Erosion Hazard due to blowing sand. The City recognizes that erosion
14 due to blowing sand presents a risk to property and may be a risk to public health and
15 safety if not reasonably managed. The City also designates all shorelines experiencing
16 bank erosion due to wave action along the North Bay as Erosion Hazard Areas that may
17 present a risk to health and safety unless special measures are taken during development
18 and construction to reduce or mitigate risk.

19 Landslide Hazard Areas

20 “Landslide hazard areas are areas potentially subject to risk of mass movement due to a
21 combination of geologic, topographic, and hydrologic factors.” [WAC 365-190-030(10)]

22 Ocean Shores has very few slopes in excess of ten- percent and no soils or areas prone to
23 sliding. Therefore, the City designates no areas or soils within the City as Landslide
24 Hazard Areas. (See the Erosion Hazard Areas section above.)

25 Seismic Hazard Areas

26 “Seismic hazard areas are subject to severe risk of damage as a result of earthquake
27 induced ground shaking, slope failure, settlement, or soil liquefaction.” [WAC 365-190-
28 030(18)]

29 Ocean Shores and the Washington Coast are located in a known subduction earthquake
30 zone. The ocean floor, called the Juan de Fuca Plate, is sliding beneath the North America
31 Plate along a north south line off the coast of Oregon, Washington, and British Columbia.
32 Subduction earthquake zones experience very large earthquakes with possible magnitudes
33 greater than 8. Research has determined that such an earthquake did occur on January 26,
34 1700 and previously in approximately the years 900, 750 and 400 A.D. and that at least
35 eight such events have occurred over the last 5000 years. (Cascadia Region Earthquake
36 Workgroup, Cascadia Subduction Zone Earthquakes: A magnitude 9.0 earthquake scenario, 2005)

37 The more common types of earthquakes for the area have been Puget Sound centered
38 earthquakes with magnitudes of 5.5 (1965) to 7.5 (1949). The February 28, 2001
39 earthquake located 17.6 kilometers northeast of Olympia had a magnitude of 6.8. A 5.5

1 magnitude earthquake is expected to occur about every 35 years and a 7.5 magnitude
2 earthquake about every 110 years.

3 The Washington State Legislature adopted the 2003 version of the International Residential
4 Code (2003 IRC) and the 2003 International Building Code, with State Building Code
5 Council amendments, as the official state building code starting on July 1, 2004. The 2003
6 IRC governs the new construction of detached one- and two-family dwellings and multiple
7 single-family dwellings (townhouses) not more than three stories in height with separate
8 means of egress. Provisions in the 2003 IRC for earthquake structural and foundation
9 design are determined by the seismic design category of a proposed structure. The 2003
10 IRC and 2003 International Building Code (2003 IBC) dictate that seismic design
11 categories are based on the mapped bedrock spectral response acceleration at short periods
12 (Figure 1615(1) of the 2003 IBC). These bedrock spectral acceleration values are corrected
13 for soil conditions using the site class and appropriate amplification factor for a given
14 location.

15 The Washington Department of Natural Resources has developed maps for the State that
16 are larger in scale than the map in the 2003 IRC and allow easier and more accurate
17 determination of the seismic design category at a given location. This map indicates that
18 Ocean Shores is located in Seismic Design Category D2.

19 Additionally, mapping conducted by the Department of Natural Resources defines site
20 classes and liquefaction susceptibility at the County Level. Site class is a method of
21 determining ground motion amplification by soils. The map provides some measure of the
22 potential for strong shaking in a particular area during an earthquake. In the methodology
23 used to develop the maps, Site class B represents a soft rock condition where earthquake
24 shaking is neither amplified or reduced by the near surface geology. Site classes C, D, and
25 E represent increasingly softer soil conditions that result in a progressively increasing
26 amplification of ground shaking. The entire Ocean Shores peninsula is designated as Site
27 Class D.

28 Liquefaction susceptibility provides an estimate of the likelihood that soil will liquefy as a
29 result of earthquake shaking. The entire Ocean Shores peninsula is designated as having
30 moderate to high susceptibility.

31 Tsunamis also pose a potential seismic hazard to the City of Ocean Shores. An earthquake
32 of magnitude 8+ occurring immediately offshore could generate a tsunami with a twenty-
33 seven foot wave height. This would endanger all ~~shoreline~~ areas of Ocean Shores as well
34 as much of Grays Harbor.

35 The City has taken steps to reduce or mitigate these risks, especially along shoreline areas.
36 These include following building code requirements, alerting citizens to potential risks, and
37 developing disaster response measures.

38 *Mine Hazard Areas*

1 “Mine Hazard Areas” are defined as “those areas directly underlain by, adjacent to, or
2 affected by mine workings such as adits, tunnels, drifts, or air shafts.” [WAC 365-190-
3 030(13)]

4 Coal mining activities between 1900 and the 1970s left some areas of the state
5 honeycombed with abandoned mine tunnels that could pose a danger. However, there is no
6 history of coal mining within the City of Ocean Shores. Therefore, having found no
7 indication of any mining activity within its boundaries, the City designates no Mine Hazard
8 Areas.

9 Volcanic Hazard Areas

10 “Volcanic Hazard Areas” are defined as “areas subject to pyroclastic flows, lava flows,
11 and inundation by debris flows, mudflows, or related flooding resulting from volcanic
12 activity.” [WAC 365-190-030(21)]

13 The City of Ocean Shores is located approximately 100 air miles due west of Mt. Rainier,
14 the volcano in the Cascade Range closest to the City. Mt. Rainier is located about five
15 times the distance (20 miles) within which flooding and other hazards present a risk, so ash
16 fall represents the only potential risk to the City. Because its location is well beyond the
17 distances considered to present any risk from volcanic hazards, the City designates no
18 Volcanic Hazard Areas.

19 5) Fish and Wildlife Habitat Conservation Areas

20 “Fish and Wildlife habitat conservation is land management for maintaining species in
21 suitable habitats within their natural geographic distribution so that isolated
22 subpopulations are not created. This does not mean maintaining all individuals of all
23 species at all times, but it does mean cooperative and coordinated land use planning is
24 critically important among counties and cities in a region. In some cases, inter-
25 governmental cooperation and coordination may show that it is sufficient to assure that a
26 species will usually be found in certain regions across the state.” [WAC 365-190-080(5)]

27 The City of Ocean Shores has considered Fish and Wildlife Habitat Conservation Areas
28 using Grays Harbor Regional Planning Commission's Preliminary Classification of Critical
29 Areas, habitat maps from the State Department of Wildlife, A Birder's Guide to Ocean
30 Shores by Bob Morse, and the City of Ocean Shores Wetland Inventory.

31 The City designation of Fish and Wildlife Habitat Conservation Areas are mapped in
32 Figure 5.4, Fish and Habitat Conservation Areas. These include the following:

- 33 • The dunes area along the Pacific Ocean protected by the City of Ocean Shores Ocean
34 Dunes Protection Act;
- 35 • The recreational shellfish area beyond the dunes along the Pacific Ocean;
- 36 • Oyehut Wildlife Refuge along with the adjacent estuarine areas;
- 37 • Estuarine areas along the eastern boundary of Ocean Shores;
- 38 • Duck Lake and the adjacent fresh waterway system.

1 Natural Resource Lands

2 1) Agricultural Lands

3 Agricultural land is land primarily devoted to the commercial production of
4 horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of
5 berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax
6 imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term
7 commercial significance for agricultural production. RCW 36.70A.030 (2); WAC 365-
8 190-030(1)

9 The City of Ocean Shores has considered prime and unique farmlands as designated by
10 the Soil Conservation Service classification system, soil survey, and important farmlands
11 map as well as Agricultural Use District designations of the Grays Harbor County
12 Comprehensive Plan. Having found no lands within the City that conforms to the
13 definition of agricultural lands of long-term commercial significance, the City designates
14 no lands as Agricultural Lands at this time. However, the City of Ocean Shores reserves
15 its right to designate, at a later date, wetlands and inter-tidal or sub-tidal lands appropriate
16 for long-term cranberry, aquaculture, or mariculture production as agricultural resource
17 lands.

18 2) Forest Lands

19 Forest land is land primarily useful for growing trees, including Christmas trees subject
20 to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial
21 purposes, and that has long-term commercial significance for growing trees
22 commercially. RCW 36.70A.030(8); WAC 365-190-030(6)

23 The City of Ocean Shores has considered the private forest land grades of the Department
24 of Revenue and the forest site index as designated by the Soil Conservation Service Soil
25 Survey. Having found no lands within the City that conforms to the definition of forest
26 lands of long-term commercial significance, the City designates no lands as Forest Lands.

27 3) Mineral Resource Lands

28 Mineral resource land is land primarily devoted to the extraction of minerals or that has
29 known or potential long-term commercial significance for the extraction of minerals.
30 WAC 365-190-030(14)

31 Minerals include gravel, sand, and valuable metallic substances. RCW 36.70A.030(11)

32 The City of Ocean Shores has considered maps and information provided by the
33 Department of Natural Resources and the U.S. Bureau of Mines as well as existing and
34 potential uses of the land. Having identified mineral resource lands within the City
35 having long-term commercial significance for extracting aggregate substances (sand), the
36 City designates all ocean beach approaches within the City as Mineral Resource Lands
37 for extracting sand. Having found no other mineral resources (valuable metallic

1 substances or gravel) occurring or anticipated within its boundaries, the City designates
2 no other land as Mineral Resource Lands.

3 **2.4 STORM WATER MANAGEMENT**

4 History

5 The City of Ocean Shores peninsula is a marine geologic remnant consisting of an eroded
6 inland estuary on the east side, an accreting sand beach on the west side, and the Grays
7 Harbor navigation channel on the south side. Waterways within the City are connected
8 to the ocean at an overflow weir at the southwest corner of the city. These waterways
9 form the bottom elevation of the hydraulic gradient for storm water flow and for the
10 overland water flow entering the City from the north.

