

Supplemental Meeting Packet: Planning Commission Direction Recap

Follow up Plan and Code Changes Responding to June 14, 2017 Commission Direction

Attached are changes to the May 2, 2017 Comprehensive Plan Update draft and Zoning Code Amendments based on Planning Commission discussion, June 14, 2017. Changes are highlighted in green shading.

Changes address:

- Matching T-A zone height limits of 40 feet in the T-A Overlay.
 - Direction on the T-A Overlay affects the Comprehensive Plan text and map as well as the zoning code.
- Addressing a concept for Live-Work in the W-I zone.
 - The guiding principles have been prepared in the attachments.
 - The live-work would be focused in the W-I zone east of Apple Blossom Center and include slopes and land to the north and east of the initial live-work overlay. We will work on a revised map for the June 21st meeting.

described in text below the table indicating the intent, designation criteria, and primary uses.

Exhibit 2-19. Future Land Use Map Designations and Densities

Designation Name	Maximum Gross Density
Residential Designations	
Single Family Residential (R-L)	4 du/ac. <u>A density bonus for affordable housing is allowed.</u>
Downtown Single Family (DSF)	7.26 du/ac
Downtown Mixed Residential (DMR)	No limit. Density effectively limited by height and other development standards.
Multi-Family Residential (R-M)	Residential density shall not exceed 18 residential dwelling units per acre.
Mixed Use and Commercial Designations	
Special Use District (SUD)	Gateways: 1 du/ 10-5 acres; 1 du/acre if clustered with majority of land conserved in open space. Lord Acres: 1 du/5 acres; 3 du/acre if clustered with majority of land conserved in open space. <u>A density bonus is allowed where more open space is provided or where affordable housing is provided.</u>
Downtown Mixed Use (DMU)	No limit. Density effectively limited by height and other development standards.
Tourist Mixed Use (TMU)	No limit. Density effectively limited by height and other development standards.
Tourist Accommodations (T-A)	8.7 du/ac on T-A lands fronting state highways. See Overlay for clustering on Butte.
Highway Service Commercial (C-HS)	8.7 du/acre
Waterfront Commercial (C-W)	Not applicable
Industrial and Airport Designations	
Warehousing and Industrial District (W-I)	8.7 du/acre
Airport (A)	Not applicable
Public Designations	
Public Lands and Facilities (PLF)	Not applicable
Downtown Public	Not applicable

Designation Name	Maximum <u>Gross</u> Density
Overlay Designations	
<u>Planned Development District (PDD) Overlay</u>	<u>Uniquely determined through PDD process and any associated development agreements, where applicable.</u>
Apple Blossom <u>PDD</u>	8.7 du/ac
The Lookout <u>PDD</u>	6 du/ac
T-A Cluster Overlay	<u>Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre. Density bonuses allow densities to reach 1.5 units per acre where <u>public recreational</u> trail connections <u>open to general public</u> or public amenities open to the public are provided, if greater open space is reserved above the minimum, or if affordable housing is provided. A Resort Plan that meets performance standards offers additional density (4-8.7 du/ac) and would be allowed by Conditional Use Permit. <u>1 du/10 acres on Butte. If clustered, density may be reduced to 1 dwelling unit per 2.5 acres with majority of property in steep slope open space use.</u></u>
Shoreline Environment Designations	Density is same as base designation.

Residential Designations

Single Family Residential (R-L)

Purpose: The R-L designation is intended to preserve existing housing stock and provide residential development opportunities for predominantly single-family detached dwelling units. The R-L designation promotes standards that preserve the natural landscape of hillsides and ravines and other critical areas, reduce the risk of geologic and fire hazards, and conserve designated public views.

Designation Criteria: This designation is intended to be applied in areas suitable and desirable for residential use, which are or will become developed by single-family dwellings. Lands should be adequately served at the time of development with roads, utility services and other public facilities commensurate with anticipated population and dwelling unit densities.

Principal Uses: Uses are limited to single family residential uses, accessory dwelling units, and, under specific conditions, public service uses which are necessary to serve residential areas.

Density: Residential density shall not exceed four residential units per gross acre, except where a density bonus is offered for affordable housing.



Overlay Designations

Planned Development District

The Planned Development Designation is designed to encourage:

- A variety of housing types;
- Compatible mixed uses;
- Imaginative site and building design;
- Usable open space for occupants and the general public;
- Retention of significant features of the natural environment, including waterways and views;
- Efficiency in the layout of streets and utility networks and other improvements
- “Complete streets” that incorporate pedestrian, bicycling, and transit options; and
- Amenities, improvements, or project features that exceed the requirements of the zoning code.

