

PROPOSED BY: \_\_\_\_\_  
INTRODUCTION DATE: \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**ADOPTING AMENDMENTS TO WHATCOM COUNTY CODE TITLE 20 ZONING, AMENDING THE LOT COVERAGE LIMITS FOR PUBLIC COMMUNITY FACILITIES IN THE RESIDENTIAL RURAL (RR), RURAL (R), AND POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICTS**

**WHEREAS**, Whatcom County Planning and Development Services has proposed amendments to Whatcom County Code Title 20 Zoning; and

**WHEREAS**, The Whatcom County Council reviewed and considered Planning Commission recommendations, staff recommendations, and public comments on the proposed amendments; and

**WHEREAS**, The County Council hereby adopts the following findings of fact:

**FINDINGS OF FACT**

1. Whatcom County Planning and Development Services has submitted an application for amendments to WCC Title 20 Zoning to exempt public community facilities and community centers from lot coverage limits in the Residential Rural (RR), Rural (R), and Point Roberts Transitional Zone (TZ) districts.
2. A determination of non-significance (DNS) was issued under the State Environmental Policy Act (SEPA) on June 29, 2017.
3. Notice of the subject amendment was submitted to the Washington State Department of Commerce on June 21, 2017.
4. Notice of the Planning Commission public hearing for the amendments was published in the Bellingham Herald on June 30, 2017.
5. The Planning Commission held a public hearing on the proposed amendments on July 13, 2017.
6. Comprehensive Plan Policy 2DD-2.B.1 supports protecting rural character through lot coverage regulations.
7. Comprehensive Plan Policy 2EE-2 requires that the county ensure adequate public facilities and services in rural areas.

**CONCLUSIONS**

1. The amendments to the zoning code are in the public interest.
2. The amendments are consistent with the Whatcom County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that:

Section 1. The following amendments to the Whatcom County Code are hereby adopted.

**Chapter 20.32 RESIDENTIAL RURAL (RR) DISTRICT**

**20.32.450 Lot coverage. (Adopted by reference in WCCP Chapter 2.)**

**Except as follows, No** structure or combination of structures shall occupy or cover more than 5,000 square feet or 20 percent, whichever is greater, of the total **lot** area, not to exceed 25,000 square feet.

Public community facilities that serve a predominantly rural area shall occupy or cover no more than 35% of a lot, with no limitation on structure (or combination of structures) size. Buildings used for livestock or agricultural products shall be exempt from this lot coverage requirement.

---

**Chapter 20.36 RURAL (R) DISTRICT**

**20.36.450 Lot coverage.** (Adopted by reference in WCCP Chapter 2.)

Except as follows, No structure or combination of structures shall occupy or cover more than 5,000 square feet or 20 percent, whichever is greater, of the total lot area, not to exceed 25,000 square feet. Public community facilities that serve a predominantly rural area shall occupy or cover no more than 35% of a lot, with no limitation on structure (or combination of structures) size. Buildings used for livestock or agricultural products shall be exempt from this lot coverage requirement.

---

**Chapter 20.37 POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICT**

**20.37.450 Lot coverage.**

Except as follows, No structure or combination of structures shall occupy or cover more than 5,000 square feet or 20 percent, whichever is greater, of the total lot area, not to exceed 25,000 square feet. Public community facilities that serve a predominantly rural area shall occupy or cover no more than 35% of a lot, with no limitation on structure (or combination of structures) size. Buildings used for livestock or agricultural products shall be exempt from this lot coverage requirement.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

ATTEST:

\_\_\_\_\_  
Dana Brown-Davis, Council Clerk

\_\_\_\_\_  
Rud Browne, Chairperson

APPROVED as to form:

( ) Approved      ( ) Denied

\_\_\_\_\_  
Civil Deputy Prosecutor

\_\_\_\_\_  
Jack Louws, Executive

Date: \_\_\_\_\_