11 The soils on the peninsula are separated along a natural feature that extends north to
12 south, with estuary muds east of the separation and beach sands west of the separation.
13 Storm water on the east side flows overland to the waterways with minimal infiltration
14 into the ground because of the high water table, but the very porous beach sands on the
15 west side allow significant storage volume in the sands. Rainfall raises the water table in
16 the land areas to a level that is high enough above the waterways to cause flow toward
17 the open waterways.

18 Prior to 1985, essentially the entire City area was subdivided, and the existing roadways
19 were constructed. The developer's construction drawings show that storm drainage was a
20 primary motivator for the subsequent land subdivision and roadway geometry. All areas
21 were designed to drain toward the waterways along the roadways. All the necessary road
22 culverts were installed. Sufficient gradient was constructed in the roadway ditches to
23 allow flow to drain the area to protect the road surfaces and for the most part, to keep
24 water away from the subdivided properties. The resulting drainage system consisted of
25 245 miles of open ditches with culverts at every intersection and at every driveway of
26 occupied properties.

27 Since the original construction, continued maintenance of the very large drainage system
28 has been neglected, primarily because of financial concerns, or more appropriately, a lack
29 of financing.

30 Improvement Planning

31 Since the late 1980s and early 1990s, the City has embarked on a plan to improve
32 drainage maintenance without indebting residents. More simply, this is a "pay as you go"
33 plan of installing less maintenance-intensive drainage features in the existing ditches to
34 protect the roadways and properties. Where roadway improvements have been
35 constructed, appropriate drainage improvements have also been installed. High priority
36 has been established for roadway areas where flooding results in "life safety" issues.

37 The budget available annually for drainage improvements has been limited. The City has
38 not been able to improve more than 15,000 feet of existing ditches per year, and many

1 years, significantly less. Thus, the conversion of the drainage system will require
2 approximately 85 years at the present rate.

3 Previous Stormwater Plans laid out a series of improvements that were adopted. These
4 are:

- 5 • Adopting maintenance and culvert installation procedures,
- 6 • Establishing sub-basins, and
- 7 • Encouraging property owners to maintain ditch bottoms free from flow restrictions.
- 8 • Recent regulations require minimum culvert sizing of at least 15-inch pipe to ease
9 flow in existing ditches and to match future construction.

12 **2.5 LAND USE GOALS AND POLICIES**

13 **Goal LU 1: General Land Use**

14 *Support and improve a scenic, ~~residential~~ community comprised largely of*
15 *~~single-family neighborhoods together with an urban center and a broad range of~~*
16 *residential and commercial uses ~~other support services and businesses which occur in~~*
17 *identified commercial areas, surrounded by preserved open space and beaches.*

18 **LU 1.1** ~~Consider the following before decisions in land use are made:~~
19 ~~The need for the proposed use;~~

- 20 a. ~~Adequacy of and proximity to community facilities and utilities, roads, public~~
21 ~~transportation, parks, recreation facilities and schools;~~
- 22 b. ~~Benefit to the neighborhood, City or region;~~
- 23 c. ~~The amount of land zoned for that use;~~
- 24 d. ~~Projected population density in the area; and~~
- 25 e. ~~The effect of the proposed use on the visual quality and image of the City.~~

26 **LU 1.1** Permit a wide choice of residential opportunities for residents and home
27 owners of Ocean Shores.

28 **LU 1.2** Preserve the natural amenities of the City to the maximum extent
29 practicable while providing opportunities for expanding the economic base
30 of the community.

31 **LU 1.3** Ensure that areas and uses that maintain the environmental attractiveness
32 of the community, especially the ocean beaches, the wildlife refuge, the
33 jetty, the bayshore areas, and other waterfront sites, are protected from
34 negative environmental impact.

35 **LU 1.24** ~~Ensure compatibility in adjacent land uses. The following should be~~
36 ~~considered prior to land use decisions~~ Apply the following considerations
37 in making land use and development decisions:

- 38 a. ~~Type of~~ The land use and design of new development should be
39 compatible with existing ~~developments~~, land uses, and should enhance
40 the City image.

- 1 b. Land uses that generate high traffic volumes should have access
2 limited to arterial roads.
- 3 c. ~~Land uses along highways and major streets should consider~~ address
4 noise, air quality, visual, and other environmental conditions that occur
5 in these areas factors that effect compatibility with surrounding uses
6 and the community as a whole.
- 7 d. Development should be sensitive to the natural ~~historic, and~~
8 ~~archaeological~~ features of the site and vicinity.
- 9 **LU 1.5** Apply policies and ordinances fairly, uniformly, and consistently.
- 10 **LU 1.3** ~~Provide for consistency in application of standards in a fair and uniform~~
11 ~~manner.~~
- 12 **LU 1.4** ~~Reconsider pyramid zoning by allowing it to remain in all residential~~
13 ~~zoning designations, but eliminating it in commercial zoning designations.~~
14 ~~Review the pyramid zoning concept and its application to Ocean Shores~~
15 ~~every five years during the scheduled plan update process.~~
- 16 **LU 1.6** Eliminate the provisions currently in the zoning code that allow single
17 family residential use in commercial zones by July 1, 2008, but continue
18 allowing such housing units on the second floor or higher above
19 businesses in commercial areas.
- 20 **LU 1.57** ~~Enhance livability through provision of~~ the quality of life in the City by
21 providing recreation facilities, ~~protection of historic properties,~~ attractive
22 common areas, clear building accessibility, adequate parking, and public
23 walkways.
- 24 **LU 1.68** ~~Provide in the zoning ordinance, on parcels of sufficient size, for~~
25 Encourage planned unit developments; by allowing reduced setbacks,
26 reduced lot size, mixed uses, and so forth, in exchange for ~~superior~~ open
27 space, superior design, and urban amenities.
- 28 **LU 1.7** ~~Discourage premature commitment of areas to major new developments~~
29 ~~without being preceded by proper planning.~~
- 30 **LU 1.89** ~~Provide for an~~ Encourage the appearance of openness by clustering
31 buildings ~~groups with~~ and utilizing well designed open space separations.
- 32 **LU 1.9** ~~Orient buildings to enhance view and blend in with the natural topography~~
33 ~~of the immediate area.~~
- 34 **LU 1.10** ~~Review impact of camping within City limits during every five year~~
35 ~~update process.~~ Continue to allow camping, in compliance with city
36 regulations regarding camping, on lots in residential zones. Review the
37 impact of such camping during regular Comprehensive Plan reviews.

- 1 **LU 1.11** Maintain the ~~integrity of the~~ City-owned 18-hole golf course in perpetuity
2 as a unique and viable economic development and recreational asset for
3 Ocean Shores citizens and visitors.
- 4 **LU 1.12** Encourage and facilitate the downtown revitalization process and promote
5 the investment of property owners, businesses, and citizens by:
6 **a.** Establishing a special planning area for the “downtown” northern
7 business district for the specific purpose of formulating and
8 implementing a plan for revitalizing the area and developing a long-
9 term vision for its growth and development as the primary retail and
10 service area for the City and region.
11 **b.** Assuring that the plan’s development includes business owners and
12 citizens of the community and should be an open public process.
13 **c.** Assuring that the plan incorporates consideration of public and private
14 investment issues, land use and planning issues, infrastructure issues,
15 and thematic, coherence, and promotional issues.
- 16 **LU 1.13** The Weatherwax property is designated as a special area for separate
17 determination of specific uses after completion of an evaluation and study.
18 **a.** This evaluation and study should include consideration of the
19 environmental, social, and economic issues associated with the
20 property and its potential uses to assure that any decisions are made
21 based on reasonable knowledge of the impacts, alternatives, and
22 tradeoffs involved.
23 **b.** Until the evaluation is complete, the property shall retain the current
24 Single Family Residential designation and zoning; however, the intent
25 is that no use shall be authorized until the study and evaluation is
26 completed, and a final plan for the property is developed and adopted.
27 **c.** In adopting a final plan for the property, the City shall assure that the
28 plan is consistent with the policies of this plan and compatible with
29 adjacent and surrounding uses as well as benefiting the community as
30 a whole.
31 **d.** This evaluation should include opportunity for broad public
32 involvement in the structure of the evaluation as well as any findings
33 and conclusions that are reported.
- 34 **LU 1.14** Assure that areas with significant recurring street flooding due to storm
35 water are given priority for maintenance and upgrade of drainage
36 infrastructure. Also assure that new development in such areas does not
37 exacerbate existing problems by properly assessing stormwater impacts
38 and requiring appropriate mitigation.
- 39 **LU 1.15** The Oyehut to Hogan’s Corner area is the gateway to the City of Ocean
40 Shores and the only area available for expansion of the City, and thereby
41 land use and development in the area is of substantial interest to the City.
42 The City should monitor actions under consideration by the County and

- 1 Washington Department of Transportation to assure that development in
 2 the area is not detrimental to the interests of the City.
 3 **LU 1.16** The City is not actively pursuing annexation in the Oyehut to Hogan’s
 4 Corner area but will consider proposals for annexation brought forward by
 5 residents or property owners in the area. Such proposals will be
 6 considered based on the costs and benefits to the community as well as
 7 compliance with legal requirements for annexations under state law. The
 8 City may decide in the future to actively pursue annexation of part or all of
 9 the area.
 10 **LU 1.17** While more general, the County Comprehensive Plan and zoning are
 11 compatible with the City’s system. Should any part of the area be
 12 annexed, the initial plan designation and zoning should be consistent with
 13 the County system. Provided that the City may entertain annexation
 14 proposals which specifically include a specific proposed use that is not
 15 consistent with the current County designation and zoning. When such
 16 annexations are proposed, the compatibility of the proposed use with both
 17 City and County plans for adjacent areas, impacts of the proposal on
 18 environmental and infrastructure features, and costs and benefits for the
 19 community shall be considered.