The overlay requires that the proposed development result in a significantly higher quality of design, generate more of a public benefit, and be more environmentally sensitive than would have been the case with the use of standard development regulations, while ensuring substantial compliance with the goals and policies of the Chelan comprehensive plan.

Exhibit 2-212-20. The Lookout Districts



Source: City of Chelan and Chelan Lookout LLLP Development Agreement, 2016

Tourist Accommodation (T-A) Cluster Overlay

This overlay conserves valuable resources and environmentally sensitive lands such as steep slopes, erosion hazard areas, streams and ravines, and considers wildfire potential, yet allows for recreation and seasonal residential or hospitality development where appropriate to site conditions and designed to protect public views of the Butte's natural landforms and vistas that are visible from Downtown and Don Morse Park. Structures are encouraged to be concentrated on a portion of the site with the remaining reserved in open space or agricultural use such as vineyards, and traversed with sensitively designed recreational features such as trails.

Clusters would occur primarily on slopes less than 30 percent. Lowrise clusters would generally have one-story up to two-story buildings, and midrise clusters would have two-story up to three-story buildings.

On the Butte, densities vary by whether there is clustering. Without clustering, densities would be 1 unit per 5 acres. With clustering, gross densities would equal 1 unit per acre, and most the site would be retained in resource or open space use. Where public recreational trail connections open to the public or public amenities open to the public are provided, a 25% density bonus is offered. Affordable housing would also allow a 25% density bonus. Net densities in a cluster would be urban in nature at above 3 units per acre and more depending on site conditions.

A Resort Plan that meets performance standards offers additional density and may be allowed by Conditional Use Permit. Performance standards would require optimal resort design including orientation around a unique recreational amenity, provision of affordable housing, habitat conservation beyond critical area regulations, supporting transportation and capital facilities, design that promotes a cohesive architectural character and that is sensitive to the natural terrain and landscape, protection of public views, among others.

Exhibit 2-222-21. T-A Overlay Density Range

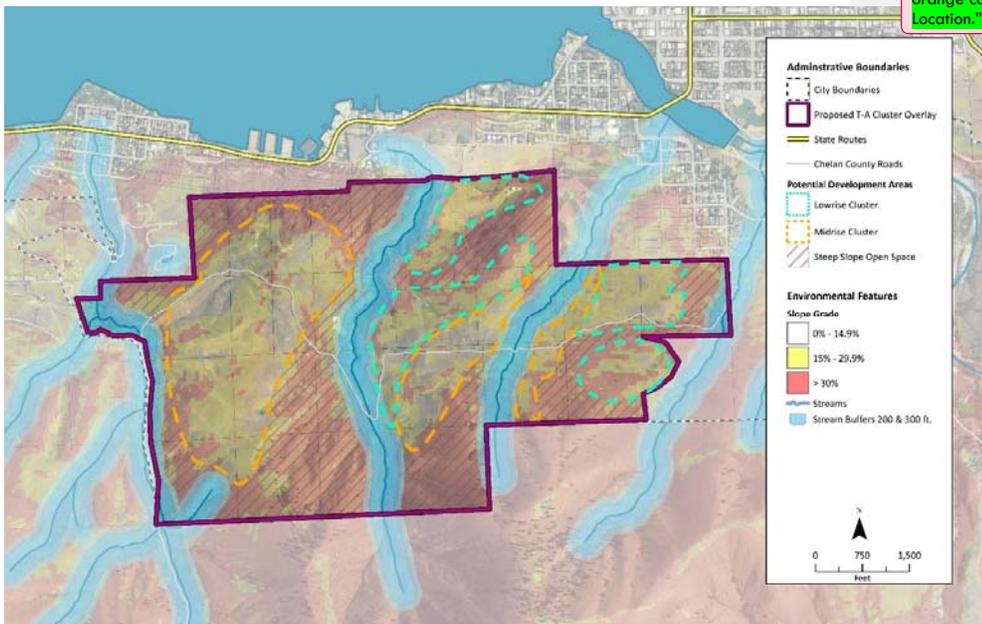
Scenario	Gross Density Units Per Acre
<u>Utilities, No Clustering</u>	<u>0.20</u>
<u>Utilities, Clustering</u>	<u>1.00</u>
<u>With Clustering and Density Bonuses</u>	<u>Up to 1.5</u>
<u>Public Recreational trail system open to general public or public amenities open to general public and offering scenic views or contributing to active lifestyle</u>	<u>Add 0.25</u>
<u>Increased open space or agricultural retention ten (10) percent above minimum required</u>	<u>Add 0.25</u>
<u>Affordable housing or employee workforce housing is included (at least 10 percent of total units)</u>	<u>Add 0.25</u>
<u>Resort Plan for property with minimum of 20 acres, subject to performance standards</u>	<u>4 to 8.7 by Conditional Use Permit</u>

