

Community Waterfront Parks

“Community Waterfront Park” is an area adjacent to Lake Chelan that is used for a subdivision or homeowners’ association for recreational purpose and lake access.

Single Family Residential

17.20.030 Conditional uses.

Conditional uses are as follows:

L. Community waterfront parks:

Special Use District

17.46.030 Conditional uses.

Conditional uses are as follows:

D. Community waterfront parks:

Tourist Accomodation

17.48.030 Conditional uses.

Conditional uses are as follows:

K. Community waterfront parks:

17.56.300 Community waterfront parks.

A. Purpose. The intent of this section is to provide provisions for public open spaces and water access.

B. District permitted: all zoning districts.

C. Minimum Conditions.

1. Required lineal feet of shoreline:

a. Twenty contiguous lineal feet of shoreline for each residential unit, including multi-family, that is allowed access to the community waterfront area.

b. Any subdivision or multi-family development that provides contiguous shoreline greater **than three two hundred (200) feet** in length would be excluded from this requirement.

D. Buffers between Community Waterfront and Noncompatible Uses. Buffers to include physical spacing and visual screening will be required between parks and community waterfront and adjacent, noncompatible uses. Fences shall be placed on the dividing property line. Plantings shall be placed on property owned and maintained by the developer.

1. Buffers shall be created for all community waterfront parks adjacent to single- family homes.

2. New community waterfront parks adjacent to existing, unlike development shall provide visual and trespass-inhibiting screening to include the following:

a. A minimum six-foot (except for front yard fence requirements of the zoning district), sight-obscuring, trespass-resistant fence.

b. Plantings to include a minimum single row of evergreen shrubs or trees which will achieve a height of no less than six feet at maturity, spaced at appropriate intervals to provide a solid screen at maturity. (Plantings should be drought-tolerant and hardy to winter conditions typical to the area. Nuisance shrubs

and trees, or those with root systems likely to damage pavement, utilities, fencing, adjacent lawns, or adjacent properties are prohibited.)

c. A minimum planting bed width of ten feet.

3. A planting plan submitted by a certified landscape architect. The plan must identify plantings that will achieve the visual screening, trespass inhibiting, and long-term sustainability goals of this section. (The planting plan must be submitted prior to project approval, and must comply with all other planting requirements of this code.)

4. An irrigation system sufficient to serve the entire planting strip. (An irrigation plan must be submitted prior to project approval.)

5. Maintenance of landscaped buffers shall be the responsibility of the property developer or future owner(s) of subject property. The long-term maintenance plan must be submitted with the landscape plan and approved by the responsible city official. A note on the deed will specify a responsibility for the long-term maintenance of the buffer to run with the land.

a. All planting beds must be weeded and maintained regularly. Maintain ten-foot width of beds to prevent encroachment from adjacent lawns.

b. Diseased or dying shrubs or trees must be replaced with similar items projected to achieve the desired screening effect.

c. Fences must be maintained in good order at all times.

6. Buffer planting, including plant materials, soil preparation, mulch, irrigation, and maintenance, shall be in accordance with the most current version of Standard Specifications for Road, Bridge and Municipal Construction, published by the Washington State Department of Transportation and the Washington State Chapter of the American Public Works Association (WSDOT/APWA), and any special provisions developed by the project landscape architect. See Section 25.05.080(A).

E. Lighting. Compliance with the Dark Sky Ordinance, Chapter 17.62, and the city park and recreation design standards.

F. Other Requirements. The hearing examiner may impose other conditions, such as additional parking, improved access, landscaping or screening, if found necessary to protect the best interests of the surrounding properties of the neighborhood due to the nature of the site or the facility. (Ord. 1448 § 6 (Exh. G) (part), 2012; Ord. 1411 § 4 (Exh. C) (part), 2010; Ord. 1377 § 6 (App. D) (part), 2009).