20 **Goal LU 6 2: *Environmental Natural Assets and Visual Appeal***

21 ***Preserve the City’s environmental natural assets and visual appeal through the***
 22 ***protection and conservation of its basic environmental amenities.***

23 ~~**LU 6.1** Promote the protection, where possible, of the visual attractiveness of the City from the negative effects of~~
 24 ~~increased development.~~

25 ~~**LU 6.2.2.1** Protect and maintain those physical resources which are or could be used~~
 26 ~~for with economic or recreational benefit, such as the fresh waterway~~
 27 ~~system, the navigational channel and the ocean beaches and dunes.~~

28 ~~**LU 6.3.2.2** Conserve important natural resource areas and areas designated as open~~
 29 ~~spaces which are not now planned for development, particularly the ocean~~
 30 ~~beaches, the dune areas, the Washington State Department of Wildlife~~
 31 ~~game reserve, Damon Point, and other shoreline areas.~~

32 ~~**LU 6.4.2.3** Promote retention of natural vegetation and planting of indigenous plant~~
 33 ~~species in landscape programs to avoid wind erosion, and visual blight,~~
 34 ~~and loss of habitat for wildlife. This should include not allowing clearing~~
 35 ~~land of native vegetation when no development is imminent, and~~
 36 ~~excessive or unnecessary removal when development is proposed.~~

37 ~~**LU 2.4** Promote the visual attractiveness of the City.~~

38 ~~**LU 6.5** Encourage environmentally sensitive developments that preserve vegetative cover and are integrated with the~~
 39 ~~natural features of the site.~~

- 1 **LU 6.6 2.5** Encourage ~~agencies with jurisdiction to undertake~~ projects which would
2 protect the City from environmental hazards or which would enhance the
3 environmental resources of the City.
- 4 ~~**LU 6.7** Restrict noise levels to healthful limits for the various residential, commercial, industrial and recreational~~
5 ~~environments.~~
- 6 **LU 6.8 2.6** Protect fresh waterways and preserve habitat by ~~controlling~~ the flow of
7 nutrients (particularly phosphorus and nitrogen) and toxins into fresh
8 waterways ~~to protect and preserve habitat and prevent deterioration~~
9 ~~through processes of cultural eutrophication.~~
- 10 **LU 6.9 2.7** ~~The City will pursue an active role in~~ Promote environmental education by
11 facilitating the transmittal of information to the community concerning
12 City policies and best management practices.
- 13 **LU 2.8** Eliminate nuisances that detract from the overall visual attractiveness of
14 the City, e.g. unused or abandoned vehicles, refuse, overgrown
15 landscaping.
- 16 **Goal LU 23: Preserve and Protect Environmentally Sensitive Lands Critical Areas**
- 17 *Protect and preserve the environmentally sensitive lands, critical areas and*
18 *resource lands, and fish and wildlife by making through land use decisions that reflect*
19 *the physical limitations of the land and the sensitivity of plants and animals to human*
20 *activities.*
- 21 **LU 2 3.1** Protect the City's critical areas by: ~~using mapped areas for guidelines and~~
22 ~~adopting and implementing ordinances.~~
23 a. Applying all reasonable and available scientific and technical
24 information to the identification and designation of critical areas.
25 b. Applying all reasonable and available scientific and technical
26 information to development of regulations implementing the policies
27 of this plan.
28 c. Adopting procedural requirements that assure implementation of the
29 policies of this plan.
- 30 **LU 2 3.2** ~~To use physical limitations as major criteria in designation of planned land~~
31 ~~uses. While adopting and implementing development regulations~~
32 ~~protecting critical areas, also protect private property rights and privileges~~
33 ~~by:~~
34 a. Giving due consideration to the reasonable expectations of the
35 property owner with regard to use of the property.
36 b. Assuring that the requirements applied to private property are
37 scientifically and technically sound and feasible.
38 c. Assuring that the requirements imposed on private property are the
39 minimum necessary to protect the particular critical area(s) that
40 development of the property will impact.

- 1 d. Providing all reasonable and available information that the City has
- 2 regarding the critical area(s) impacted by a formally proposed
- 3 development and the applicable regulations to property owners or their
- 4 representatives as early in the process as possible.
- 5 e. Responding to requests for information and applications in as
- 6 expeditious a manner as staffing and workload will allow.
- 7 f. Assuring that proper notice of proposed development and actions by
- 8 the City are given in accordance with the state and local requirements
- 9 to applicants, adjacent or nearby property owners, and the community.

10 **LU 2 3.3** ~~Prevent development over~~ Protect aquifers recharge areas that would
 11 ~~obstruct recharge due to impervious surfacing, or allow introduction of~~
 12 ~~contaminants into the groundwater and the City's water supply by~~
 13 ~~adopting a well head protection plan, managing land uses which may use~~
 14 ~~or include potential sources of contamination and maintaining the City's~~
 15 ~~sewer and storm water systems.~~

16 **LU 2 3.4** ~~Not allow~~ Protect people and property development within frequently
 17 flooded areas ~~except in conformance with regulations required for the~~
 18 ~~City's participation in the~~ by adopting flood plain regulations ensuring that
 19 development conforms with the National Flood Insurance Program
 20 regulations.

21 **LU 2 3.5** ~~The City should review and, if necessary, strengthen its grading and~~
 22 ~~clearing ordinance to assure~~ Protect against hazards associated with
 23 erosion by wind or water by:

24 a. Ensuring that adjoining properties to a proposed development private
 25 and public properties and improvements are not adversely impacted by
 26 wind erosion. Wind erosion is exacerbated or enabled by exposure of
 27 soil or sand due to placement of fill, excavation of sand and, removal
 28 of surface vegetation, or other development activities, and/or drainage
 29 issues. Lot owners, contractors, or other persons that engage in such
 30 activities in areas with soils identified as an erosion hazard shall be
 31 required to minimize the exposed area to the extent feasible and have
 32 an appropriate plan to control wind erosion on the exposed areas.

33 b. Ensuring that development in areas identified as subject to erosion
 34 from wave action are designed to avoid damage to public or private
 35 property or improvements, loss of recreational access or use, and
 36 adverse impacts to natural resources in the area.

37 **LU 2.6** ~~Limit development on and alterations of slopes with landslide potential to those that demonstrably do not~~
 38 ~~increase the potential for loss of life and property damage.~~

39 **LU 2 3.6** ~~Prevent~~ Reduce erosion and earthquake damage by requiring that geo-
 40 technical and/or other professional analysis/studies be conducted on
 41 utilizing professional engineering analysis for proposed developments

1 within erosion and seismic hazard areas and ~~requiring that development~~
2 ~~conform to the~~ following the recommendations of said studies.

3 **LU 3.7** Protect against hazards associated with earthquakes and tsunamis by:

- 4 a. Adopting and implementing the latest building codes and associated
- 5 requirements.
- 6 b. Requiring professional engineering analysis of earthquake hazards and
- 7 mitigation strategies for developments within the City other than those
- 8 addressed by the International Residential Code and implementing
- 9 those requirements in the granting of approvals and permits.
- 10 c. Avoiding the placement of critical public safety facilities in the areas
- 11 of highest risk.
- 12 d. Working with state and federal agencies with knowledge or expertise
- 13 on earthquakes and tsunamis, emergency management, and associated
- 14 issues to obtain the latest information and any available assistance.
- 15 e. Actively informing the citizenry of plans and programs addressing
- 16 earthquake and tsunami hazards.
- 17 f. Maintaining the Ocean Dune Protection Area as undeveloped land to
- 18 reduce potential for damage to developed areas from a tsunami.

19 **LU 2 3.8** Protect ~~Critically consider development in or adjacent to~~ fish and wildlife
20 habitat conservation areas ~~from development in or adjacent to~~ such areas
21 that would decrease their capacity to support healthy fish and wildlife
22 populations, ~~and otherwise prevent species from becoming increasingly~~
23 ~~imperiled.~~ by using the development review process and assuring
24 mitigation of impacts.

25 **LU 2 3.9** Maintain the quantity and quality of wetlands and riparian areas within the
26 jurisdiction by requiring mitigation of potential impacts that may cause
27 degradation, and by seeking the restoration of damaged wetlands, such
28 that no net loss of such resources occurs. ~~Protect wetlands by:~~

- 29 a. Maintaining protection of wetland systems within city and state owned
- 30 lands designated as protected areas.
- 31 b. Adopting development regulations and procedures that provide for
- 32 avoidance of impacts to wetlands where feasible and provide for
- 33 mitigation of impacts to wetlands that preserve the functions and
- 34 values when impacts cannot be reasonably avoided.
- 35 c. Establishing a program to protect and enhance ecologically important
- 36 wetlands as mitigation for developing isolated wetlands throughout the
- 37 City.

38 ***Goal LU 74: Building and Site Design***

1 *Encourage development of high quality building and site design, ~~which~~ that is*
2 *sensitive to the character of the surrounding community.*

3 **LU 7.4.1** ~~Encourage~~ Support provision of landscape buffers to separate
4 incompatible land uses and provide land use transitions.

5 **LU 7.4.2** ~~Consider design criteria for~~ Encourage landscaping and development
6 requirements building design that contribute to the overall aesthetic
7 quality of the City.

8 **LU 4.3** ~~Assure that new development includes improvements to adjacent public~~
9 ~~streets and other infrastructure when necessary to support the development~~
10 ~~and mitigate impacts of the development on such facilities and on adjacent~~
11 ~~and nearby uses.~~

12 **LU 4.4** ~~Assure that development in the high density residential and tourist~~
13 ~~commercial designations do not impair use of or access to established~~
14 ~~public access ways to beaches and shorelines.~~

15 ~~**LU 7.3** Update existing building codes placing tighter restrictions on accessory structures requiring temporary~~
16 ~~structures to be held to the same building quality and safety standards as permanent structures.~~

17 ~~**LU 7.3** Eliminate unattractive nuisances, as defined in Ocean Shores Municipal Code 8.32.010, which detract from the~~
18 ~~overall visual attractiveness and aesthetic quality of the City. These may include such things as overgrown~~
19 ~~landscaping or garbage or refuse which is left in the yard for prolonged periods of time. (See LU 2.8)~~

20 ***Goal LU 85: Residential Land Use***

21 *Provide adequate land to serve a full variety range of residential ~~needs of the~~*
22 *community uses and develop a high quality living environment within residential*
23 *neighborhoods.*

24 **LU 85.1** Encourage the efficient use of developable residential land through
25 application of zoning policies and ordinances.