~~On the Butte, densities would equal about 1 dwelling unit per 10 acres, but if clustered density may be reduced to 1 dwelling unit per 2.5 acres and lot sizes would be correspondingly smaller (e.g. quarter acre). A majority of the site would be retained in resource or open space use.~~

The final boundaries of the cluster areas would be determined through site planning and subdivision processes, but should be consistent with the overall intent of the overlay to retain the majority of area in open space with development arranged to protect streams and ravines, minimize changes to the natural slope, protect future site users from wildland fire, and protect public views.

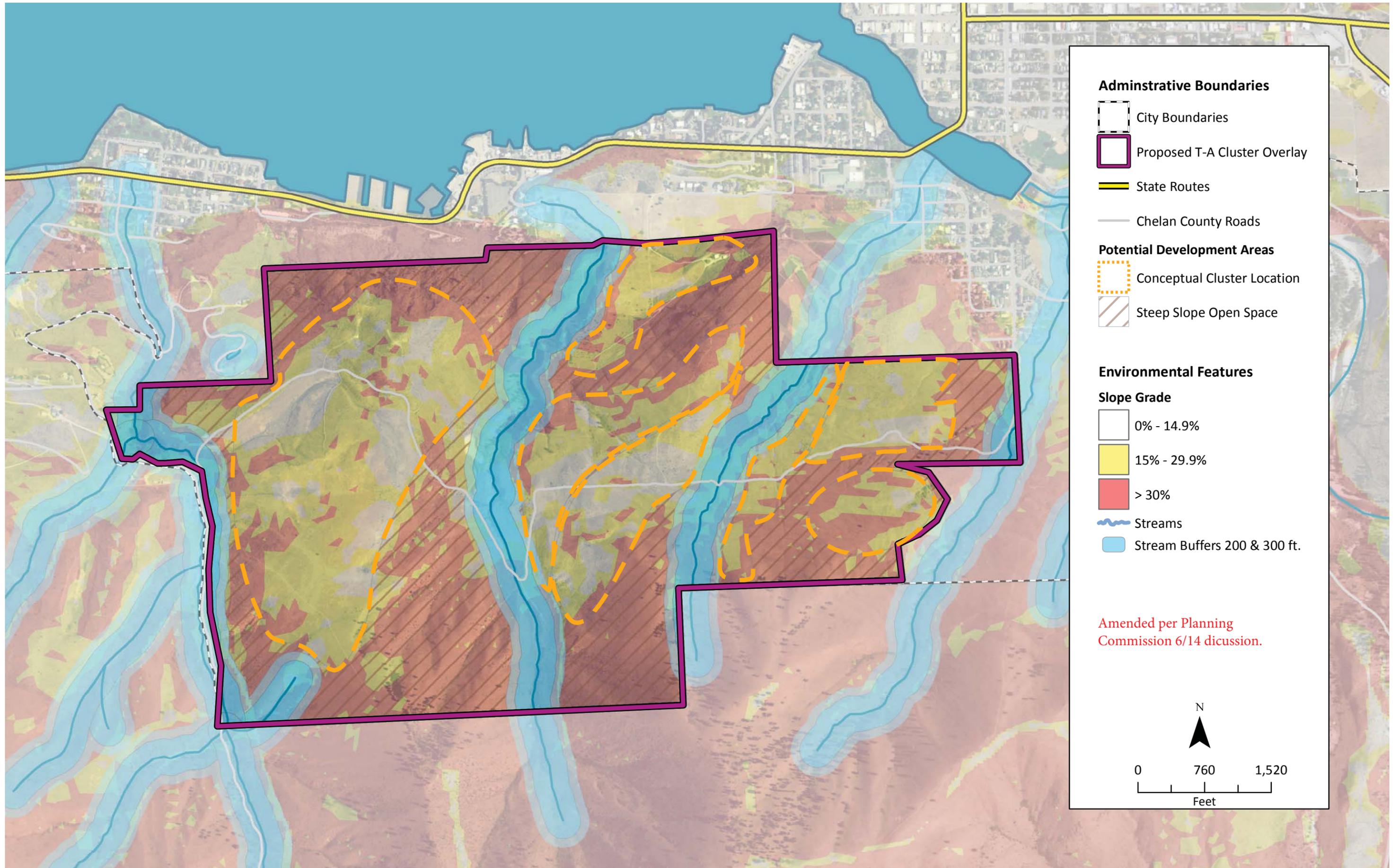
Exhibit 2-232-22. T-A Cluster Overlay

Commented [LG1]: Amend map – change teal clusters to orange color and rename orange cluster to "Conceptual Cluster Location."



Shoreline Environment Designations

The City's shoreline environment designations include Aquatic, Shoreline Park/Public, Shoreline Residential-Single Family, Shoreline Residential-Multi Family, and High Intensity. These environment designations direct the land uses and development standards along the shorelines and serve as an overlay to the City's zoning districts. See the SMP shoreline environment designation descriptions, map, and regulations under separate cover.



Administrative Boundaries

- City Boundaries
- Proposed T-A Cluster Overlay
- State Routes
- Chelan County Roads

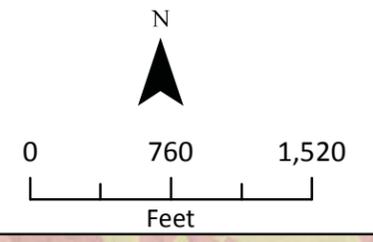
Potential Development Areas

- Conceptual Cluster Location
- Steep Slope Open Space

Environmental Features

- Slope Grade**
- 0% - 14.9%
 - 15% - 29.9%
 - > 30%
- Streams
 - Stream Buffers 200 & 300 ft.

Amended per Planning Commission 6/14 discussion.



