



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Master Report

File Number: AB2019-207

File ID:	AB2019-207	Version:	1	Status:	Adopted
File Created:	03/29/2019	Entered by:	CStrong@co.whatcom.wa.us		
Department:	Planning and Development Services Department	File Type:	Ordinance		
First Assigned to:	Council				
Agenda Date:	04/23/2019	Next Mtg. Date:		Hearing Date:	04/23/2019

Primary Contact Email: cstrong@co.whatcom.wa.us

TITLE FOR AGENDA ITEM:

Ordinance adopting amendments to WCC 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

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

Ordinance amending Whatcom County Code Title 20 Zoning to increase the lot coverage limit for public community facilities from 20% to 35%, with no limitation on building footprint size, in the Rural Residential (RR), Rural (R), and Point Roberts Transitional Zone (TZ) districts

HISTORY OF LEGISLATIVE FILE

Date:	Acting Body:	Action:	Sent To:
04/09/2019	Council	INTRODUCED FOR PUBLIC HEARING	Council
04/23/2019	Council	ADOPTED	

Attachments: Staff Report, Ordinance (draft), Notice of Hearings 4.23.19

Final Action: 04/23/2019
Enactment Date: 04/23/2019
Enactment #: ORD 2019-033

ORDINANCE NO. 2019-033

**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 the 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, as shown in Exhibit A, are hereby adopted.

ADOPTED this 24 day of April, 2019.

ATTEST


Dana Brown-Davis, Clerk of the Council

APPROVED AS TO FORM:


Civil Deputy Prosecutor


WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Rud Browne, Council Chair


WHATCOM COUNTY EXECUTIVE
WHATCOM COUNTY, WASHINGTON

Jack Louws, County Executive

Approved () Denied

Date Signed: 4.24.19

EXHIBIT A

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.