26 **LU 85.2** Promote the separation of various types of residential uses in order to
27 optimize choice and variety of neighborhood types.

28 **LU 5.3** ~~Maintaining a balanced inventory of land zoned to accommodate the~~
29 ~~various residential uses, including low-, medium-, and high-density~~
30 ~~housing.~~

31 **LU 85.34** ~~Require the use of master~~ Support plans for large developments ~~which that~~
32 ~~emphasize aesthetics and community compatibility.~~ and ~~Include~~
33 ~~circulation, landscaping, open space, identification of historic and~~
34 ~~archaeological properties,~~ storm drainage, utilities building location and
35 design, and access to commercial and community facilities in the master
36 plan.

37 **LU 85.35** Encourage appropriate ~~development of multiple family residential~~
38 ~~development uses~~ as a transition to lower density neighborhoods by

1 designating sufficient areas served by arterial and collector streets as well
2 as commercial, recreational, and visual amenities.

3 ~~LU 8.5~~ Provide height restrictions for residential buildings to maintain the aesthetic qualities of existing residential
4 neighborhoods and prevent the obstruction of views.

5 **Goal LU 96: Commercial Land Use**

6 *Enhance the overall quality of the City's ~~northern and southern~~ business*
7 *districts and provide sufficient area to accommodate growth in the City's commercial*
8 *activity in an efficient and attractive pattern.*

9 LU 96.1 Direct new retail, service commercial and office development to present
10 commercial centers, Encourage new businesses to infill through zoning
11 and permitting processes. ~~Specifically encourage new businesses to infill.~~

12 LU 9.2 Encourage commercial expansion to take place adjacent to the existing
13 downtown and southern business district.

14 LU 96.32 Emphasize pedestrian access in the scale and development of commercial
15 areas, particularly in the ~~resort~~ hotel and downtown commercial districts.

16 ~~LU 9.4~~ Consider design ordinances for commercial structures in the downtown area and along major City entrances that
17 require rear and side parking requirements.

18 LU 6.3 Promote high quality design for commercial structures in the downtown
19 area and along major City Entrance routes.

20 LU 96.54 ~~Enforce existing off-street parking ordinances and~~ Require landscaping of
21 parking areas to improve their appearance and functionality. Provide
22 flexibility in parking requirements, stall size and landscaping requirements
23 to limit the amount of land devoted to parking.

24 ~~LU 9.6~~ Landscape parking areas to avoid large, monotonous expanses of cars.
25 Flexibility in parking requirements, stall size, and landscape requirements
26 should be allowed to limit the amount of land devoted to parking.

27 LU 96.5 Protect the existing areas most suitable for resort and destination tourist
28 activities from incompatible uses.

29 ~~LU 9.8~~ Promote the preservation and enhancement of historic features in the downtown area, possibly through
30 incentive programs and similar mechanisms.

31 ~~LU 9.9~~ Pursue options which would allow additional commercial land to become available for development, with
32 priority given to those lands which are adjacent to existing commercial land uses.

33 LU 6.6 Encourage the development of a downtown commercial core tied together
34 through walkways, design, landscaping, etc.

35 **Goal LU 107: Industrial Land Use**

1 ~~*Provide a basis*~~ ***Encourage a broader base for employment in the community without***
2 ***jeopardizing the natural environment and the City’s aesthetic appeal.***

3 **LU 10.2.7.1** Encourage industrial development to locate in areas that currently ~~zoned~~
4 allow or have industrial uses, ~~and to areas with~~ that have good
5 transportation accesses. ~~and~~ Provide buffers for impacts on the
6 surrounding residential areas.

7 **LU 10.3.7.2** Promote the development of clustered commercial facilities that will
8 accommodate high traffic generating uses and restrict sprawl along major
9 roads.

10 **LU 10.4.7.3** Encourage ~~potential~~ light industrial development ~~which~~ that is relatively
11 non-polluting and is compatible with the City’s character.

12 **LU 10.1.7.4** Require that all industrial development comply with federal and state air
13 quality standards.

14 **Goal LU8: Shoreline Management**

15 **Establish and implement policies and regulations for shoreline use consistent**
16 **with the Shoreline Management Act of 1971. These policies and regulations should**
17 **insure that the overall land use patterns that result in shoreline areas are compatible**
18 **with existing shoreline environment designations and will be sensitive to and not**
19 **degrade habitat and ecological systems and other shoreline resources.**

20 **LU 8.1** Coordinate land use planning for shoreline areas with the requirements of
21 the Shoreline Management Act.

22 **LU 8.2** Coordinate requirements between the City’s zoning and development
23 regulations and the provisions of the Ocean Shores Shoreline Program.

24 **LU 8.3** Recognize that Grays Harbor and the Pacific Ocean and their associated
25 shorelands are designated as Shorelines of Statewide Significance and
26 thereby deemed to be of special importance to all of the citizens of the
27 State and should be managed accordingly by the City.

28 **Goal LU 3: Shoreline Land Use**

29 ~~**Identify and reserve shoreline and water areas with unique attributes for specific long-term uses, including commercial,**~~
30 ~~**industrial, residential, recreational and open space uses.**~~

31 ~~**LU 38.1** Ensure that proposed shoreline uses are distributed, located and developed in a manner that will maintain or~~
32 ~~improve the health, safety and welfare of the public when such uses must occupy shoreline areas.~~

33 ~~**LU 38.2** Ensure that proposed shoreline use does not infringe upon the rights of others or upon the rights of private~~
34 ~~ownership.~~

35 ~~**LU 38.3** Ensure that planning, zoning, and other regulatory and non-regulatory programs governing lands adjacent to~~
36 ~~shoreline jurisdiction are consistent with Shoreline Management Act policies and regulations and the provisions~~
37 ~~of the Shoreline Management Plan.~~

- 1 ~~LU 38.4~~ Limit new shoreline industrial and commercial development on urban shorelines to that which is classified as
 2 water dependent, water related, or water enjoyment uses and discourage and/or prohibit non water oriented
 3 uses which are not accessory to a water oriented use.
- 4 ~~LU 38.5~~ Proposed economic use of the shoreline should be consistent with local comprehensive plans. Conversely,
 5 upland uses on adjacent lands outside of immediate Shoreline Management Act jurisdiction (in accordance with
 6 RCW 90.58.340) should be consistent with the purpose and intent of this master program as they affect the
 7 shoreline.
- 8 ~~LU 38.6~~ Provide, protect and enhance a public access system that is both physical and visual, utilizing both private (with
 9 permission) and public lands, which increases the amount and diversity of public access to the State's shorelines
 10 and adjacent areas, consistent with the natural shoreline character, private rights and public safety.
- 11 ~~LU 38.7~~ Prepare and implement a comprehensive public access plan that incorporates public access into new shoreline
 12 development and unifies individual public access elements into an organized system.
- 13 ~~Goal LU 49:~~ *Shoreline Management*
- 14 ~~Establish and implement policies and regulations for shoreline use consistent with the Shoreline Management Act of~~
 15 ~~1971. These policies and regulations should insure that the overall land use patterns that result in shoreline areas are compatible~~
 16 ~~with existing shoreline environment designations and will be sensitive to and not degrade habitat and ecological systems and other~~
 17 ~~shoreline resources.~~
- 18 ~~LU 49.1~~ Ensure that activities and facilities are located on the shorelines in such a manner as to retain or improve the
 19 quality of the environment as it is designated for that area.
- 20 ~~LU 49.2~~ Encourage shoreline uses which enhance their specific areas or employ innovative features for purposes
 21 consistent with this program.
- 22 ~~LU 49.3~~ Designated shorelines of statewide significance (SSWS) are of value to the entire state and should be protected
 23 and managed. In order of preference, the priorities are to:
- 24 a. Recognize and protect the statewide interest over local interest, per RCW 90.58.020, the Shoreline Management Act;
 25 b. Preserve the natural character of the shoreline;
 26 c. Result in long term over short term benefit;
 27 d. Protect the resources and Ecology of shorelines; and
 28 e. Increase public access to publicly owned areas of the shorelines.
- 29 ~~LU 49.4~~ Encourage restoration of shoreline areas that have been degraded or diminished in ecological value and function
 30 as a result of past activities or catastrophic events.
- 31 ~~LU 49.5~~ Work with State agencies to control beach driving and provide parking at designated access sites.
- 32 ~~Goal LU 510:~~ *Shoreline Resources*
- 33 ~~Develop and implement management practices that will insure a sustained yield of renewable resources of the~~
 34 ~~shorelines while preserving, protecting, enhancing and restoring unique and nonrenewable shoreline resources or features,~~
 35 ~~including forested areas, wetlands and wildlife habitat.~~
- 36 ~~LU 510.1~~ Ensure that use of a resource takes place with the minimum adverse impact to natural systems and quality of the
 37 shoreline environment. No sand shall be removed from the beach except for maintenance to public access.
- 38 ~~LU 510.2~~ Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while
 39 maintaining appropriate use of the shoreline.
- 40 ~~LU 510.3~~ Preserve the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.
- 41 ~~LU 510.4~~ Promote policies and programs which support the continued restoration of the fresh waterways and canal
 42 systems within the City and place restrictions upon activities which serve to significantly deteriorate the quality
 43 of these waters.

2.6 GENERAL LAND USE PLAN DESIGNATIONS AND MAP

The General Land Use Designations proposed for this 2006 Comprehensive Plan include: Low-Density Residential, Moderate Density Residential, High Density Residential, Mobile Home and Manufactured Housing, Neighborhood Commercial, Resort Tourist Commercial, General Commercial, Light Industrial, Parks and Recreation, and Public Use. The discussion of the various land use designations covers purpose, description, appropriate locations, unsuitable locations, compatible uses, and appropriate implementation.

The attached General Land Use Plan Map (See Figure 5.6) allocates space for the various categories of land use anticipated by this Plan. It does so on the basis of goals, objectives, and policies of the Plan and, as such, the Plan Map implements those policies.