Chapter 17.48 ZONE T-A – TOURIST ACCOMMODATIONS DISTRICT

Sections:

- 17.48.010 Permitted uses.
- 17.48.020 Accessory uses.
- 17.48.030 Conditional uses.
- 17.48.040 Dimensional standards.
- 17.48.050 Fence screening provisions.
- 17.48.060 T-A Overlay District Standards

17.48.010 Permitted uses.

Permitted uses are as follows:

- A. Single-family, two-family, three-family and multi-family dwellings, including townhouses, ~~subject to the relevant provisions of Chapter 17.24.~~
- B. Motels, hotels, lodges and similar resort operations;
- C. Restaurants, exclusive of drive-ins;
- D. Barber or beauty shops;
- E. Travel agencies and tourist bureaus;
- F. Souvenir and gift shops;
- G. Bookstores and newsstands;
- H. Boat launching facilities, marinas and similar facilities;
- I. Professional offices;
- J. Special event as defined in and pursuant to the provisions of Chapter 5.50 of the Chelan Municipal Code, as the same exists now or may hereafter be amended. (Ord. 1355 § 3 Exh. 1 (part), 2008; Ord. 1245 § 3, 2002; Ord. 1114 § 3, 1998; Ord. 670 § 1, 1980; Ord. 338 § 2 (part), 1965; Ord. 314 § 13A, 1962).

17.48.020 Accessory uses.

Accessory uses are as follows:

- A. *Repealed by Ord. 1022;*
- B. Fences permitted under the same conditions listed in Section 17.32.020D. (Ord. 1022 § 9, 1995; Ord. 886 § 8 (part), 1989; Ord. 670 § 2, 1980; Ord. 338 § 2 (part), 1965; Ord. 314 § 13B, 1962).

17.48.030 Conditional uses.

Conditional uses are as follows:

- A. Municipal buildings and facilities;
- B. Places of public or private assembly;
- C. Campgrounds or recreational vehicle parks;
- D. Recreation and amusement facilities;

Commented [LG1]: Intent of this cross reference to R-M translated to 17.48.040 below.

E. Restaurants with cocktail lounges exclusive of taverns and bars, but not within one hundred fifty feet of any residential zone;

F. Self-service laundry;

G. Drive-ins;

H. Bed and breakfast, under conditions set forth in Section 17.56.230;

I. Restaurants with brewpubs as an accessory use where the brewpub activity does not utilize more than forty-nine percent of the structure, excluding office space and shared storage. Restaurants with brewpubs are subject to conditions set forth in Section 17.56.270;

J. Marijuana producers; ~~and~~

K. Community waterfront parks, ~~–parks and playgrounds, including park buildings; and~~ (Ord. 1491 §§ 5, 7 (Exh. E) (part), 2015; Ord. 1474 § 8, 2014; Ord. 1120 § 1, 1998; Ord. 800 § 6, 1987; Ord. 670 § 3, 1980; Ord. 625 § 1 (part), 1979; Ord. 338 § 2 (part), 1965; Ord. 314 § 13C, 1962).

L. Resort Plans in T-A Overlay.

17.48.040 T-A Dimensional standards excluding T-A Overlay.

Dimensional standards are as follows for the T-A zone except in the T-A Overlay, which is guided by 17.48.060:

A. Maximum density and mMinimum lot area: 1

1. Maximum gross density: 8.7 du/acre for single-family detached dwellings and eighteen (18) dwelling units per acre; for all other forms of dwellings; and

2. Minimum lot area: Five thousand (5,000) square feet for single-family detached dwellings;

3. Minimum development area: Ten thousand (10,000) square feet; one thousand five hundred square feet per all other forms of dwelling unit, provided that there shall be a minimum parcel area of 10,000 square feet and maximum density shall not be exceeded;

B. Minimum lot width at the building line: Fifty feet;

C. Maximum lot coverage: Seventy-five percent for non-residential development and sixty (60) percent for residential development;

D. Maximum height: ~~Fifty-Forty~~ feet; provided that an applicant may seek a maximum height of fifty feet consistent with CMC 17.04.200.

E. Minimum setback distance:

1. All structures shall be set back at least twenty-five feet from the front property line. The setback for commercial structures may be reduced to ten feet upon compliance with the following:

a. A minimum landscaped buffer of at least ten feet in width is located between the building and the property line.

b. An agreement in a form acceptable to the city guaranteeing the property owner will maintain the landscaped buffer is executed by the property owner and filed with the city.

c. The landscaped buffer shall be designed so as not to impair site distance requirements and other traffic safety concerns of the city.

d. A detailed site plan shall be submitted to the city administrator for review and approval prior to the issuance of a building permit.

Commented [LG2]: Changes designed to match R-M – which was the intent of 17.48.010.A.

Commented [LG3]: Match R-M – which was the intent of 17.48.010.A.

e. The property owner shall improve the city right-of-way adjacent to the property, which may include the construction of a sidewalk conforming to city standards if required by the city administrator or the execution of a waiver of protest for a local improvement district to construct street and sidewalk improvements.

2. Side yard minimum: Five feet.

3. Rear yard minimum: Twenty feet. (Ord. 935 § 2, 1992; Ord. 670 § 4, 1980; Ord. 338 § 2 (part), 1965; Ord. 314 § 13D, 1962).

F. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

17.48.050 Fence screening provisions.

A continuous fence supplemented with landscaped plantings or a continuous wall, evergreen hedge or combination thereof, must be provided so as to effectively screen the use which it encloses, along each property line which abuts or faces across an alley any lot in a residential zone. Such screening is to be maintained in good condition. (Ord. 886 § 8 (part), 1989; Ord. 670 § 5, 1980; Ord. 314 § 13E, 1962).

17.48.060 T-A Overlay District Dimensional Standards

A. Purpose: This overlay conserves valuable resources and environmentally sensitive lands such as steep slopes, erosion hazard areas, streams and ravines, and considers wildfire potential, yet allows for recreation and seasonal residential or hospitality development where appropriate to site conditions and designed to protect public views of the Butte's natural landforms and vistas that are visible from Downtown and Don Morse Park. Structures are encouraged to concentrate on a portion of the site with the remaining reserved in open space or agricultural use such as vineyards, and traversed with sensitively designed recreational features such as trails.

B. Maximum Densities: Maximum densities are based on presence of utilities and clustering. If a Resort Plan is prepared a gross density of 4-8.7 units per acre is possible.