The space set aside for each land use classification has been interpreted broadly, and the boundaries between each classification should be viewed as transitional. In other words, the boundaries should be considered flexible, rather than rigid, unless specifically stated. A more important consideration than the exact boundaries is whether or not land use decisions conform to and implement the policies of this Land Use Element and the overall Comprehensive Plan.

The land use designations are described in order to clarify each classification and to aid in development of appropriate implementation methods. These descriptions are particularly intended to assist in making day-to-day decisions affecting land use patterns. Since conditions may arise that will demand minor changes in the planned land use pattern, these descriptions have been made sufficiently broad to accommodate such changes without an amendment to the Plan itself. However, any major deviation from the Land Use Plan or Plan Map should be preceded by considering an amendment to this Plan and by evaluating all aspects of the proposal and its impact on the integrated aspects of the Plan. The statements under each classification should be considered policies of this plan.

Ocean Shores is almost completely platted, and many areas exhibit a distinguishable character. To provide maximum leverage in applying the following land use policies, the General Land Use Plan Map designation should not deviate from present use patterns unless to correct deficiencies or to fulfill other goals and policies of this Plan. The Plan and implementation mechanisms should use existing platting characteristics as the basis for desired densities and desired land use patterns to minimize barriers to development. Chapter 16 of the Municipal Code dealing with subdivisions provides guidance here. In addition, the general guidelines provided in this land use element of the Comprehensive Plan are implemented through the zoning ordinance that is codified in Chapter 17 Zoning of the Ocean Shores Municipal Code.

Relationship between the Comprehensive Plan and the Development Regulations

Ocean Shores operates under the Optional Municipal Code provisions of State law RCW 35A. As it relates to the land use planning, the Optional Municipal Code requires that “the development regulations of each code city that does not plan under RCW 36.70A.040 shall not be inconsistent with the city's comprehensive plan.” (RCW 35A.63.105) “Development regulations” or “regulation” means the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

This provision has two basic effects. First, upon adoption of a Comprehensive Plan or revision to the plan by the City Council, the City needs to move forward by reviewing and updating the development regulations to assure that they are “not inconsistent” with the Comprehensive Plan. Second, as time passes, any proposal to amend a development regulation must be reviewed against the Comprehensive Plan to assure that the proposed amendment is “not inconsistent”. When a proposed change such as a rezone or code text amendment is found to be inconsistent, the proposal cannot move forward unless the Comprehensive Plan is amended to remove or change the inconsistency.

Low Density Residential--One Unit per Platted Lot

Purpose: To establish adequate areas for low-density residential neighborhoods consistent with the original platting of the City to supply the needs of both residents and home owners for dwelling sites with adequate open space.

Description: These areas should be composed primarily of detached single-family dwelling units. Though flexibility in dwelling type may be allowed through the planned development process, overall density should not exceed six units per acre or significantly diverge from an overall single-family character.

Appropriate Locations:

1. Areas presently used primarily as single-family neighborhoods.
2. Areas where streets are designed primarily for residential access.
3. Areas uniquely suited for this designation due to environmental factors.

Unsuitable Locations:

1. Areas where efficient design and construction warrant higher densities.
2. Areas adjacent to more intense uses that may interfere with low-density residential amenities.
3. Areas particularly suited for other purposes.

1 **Compatible Uses:** Uses that support, serve, and reinforce low-density residential
2 amenities such as churches, schools, and parks should be considered compatible uses.
3 Public and semi-public uses may be appropriate when their design and location enhance
4 the quality of the area. Camping, when conducted in compliance with City Ordinances
5 regarding such, is a compatible use.

6 **Appropriate Implementation:** These areas should be zoned R-1 Single Family.
7 Residential densities should not exceed six units per developable acre, based on the
8 average existing platted lot size of 7,200 square feet.

9 **Moderate Density Residential--From Two to Six Units per Lot**

10 **Purpose:** To meet the demand for housing that balances the need for economies in
11 construction with the desire for open space amenities by providing space for relatively
12 low intensity, multifamily uses. This designation should also provide a buffer between
13 single-family areas and higher density uses.

14 **Description:** This designation should consist primarily of lower intensity types of
15 multifamily residential structures (up to six units per structure), with densities ranging
16 from one unit per 4,000 square feet to one unit per 2,100 square feet based on gross lot
17 size.

18 **Appropriate Locations:**

- 19 1. Areas adjacent to or close to arterials in order to provide adequate access.
- 20 2. Areas between low-density residential and higher intensity uses.
- 21 3. Areas near other moderate-density residential structures.
- 22 4. Areas close to retail commercial areas and immediately adjacent to designated
23 neighborhood commercial centers.
- 24 5. Areas close to recreational or visual amenities.
- 25 6. Areas with larger than average platted lot sizes.

26 **Unsuitable Locations:**

- 27 1. Areas with an established single family residential character.
- 28 2. Areas more appropriately designated for higher intensity residential use or
29 other non-residential uses.

30 **Compatible Uses:** Most uses compatible with the low-density residential designation
31 are also compatible with this designation, provided similar concerns are considered.
32 Camping, when conducted in compliance with City Ordinances regarding such, is a
33 compatible use.

34 **Appropriate Implementation:** Areas should be zoned in districts allowing from two
35 to six units per structure with appropriate lot sizes ranging from 4,000 to 2,100 square
36 feet per unit. Appropriate zoning is generally R-2, R-3, R-4, and R-5.

37 **High Density Residential--From 24 to 62 Units per Acre**

1 **Purpose:** To provide space for location and construction of housing on the most
2 economical basis. This category is intended for those population groups desiring smaller
3 lot areas.

4 **Description:** This designation should be composed of densities ranging from one unit
5 per 700 square feet to one unit per 1,800 square feet.

6 **Appropriate Locations:**

- 7 1. Areas on or close to designated arterials.
- 8 2. Areas where platted lot sizes are larger than average.
- 9 3. Areas immediately adjacent to designated commercial areas.

10 **Unsuitable Locations:**

- 11 1. Areas with an established single family residential character.
- 12 2. Areas more appropriately designated for other non-residential uses.
- 13 3. Areas where this designation would negatively affect neighboring planned and
14 existing uses.
- 15 4. Areas immediately adjacent to single-family neighborhoods.

16 **Compatible Uses:** Uses noted as compatible to other residential categories should be
17 considered compatible with the high-density residential designation, provided that
18 parking, increased traffic, and other conflicts with residential uses are considered. In
19 addition, those commercial uses of a less intense nature such as professional and medical
20 offices and other uses that may provide a gradual reduction in use intensity from adjacent
21 commercial zones may be allowed with appropriate conditions and regulations. Camping,
22 when conducted in compliance with City Ordinances regarding such, is a compatible use.

23 **Appropriate Implementation:** Zoning within this category should allow building
24 densities of from 24 to 62 units per developable acre or four to ten units per average sized
25 lot. Appropriate zoning is generally R-7, R-8, and R-9. Uses compatible with this
26 designation include associated and accessory uses that support permitted uses provided
27 that such uses should be specifically reviewed for compatibility with adjacent and nearby
28 uses and for consistency with this plan, provided further that this shall not include uses
29 involving retail sales to the public. Rental units as well as time-share and full-share
30 condominiums should be allowed in this designation.

31 [Note: Short-term rentals are prohibited in residential zones by Ocean Shores' overnight
32 rental ordinance, Number 555.]

33 **Mobile Home and Manufactured Home**

34 **Purpose:** To set aside space intended primarily for siting and use of mobile homes
35 and manufactured housing. "Mobile home" is defined as "a factory-built dwelling
36 manufactured before June 15, 1976, to standards other than the National Manufactured
37 Housing Construction and Safety Standards Act of 1974 and acceptable under applicable
38 state codes in effect at the time of construction or introduction of the home into this
39 state." "Manufactured home" is "a factory-built, single-family structure manufactured in

1 accordance with the Construction and Safety Standards Act of 1974 and with Department
2 of Housing and Urban Development (HUD) manufactured housing standards." The HUD
3 standards are a national pre-emptive building code for manufactured homes built after
4 June 15, 1976. Older units are allowed in the land use areas designated for mobile and
5 manufactured homes thereby providing alternatives to single family development and
6 expanding affordable housing options, while still retaining standards to ensure a high
7 quality neighborhood.

8 **Description:** These areas should be composed of mobile homes and manufactured
9 homes for use as both vacation and permanent housing units at densities equal to the low-
10 density residential designation. Recreational vehicles and trailers are permitted in
11 specified areas on lots smaller than 7200 square feet.

12 **Appropriate Locations:**

- 13 1. Areas with an established character of use by recreational vehicles, mobile and
14 manufactured homes.

15 **Unsuitable Locations:**

- 16 1. Areas where efficient design and construction of public facilities warrant
17 higher densities.
18 2. Areas adjacent to more intense uses that may interfere with low-density
19 residential amenities.
20 3. Areas particularly suited for other uses.

21 **Compatible Uses:** Most uses compatible with the low-density residential designation
22 are also compatible with this designation provided similar concerns are considered.
23 Camping, when conducted in compliance with City Ordinances regarding such, is a
24 compatible use.

25 **Appropriate Implementation:** Residential densities should not exceed six units per
26 developable acre, based on the predominant existing platted lot size of 7,200 square feet.
27 Smaller lot sizes are appropriate for recreation vehicles and trailers.

28 **Resort Tourist Commercial**

29 **Purpose:** To set aside space for resort tourist and related uses, protected from the
30 intrusion of uses that would detract from the attractiveness and efficiency of those areas.

31 **Description:** This classification is intended for those uses that serve the lodging,
32 shopping, recreational, and other needs of tourists and provide for High Density
33 Residential use that serve both visitors and residents in Ocean Shores. Uses that make
34 pedestrian movement hazardous, that break up the efficiency of resort tourist areas, or
35 that diminish their attractiveness or create excessive traffic movement should either be
36 excluded or allowed only on a conditional basis when these adverse impacts can be
37 minimized through design or operational requirements.