<u>Scenario</u>	<u>Gross Density Units Per Acre</u>
<u>Utilities, No Clustering</u>	0.20
<u>Utilities, Clustering</u>	1.00
<u>With Clustering and Density Bonuses</u>	Up to 1.5 (maximum achievable if including one or more bonuses below)
<u>Public Recreational trail system open to general public, or public amenities open to general public and offering scenic views or contributing to active lifestyle</u>	Add 0.25
<u>Increased open space or agricultural retention ten (10) percent above minimum required</u>	Add 0.25
<u>Minimum 10 percent of dwellings consist of housing affordable to households earning 110 percent or less of the area median income, or consisting of workforce housing guaranteed for such purposes for the long-term subject to minimum 50-year deed restrictions to ensure long-term use and affordability. Such deed restrictions shall be in a form approved by the Administrator and City Attorney and recorded with the Chelan County Auditor prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.</u>	Add 0.25
<u>Resort Plan for property with minimum of 20 acres, subject to performance standards</u>	4 to 8.7 by Conditional Use Permit

Commented [LG4]: Clarification – density moves up from 1.0 to 1.5 depending on whether one or two bonus items are included. There are three options to choose from to earn the bonus.

Commented [LG5]: Per Planning Commission discussion 6/14 and Recreational Use Immunity: <http://www.org.Home.Stay-Indexed.MISC-Insight-Arriv-20141016-144646-Competition-Resort-20141016>

Commented [LG6]: Match Comp Plan Text

Commented [LG7]: Match affordability language in other portions of the code.

C. Minimum lot sizes in area.

1. Unclustered: 1 unit per 5 acres
2. Clustered, No Bonus: 12,000 square feet.
3. Clustered, Bonus: 8,500 square feet
4. Clustered, Bonus, Townhouse: No townhouse lot shall contain an area of less than 2,500 square feet
5. Resort Plan: 5,000 square feet for single family detached dwellings and no less than 1,500 square feet in area for all other dwellings, subject to density limits.

D. Minimum lot width at the building line:

1. 8,500 square foot lot: fifty (50) feet;
2. 12,000 square foot lot: eighty (80) feet;
3. 1 acre or greater: one hundred (100) feet.
4. Townhouses: seventeen (17) feet

E. Maximum lot coverage:

1. less than or equal to 8,500 square foot lot:
 - a. Single family detached dwellings: thirty-five (35) percent;
 - b. Townhouses: sixty (60) percent;
 - c. All other uses: forty (40) percent;
2. greater than 8,500 or equal to 12,000 square feet: thirty (30) percent
3. greater than 12,000 square feet or equal to 1 acre: fifteen (15) percent
4. greater than 1 acre or equal to 5-acres: five (5) percent

F. Minimum open space for clustered development shall be fifty (50) percent of land retained in agricultural, recreation, or open space use. Density bonus allowed for provision of public trail, or public recreation facility, or if providing sixty (60) percent retention of agricultural, recreation, open space pursuant to subsection B.

G. Minimum Setback Distances.

1. Front Yard.

- a. Residential: twenty feet. Setback averaging may be allowed within a new development as appropriate to the project and the site:
 - i. Contingent on city review and approval of detailed site plan.
 - ii. The minimum setback in any averaged development must be ten feet.
 - iii. An average setback of twenty feet must be achieved.
- b. Non-residential uses: twenty-five feet;

2. Side Yard.

Commented [LG8]: Townhouses are allowed but lot sizes didn't accommodate fee simple townhouses. The density will limit the overall number and area of townhouses. Facilitating townhouses will help the overall approach towards clustering. It may also result in more affordability.

Commented [LG9]: Allow for townhouses through Resort Plan.

Commented [LG10]: Allow for townhouses with similar coverages as R-M.

Commented [LG11]: Allow for townhouses and other multifamily like R-M standards.

Note that all uses in hillside areas across the city are subject to the City's critical areas regulations limiting clearance site wide in erosion hazard areas.

a. Residential: five feet.

b. Non-residential uses: ten feet;

3. Rear Yard.

a. Residential: fifteen feet; ten feet adjoining open space.

b. Non-residential uses: twenty feet;

4. Setback from Ridgeline: 20 feet from top of ridgeline.

H. Maximum height: 40 feet

– Within public view corridor as identified in the Comprehensive Plan: twenty-five feet

– Outside of public view corridor as identified in the Comprehensive Plan: thirty feet