38 **Appropriate Locations:**

- 1 1. Areas presently committed to resort tourist uses.
- 2 2. Areas along designated arterials.
- 3 3. Areas located near major recreational or visual amenities.

4 **Compatible Uses:** In addition to the above described uses, public facilities that would
5 serve tourist recreation needs or would increase resort tourist-trade activity should be
6 compatible with this designation, provided that the attractiveness and efficiency of the
7 resort tourist area is maintained. High Density Residential use in the form of full or
8 fractional ownership units, as a stand alone use, as adjuncts to specific businesses, or in
9 the upper floors of commercial or professional structures should be considered
10 compatible with this designation.

11 **Appropriate Implementation:** Zoning for this land use category is currently B-1
12 Retail Commercial in the northern beach area and the marina area and R-8, High Density
13 Residential and R-9 Ultra High Density Residential in the Jetty area. The goal is to
14 migrate zoning in the northern beach area and the marina area to predominately the B-3
15 Resort Tourism designation, which should be created in the zoning code for this purpose.
16 Zoning within this designation should exclude uses incompatible with the needs of resort
17 tourism. In particular, uses that serve the automobile as their primary activity and uses
18 that have large land requirements, other than those directly concerned with resort tourism,
19 should be excluded.

20 Within these resort-tourist areas, the City should encourage improved pedestrian
21 access. This may take the form of sidewalks, covered walkways, bicycle paths, and the
22 like.

23 **General Commercial**

24 **Purpose:** To provide and reserve adequate space for professional, neighborhood
25 commercial, retail commercial, and heavy commercial uses that serve the needs of
26 residents and visitors to the City.

27 **Description:** This category should contain the full range of uses that serve the retail,
28 service, and commercial needs of both residents and visitors to the City. Especially
29 suitable are those uses that do not require the complementary relationship with
30 neighboring uses to be fostered in the Resort Tourist Commercial designation. Space
31 should be available with adequate parking facilities for those uses that are designed
32 primarily for single-stop automobile access. Public buildings and uses that provide direct
33 services to residents and visitors or that require access on arterials or collectors should be
34 considered compatible. Appropriate neighborhood commercial uses to serve the needs of
35 surrounding residents include grocery stores, food services, pharmacies, laundromats, and
36 beauty shops as well as low intensity commercial and professional uses. In General
37 Commercial areas, residential uses as adjuncts to specific businesses or in the upper
38 floors of commercial or professional structures should be considered compatible with this
39 designation.

1 Heavier commercial uses such as warehousing, or those that are usually conducted
2 out-of-doors, such as offices and storage for construction firms or used car lots, or those
3 associated with machinery and automobile sales and repair are also intended for this
4 category. In the areas around the existing marina and in other areas with access to
5 undeveloped salt-water frontage, marine-related commercial activities are preferred.

6 **Appropriate Locations:**

- 7 1. Areas of present general commercial development.
- 8 2. Areas on or near designated arterials, especially for retail commercial uses.
- 9 3. Areas at the intersections of major streets, especially for neighborhood
10 commercial uses.
- 11 4. Areas buffered from the low-density residential designation.

12 **Appropriate Implementation:** Zoning should be consistent with this General
13 Commercial designation in this Comprehensive Plan and the General Land Use Plan
14 Map, i.e., the zoning should generally be B-1 Retail Commercial or B-2 General
15 Commercial.

16 **Light Industrial**

17 Current demand for new light industrial uses does not justify designation of an area or
18 areas specifically for such uses. Historically such uses have been allowed in the General
19 Commercial zone. Light industrial uses should be permitted in the B-2 General
20 Commercial area when, after due consideration, the City concludes that the proposed use
21 together with any mitigative measures is compatible with uses in the area and consistent
22 with this plan. Any proposal for a major industrial facility should be reviewed as an
23 amendment to this plan and accompanied by creation of a zone for such use.

24 **Parks and Recreation**

25 **Purpose:** To protect areas set aside for recreational and open space purposes from
26 intrusion of incompatible uses.

27 **Description:** This designation should include areas used or designated for use as
28 recreation or open space. Such areas should include beaches, parks, wildlife preserves,
29 golf courses, playgrounds, swimming pools, and open spaces, but should not be limited to
30 these. Some commercial recreation activities such as bicycle or kayak rental should be
31 considered compatible with this designation.

32 **Appropriate Locations:**

- 33 1. Platted open space areas.
- 34 2. Private recreational club and public properties intended or used for recreational
35 purposes.

36 **Appropriate Implementation:** Zoning, usually PR-1 Private Recreational or PR-2
37 Public Recreational, should be consistent with this designation and with the General Land

1 Use Plan Map. Only commercial uses supportive of recreation and open space use
2 should be allowed within this designation.

3 **Public Use**

4 Some public service or public utility uses must be located in relation to the area they
5 are intended to serve or in relation to topography or other physical constraint. Therefore,
6 such public uses should be permitted in any underlying designation when, after due
7 consideration and with proper notice to nearby property owners and the public, the City
8 concludes that the proposed use together with any mitigative measures is compatible with
9 uses in the area, consistent with this plan, and necessary for operation of the city or
10 protection of the public welfare.

11
12 **ZONING**

13
14 **Original Pyramid Zoning**

15 ~~Zoning is important because it establishes where different types of development can occur, and for~~
16 ~~residential land, at what density. The amount of land dedicated for each type of residential and commercial~~
17 ~~zone within the corporate limits of Ocean Shores is shown in Table 5.7. The different types of zoning set~~
18 ~~by the 1991 Comprehensive Plan within the City are explained below.~~

19
20 **R-1, Single Family Residential Zone** This district is intended for low density, detached, single family
21 dwellings only. In all, there are 1,938 acres of R-1 zoned land. This accounts for 75.6 percent of all the
22 residential and commercial zoned land within the City.

23
24 **R-2, Duplex Residential Zone** This land use category is intended for two family (Duplex) residential
25 dwellings. Land uses should have at least two housing units per lot with a minimum lot size of 4,000
26 square feet. There are currently 15 acres within the City falling into the classification of Duplex
27 Residential Zone.

28
29 **R-3, Triplex Residential Zone** This land use category is intended for residential development at three
30 family structures per lot with a minimum lot size of 2,800 square feet per dwelling unit. At the present, 28
31 acres within the City are zoned R-3.

32
33 **R-4, Fourplex Residential Zone** This zone is intended for residential development at a level of four
34 housing units per lot (fourplex). The minimum density for the R-4 zone is 2,100 square feet per dwelling
35 unit. With Ocean Shores, there are no acres that are currently zoned R-4.

36
37 **R-5, Fiveplex and Sixplex Residential Zone** This land use category is intended for residential land uses
38 of five dwelling units or six dwelling units for each lot. The minimum density is the same as R-4, requiring
39 at least 2,100 square feet per dwelling unit. There are 49 acres within the City zoned for fiveplex and
40 sixplex development.

41
42 **R-6A, Trailer and Mobile Home Residential Zone** This district is intended for long term single family
43 trailer and mobile home occupancy. Minimum lot size for single family trailers and mobile homes is 7,200
44 square feet per dwelling unit. In Ocean Shores, 33 acres are currently zoned for this purpose.

45
46 **R-6B, Mobile Home Residential Zone** This district is intended for long term mobile home occupancy at a
47 minimum lot size of 7,200 square feet per dwelling unit. There are 71 acres within the City, which are
48 zoned as R-6B.

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~~**R-6C, Modified Mobile Home Residential Zone** This district is intended for long term mobile home occupancy for mobile homes with a minimum living area of 800 square feet for all lots except waterfront lots, where the minimum living area is 1,000 square feet. The minimum lot size required is the same as the other R-6 zones at 7,200 square feet per dwelling unit. There is currently no land that is zoned as R-6C.~~

~~**R-7, Multi Family Medium Density Residential Zone** This district is intended for medium density multiple family dwelling structures with a minimum lot size of 1,800 square feet per dwelling unit. There are 27 acres within the City zoned for this purpose.~~

~~**R-8, Multi Family High Density Residential Zone** This zoning category is intended for high density multiple family dwelling structures where the minimum lot size is 1,200 square feet per dwelling unit. In the City, 127 acres are zoned R-8.~~

~~**R-9, Multi Family Ultra-High Density Residential Zone** This district is intended for ultra high density multiple family dwelling structures. There is a minimum lot size of 700 square feet per dwelling unit in this zone. There are 25 acres zoned as multi family ultra high density within Ocean Shores.~~

~~**B-1, Retail Commercial Zone** This district is intended for retail commercial uses and providing day to day goods and services. Financial, professional, personal and commercial services are intended for this district as well as mercantile, lodging, food and other common goods and services. All uses and structures are to be of good appearance, well designed and free of hazards, nuisances or other unattractive attributes. There are currently 202 acres zoned for retail commercial within the City.~~

~~**B-2, General Commercial Zone** This district is intended for several commercial uses including those requiring outdoor activity and storage. Uses of a less attractive nature and requiring less visibility are intended for this district, however no uses causing any pollution, nuisance, hazard, blight, odor, or congestion are permitted. There are 48 acres zoned as General Commercial within the City.~~

~~**Private Recreational District** This district is for lands that are intended as private walkways held in common private ownership, or lands intended for recreational uses such as golf courses, bridle trails, or other recreational uses. Private recreational areas derive from the areas of common ownership resulting from the plats of Ocean Shores that are intended for the use of the joint owners.~~

~~**Open Space District** This district is intended to correspond to the Open Space Act of the state that provides certain tax relief to properties that are designated by the City Council as open space properties. No development or subdivision of the land is allowed except for minor structures such as fences, access roads, public restrooms and the like.~~

~~**Planned Developments** A planned development is defined as a parcel one acre or larger where dwellings are clustered in order to provide more usable open space and more flexible siting of dwellings in relation to the natural characteristics of the site. Such developments may also include lots smaller than the minimum lot size with the remaining area in common ownership, and may incorporate convenience retail uses intended to serve the residents. Planned developments may be permitted in any residential district and must comply with a list of specifications as explained in the zoning code.~~

Table 5.7
Original Pyramid Zoning

Zoning Type	Acres	Percent
R-1 Single Family	1,938	-75.6
R-2 Duplex	—15	—0.6
R-3 Triplex	—28	—1.1
R-4 Fourplex	—0	—0.0
R-5 Fiveplex and Sixplex	—49	—1.9
R-6A Trailer and Mobile Home	—33	—1.3
R-6B Mobile Home	—71	—2.8

R 6C Modified Mobile Home	—0	—0.0
R 7 Multi Family Medium Density	—27	—1.1
R 8 Multi Family High Density	—127	—5.0
R 9 Multi Family Ultra High Density	—25	—1.0
B 1 Retail Commercial	—202	—7.9
B 2 General Commercial	—48	—1.9
Total	2,563	100.0

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Mobile Home and Trailer Park Districts The word “park” distinguish this district from the R 6 zone. Such mobile home parks and trailer parks must conform to all regulations promulgated by the state, and all proposals for such parks must be given public hearings before both the planning commission and the City council for their approval.

Recreational Vehicle and Campground District This district is intended to provide for location of recreational vehicle parks and campgrounds that shall conform to all regulations promulgated by the state. All proposals for such districts shall be given public hearings before both the planning commission and the City Council for their approval. Division 7, Tract D in the City has a special district designation for any use and would remain in a pyramid zoning designation.

LAND USE ALTERNATIVES STUDIED FOR PREPARATION OF PROPOSED ZONING

————— A forecast of the demand for commercially zoned land (20 years to 2017) far exceeds the current supply. The 2017 demand for commercial land amounts to 374 acres while the current supply amounts to 250 acres. How does the City respond to this demand? The City can create more commercially zoned land by rezoning current residential land to commercial. The City can convert part of the golf course to commercial land and seek to replace the lost golf course land on the Weatherwax property. The City may seek to annex land outside the current corporate boundary to expand the commercial land base. Or the City can limit the amount of commercial land available within the corporate boundary and force commercial developers to build two and three story structures with integrated automobile parking. The following three Alternative Land Use Plans, A, B, and C, differ primarily in their treatment of commercial land. Land use areas for each alternative are presented in Table 5.8.

Alternative A

General Land Use Concept The thrust of Plan “A” is to try to accommodate the increased need for commercial land in Ocean Shores by converting existing residentially zoned land and part of the golf course to commercial uses, as well as annexing land at the northeast end of the City. Specifically, 32.6 acres of land will be converted from mobile home use (Division 12 and part of Division 7), 38.4 acres will be converted from existing golf course use, 42.3 acres will be converted from single family and multifamily use at the south end of the City (near the marina), and 15.5 acres will be added to the commercially zoned land through annexation at the north east end to the City. These conversions and annexation will contribute additional 128.8 acres of commercial land.

————— To compensate for the loss of land dedicated to mobile homes, Division 5 will be converted to manufactured home use. Further, an additional piece of land, identified for annexation at the northeast end of the City is dedicated to multi-family development under a planned unit development scheme that allows, in certain situations, the placement of mobile home parks.

**Table 5.8
Land Use Alternatives**

Land Use	Existing	Alternative A	Alternative B	Alternative C
Single Family	1,936	1,892	1,892	1,890
Duplex Sixplex	—107	—85	—85	—92
Multi Family (7+)	—179	—180	—180	—173

Mobile/ Manufactured	-104	-94	-94	-104
Multi Family PUD	-0	-58	-101	-101
Single Family PUD	-0	-79	-79	-77
Neighborhood Commercial	-0	-0	-0	-60
Retail Commercial	-202	-296	-273	-230
General Commercial	-31	-65	-65	-47
Parks	-90	-90	-90	-99
Golf Course	-119	-77	-119	-103
Schools/Public	-72	-72	-72	-74
Open/ Undeveloped	-79	-0	-20	-20
Water/Wetlands	-534	-544	-544	-544
Airport	-34	-34	-34	-34
Roads	-794	-803	-794	-794
Ocean Beaches/ Dunes	-630	-630	-630	-630
Harbor Beaches	-322	-322	-322	-322
Game Reserve	-691	-691	-691	-691
Total	5,924	6,012	6,085	6,085

Golf Course Part of the golf course, the section between Point Brown Avenue and Ocean Shores Boulevard and south of Chance a la Mer, would be converted to commercial uses. The intent is to replace the golf course at the Weatherwax property by designating the Weatherwax property residential with a planned unit development overlay. This combination will allow the Weatherwax property to be developed into a golf course/residential community where houses (both single family and condominiums) would flank the fairways. Under this arrangement, the golf clubhouse needs to be relocated to the vicinity of the Weatherwax property.

Weatherwax Property The 120 acre Weatherwax property contains extensive wetlands, steep terrain (ridges), and heavily forested areas. These ecological characteristics make the land valuable for residential development and at the same time difficult and expensive to develop. The ecological characteristics are not an impediment to developing the golf course but may pose problems in siting roads and utility lines. Before anyone can get more specific about what can or cannot be done on the Weatherwax property, a topographic map of the area needs to be prepared.

Alternative B

General Land Use Concept The general land use concept is the same as Alternative Land Use Plan "A", with the exception of how the golf course is treated. The removal of the part of the golf course between Point Brown Avenue and Ocean Shores Boulevard and south of Chance a la Mer, as proposed in Plan "A" is restored under Plan "B". Additional commercial land, in equal amount, is brought in by annexing the land east of S.R. 115 in the vicinity of the horse barns, east of the Ocean City State Park. The remainder of the proposed annexation land is designated to be developed as multi family with Planned Unit Development (PUD) overlay that also allows mobile home parks under certain conditions.

Proposed Annexation The proposed annexation area lies east of S.R. 115 and south of the horse barn area, across from the Ocean City State Park. The proposed annexation area joins the Ocean Shores city limits at the northeastern part of the City. The annexation area amounts to about 161 acres of which 30 acres are proposed for commercial use, 101 acres are for multi family use, and the remaining 30 acres are for wetlands and open space. The multi family use carries with it a Planned Unit Development overlay. This means that, under certain circumstances, mobile home parks and other residential uses can be placed there.

1 For this area to be annexed to the City, the property owners, representing at least 75 percent of the assessed
2 value of the land, must petition the City for annexation. If the City accepts the annexation, the City is then
3 obligated to provide municipal services (sewer, water, police, fire, etc.) over a period of time.
4

5 **Alternative C**

6 **General Land Use Concept** Unlike Plan “A” and Plan “B”, division 12 has been returned to its existing
7 residential uses. As in Plan “B”, the part of golf course between Point Brown Avenue and Ocean Shores
8 Boulevard and south of Chance a la Mer remains mostly in golf course use. The south end of that part of
9 the golf course that contains wetlands will be set aside for passive recreation . The northern end of that part
10 of the golf course (for about 125 feet south) will be made commercial. That part of the golf course is not
11 currently in active golfing use.

12 The first row of lots north of S.R. 115 outside the city gate will be encouraged to be zoned commercial by
13 Grays Harbor County. Many of these lots are now occupied by commercial uses. Although being outside
14 of the corporate boundary of Ocean Shores, this extension of commercial uses gives the City of Ocean
15 Shores some additional commercial land for expansion of commercial uses.

16 Plan “C” creates a new commercial land use category. A neighborhood commercial land use category is
17 proposed. Neighborhood commercial land use differs from retail and general commercial land use.
18 Neighborhood commercial allows residences to share the same structure with commercial uses. Residences
19 can be in the back of the commercial use that would front the street or can be constructed and
20 accommodated on the second floor, the first floor being commercial. Plan “C” projects neighborhood
21 commercial uses to locate in the south end of the City, particularly around the marina.
22

23 Plan “C” proposes the area east of S.R. 115 and south of the horse barns to be annexed to the City. The
24 annexed land would consist of commercial and multi family residential uses. The multi family residential
25 use would be overlaid with the Planned Unit Development zoning, allowing, under certain conditions,
26 residential uses such as mobile home courts.
27

28 Plan “C” also proposes that the three lots west of the city shops be converted to commercial use. Having
29 residences adjoining city shops is an incompatible arrangement. Noise created by heavy machinery on the
30 city shops parking lot, early in the morning, creates a nuisance to the adjoining residences. Further, Plan
31 “C” proposes that lots 102 and 103 in Division 3 be purchased by the City and converted to a public park
32 with a fishing dock or a pier. Plan “C” also proposes that a third fire station be built along the Eastern
33 shore of the lake with boat launch facilities.
34

35 **Weatherwax Property** Plan “C” proposes that the Weatherwax property be developed into a combination
36 of residential and golf course. The specific land use designation for the Weatherwax property would be
37 residential with a PUD overlay. This designation would allow a mix of single family residence,
38 condominiums, and apartments to be located in harmony with golf course fairways, undulating sand dunes,
39 forested areas, wetlands and the lake front. Master plans for the area, making maximum use of all the
40 natural amenities, needs to be prepared before any permits are issued for construction. By extending the
41 golf course to the Weatherwax property may necessitate the relocation of the golf club house closer to the
42 Weatherwax property. Perhaps the current Elks building can be converted to a golf club house.
43

44 With the extension of the golf course on the Weatherwax property, the part of the golf course
45 remaining in the area between Point Brown Avenue and Ocean Shores Boulevard and south of Chance a la
46 Mer can be converted to what is often referred to as an “executive golf course,” which consists of nine
47 holes, each having a par three distance.
48

49 **1998 COMPREHENSIVE PLAN PROPOSED ZONING**

50 The following final recommendations for zoning in the 1998 Comprehensive Plan are a combination of the
51 alternatives presented to the public and the Planning Commission throughout the planning process. They
52 are:
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C-1 Retail Commercial

The purpose of the C-1 Retail Commercial Zone is to provide for uses such as retail stores and offices, as well as tourist related commercial activities. The C-1 Zoned areas will be located in the northern commercial area and the southern commercial area, and will form the commercial cores for the City. The character of the C-1 Zone is oriented toward the service type industries, meaning public activities or private businesses that are not directly involved with the production of goods or primary products.

The C-1 Zone is also where tourist oriented businesses will be located. These include hotels, restaurants, gift shops, retail stores, and private recreational activities such as putt putt golf or bowling. Since the tourist activities are located in this zone, uses, which are not compatible with tourism activities, will not be allowed. Uses which are not compatible with tourism activities include uses that will cause excessive noise, odor, dust, or those which pose safety hazards. For example, a use that involved operation of heavy equipment would not be compatible. In addition to tourist oriented businesses, retail businesses that catered to a more broad range of commercial needs would also be allowed. These may include clothing stores, banks, professional and business offices, gas stations, and grocery stores.

Permanent single family residential and mobile home uses would not be allowed in the C-1 Zone.

C-2 General Commercial

The purpose of the C-2 General Commercial Zone is to provide land area for commercial uses which may not be compatible with Retail Commercial uses, particularly tourist related activities. The General Commercial Zone would permit uses of a less attractive nature requiring less visibility. Uses which may not be appropriate in the C-1 Zone because of noise, odor, dust, or hazard, may be allowed in this zone. Uses, which create any significant pollution or nuisance that would negatively impact neighboring uses, would still not be allowed. This zone would allow for uses, which are more industrial in nature, such as light manufacturing, or uses that rely upon heavy equipment or machine operation. Division 7, Tract D, in the City has a special district designation for any use and would remain in a pyramid zoning designation.

C-3 Neighborhood Commercial

The C-3 Neighborhood Commercial Zone is intended for small scale convenience commercial areas that provide a neighborhood focus and supply domestic goods and services. Uses should generally serve the surrounding residential community. Another intent of this zone is to allow small scale home occupations. Mixed commercial/residential uses, such as, a small convenience store with a residence above it would be allowed in this zone.

The size, intensity, and operating hours of neighborhood commercial uses should be compatible with the neighborhood scale of the surrounding areas. The intent of this zone is to provide opportunities for the least intensive type of commercial activity to occur in a manner that does not impact neighborhood character. Uses that would significantly impact neighboring residential areas would not be allowed. For example, a use, which generates a large amount of additional traffic, would not be appropriate for this zone. Another example would be a use that created a significant amount of light during the dark hours. Types of uses that would be allowed in the Neighborhood Commercial Zone include: convenience stores, laundromats, gas station/mini mart, and mixed residence/craft store.

LD-1 Low Density / Single Family

The purpose of the LD-1 Low Density/Single Family Zone is to provide areas for detached single family dwelling unit neighborhood. Dwelling unit densities in this zone shall be limited to one dwelling

1 ~~unit per lot. The intent of this district is to provide areas for low density residential development that~~
 2 ~~assures the maximum of light, air, open space, privacy and the protection of private property values, but~~
 3 ~~without inflationary taxes. The methods of construction, or materials are optional provided they conform to~~
 4 ~~the building code. The minimum lot size requirement is seven thousand two hundred square feet per~~
 5 ~~dwelling unit and no more than 40% of a lot can be impervious surface. Uses within this zone also include~~
 6 ~~accessory structures such as mother in law apartments, residential garages and carports, private work~~
 7 ~~shops, boat docks, private greenhouses, fences, walls, and hedges.~~
 8

9 **~~LD-2 Single Family Planned Unit Development~~**

10
 11 ~~The LD 2 Single Family Planned Unit Development Zone is intended for detached single family~~
 12 ~~dwelling unit developments on large tracts of unplatted land. The LD 2 Zone will require the same overall~~
 13 ~~densities as in the LD 1 Zone, however, the density within areas of a particular development may vary.~~
 14 ~~Instead of having a uniform lot size in which houses are spread evenly apart, the planned unit development~~
 15 ~~will allow for houses to be clustered together so long as the overall density of the development remains the~~
 16 ~~same. For example, in a 50 acre development under traditional single family zoning, there would be one~~
 17 ~~house, each on a one acre lot, giving a total of 50 houses spread evenly across 50 acres. In a planned unit~~
 18 ~~development, however, the 50 houses may be clustered together onto 25 acres, leaving an additional 25~~
 19 ~~acres to be designated for other uses, such as a wetland/open space preservation area. This gives the~~
 20 ~~developer freedom in site design to cluster density in certain areas of the development in exchange for~~
 21 ~~superior open space, critical areas preservation, or recreational amenities in other areas of the development.~~
 22 ~~A good example of a single family planned unit development would be a housing development in which~~
 23 ~~houses were located along the fairways of a golf course.~~
 24

25 **~~MD-1 Medium Density / Multi-Family (1-4 units)~~**

26
 27 ~~The MD 1 Medium Density / Multi-Family (2-4 units) Zone allows for multi family dwelling unit~~
 28 ~~structures ranging in density from two dwelling units per lot to four dwelling units per lot. The purpose of~~
 29 ~~this zone is to allow for multi family development at a medium scale and single family residences. No~~
 30 ~~more than four units would be allowed on each lot. Density requirements for multi family residential uses~~
 31 ~~range between four thousand square feet per dwelling unit and two thousand square feet per dwelling unit~~
 32 ~~in this designation.~~
 33

34 **~~HD-1 High Density / 5 Units and Above and Single Family~~**

35 ~~The HD 1 High Density / 5 Units and Above is intended for high density multi family~~
 36 ~~developments where residential structures within the lot size limitations are permitted. This zoning~~
 37 ~~classification will allow for large apartment and condominium complexes, where there are more than 5~~
 38 ~~dwelling units per lot and single family residences. Density requirements would allow any multi family~~
 39 ~~residential uses ranging from two thousand one hundred square feet per dwelling unit to seven hundred~~
 40 ~~square feet per dwelling unit.~~
 41

42 **~~P-1 Parks and Recreation~~**

43
 44 ~~The P 1 Parks and Recreation Zone includes publicly owned lands that are designated for park use~~
 45 ~~or recreational activities. These may include active uses (such as basketball courts, athletic fields) as well~~
 46 ~~as passive recreational uses (such as open space areas, pedestrian trails). The P 1 Zone includes both City~~
 47 ~~owned park property and recreational facilities and Community Club recreation sites. The golf course is~~
 48 ~~part of the P 1 zone as well.~~
 49

1 **P-2 Public Use**

2
3 The P-2 Public Use Zone covers publicly owned lands that are used for other purposes aside from
4 parks and recreation. These uses may include municipal buildings, utility use (i.e., water treatment plant,
5 wastewater treatment plant), undeveloped City properties, and surplus properties.
6

7 **MH-1 Mobile Homes and Trailers**

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9 The MH-1 Zone provides residential land suitable for long term single family trailer and mobile
10 home occupancy. The purpose of this zone is to provide an area for alternatives to single family
11 development that allow for a variety of affordable housing options, while still retaining standards to ensure
12 a high quality neighborhood. Definitions for mobile homes and trailers are listed below:
13

- 14 • **Mobile Home.** A mobile home is a factory built dwelling unit, constructed upon a permanent
15 chassis, built prior to June 15, 1976, to standards other than the HUD Code, and acceptable
16 under applicable state codes in effect at the time of construction or introduction of the home
17 into the state. Mobile homes have not been built since the introduction of the HUD
18 Manufactured Home Construction and Safety Standards Act.
- 19 • **Trailer.** A trailer is a dwelling unit that is primarily designed to provide temporary living
20 quarters for recreational, camping, or seasonal use, that meets the following criteria:
21
 - 22 a. Built on a single chassis, mounted on wheels;
 - 23 b. Having a gross trailer area in the set up mode of less than 550 square feet;
 - 24 c. Certified by the manufacturer as complying with ANSI A119.5.

25
26 Only one dwelling unit per lot will be allowed, and residences will be required to connect to
27 municipal water and sewer systems. The dwelling unit must be placed on a poured concrete foundation in
28 accordance with the City's building code. All running gear including road lights, towing tongue, axle, and
29 wheels shall be removed from exterior view, and the home shall be skirted between the floor and the
30 ground.
31

32 **MH-2 Mobile/Manufactured Homes / No Trailers**

33
34 The MH-2 Mobile/Manufactured Homes / No Trailers Zone is intended for mobile homes as well
35 as manufactured homes. The small sized singlewide trailers, permitted in the MH-1 Zone, are not allowed
36 in the MH-2 Zone. Doublewide structures will be allowed. Definitions for doublewide and manufactured
37 homes are provided below:
38

- 39 • **Doublewide.** A doublewide consists of two sections combined horizontally at the site
40 while still retaining the individual chassis.
- 41 • **Manufactured Home.** Manufactured homes can be defined as a single family residence
42 constructed after June 15, 1976 and in accordance with the U.S. Department of Housing
43 and Urban Development (HUD) requirements for manufactured housing and bearing the
44 appropriate insignia indicating such compliance.
45

46 As in the MH-1 Zone, only one dwelling unit may be placed on each lot, and residences will be
47 required to connect to municipal water and sewer systems. The dwelling unit must be placed on a poured
48 concrete foundation in accordance with the City's building code. All running gear including road lights,
49 towing tongue, axle, and wheels shall be removed from exterior view, and the home shall be skirted
50 between the floor and the ground.
51

52 **Table 5.9**

Comparison of Acreage in Existing and Proposed Zoning Designations

Zoning	Existing	Proposed	Change in Acreage
LD-1 Single Family	1,936	2,006	+70
LD-2 Single Family PUD	—0	—104	+104
MD-1 Medium Density	—107	—81	—96
HD1 High Density	—179	—185	—16
MH1—MH2 Mobile/Manufactured	—104	—72	—32
C-1 Retail Commercial	—202	—285	+83
C-2 General Commercial	—31	—29	—2
C-3 Neighborhood Commercial	—0	—39	+39
Parks: includes golf course and vacant City tracts	—90	—383	+293
Schools/Public	—72	—136	+64
Water/Wetlands	—534	—534	—0
Airport	—34	—34	—0
Roads	—794	—794	—0
Ocean Beaches/Dunes	—630	—630	—0
Harbor Beaches	—322	—322	—0
Game Reserve	—691	—691	—0
Total	5,726	6,325	+599

4