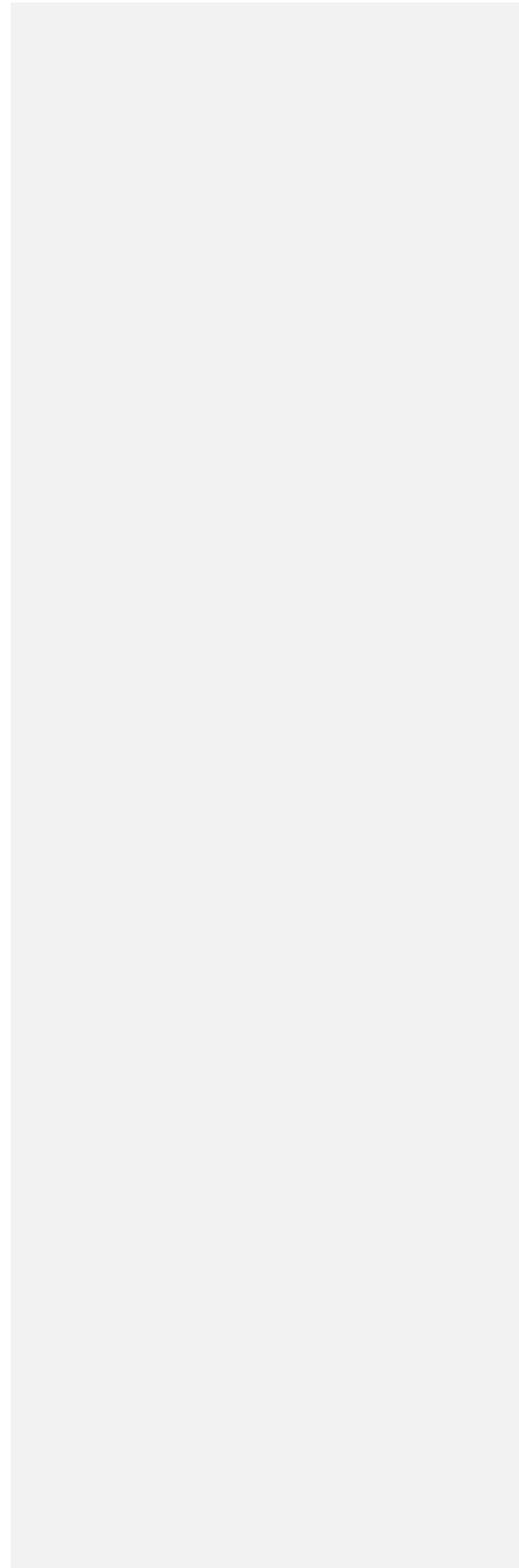
I. Clustered developments shall meet cluster subdivision standards CMC 16.36.130.

J. Hillside developments: See Chapter 17.59 CMC Hillside Development and Design Standards.

K. Resort Plan Performance Standards: See 17.56.340.

Commented [LG12]: Per Planning Commission discussion
6/14

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Chapter 17.44 ZONE W-I – WAREHOUSING AND INDUSTRIAL DISTRICT

Sections:

- 17.44.010 Permitted uses.
- 17.44.020 Accessory uses.
- 17.44.030 Conditional uses.
- 17.44.040 Dimensional standards.

17.44.010 Permitted uses.

Permitted uses are as follows:

A. ~~Retail Sales and Wholesaling~~—Manufacturing, assembling, storing, repairing, fabricating or other handling of products and equipment conducted entirely within a building or solid fence six feet high. The operation of which use is normally such that at no time will such use cause:

1. Dissemination of dust, smoke, visible gas, or noxious gases, fumes, noise, vibrations, or odors beyond the boundaries of the site in which such use is conducted;
2. Hazard of fire, explosion, or other physical damage to any adjacent buildings or plant growth;

B.

~~1. Dwelling units only to accommodate for~~ watchmen, or caretakers on the premises;

~~2. Existing legal single-family dwellings are permitted uses. They may expand cumulatively up to 25% until such time as the building converts to a non-single family use.~~

C. Telephone exchanges, electric substations and similar uses of public service corporations;

D. Off-site hazardous waste facilities; provided, that such facilities meet the siting criteria adopted in Chapter 70.105 RCW;

E. Distilleries ~~and wineries~~;

F. Small-scale craft beverage production, provided small-scale craft beverage production uses not defined in the Chelan Municipal Code may be subject to limits on production and the nature and size of accessory uses to ensure that the impacts of the use remain moderate. (Ord. 1477 § 5 (Exh. E) (part), 2014: Ord. 1474 § 6, 2014; Ord. 1411 § 3 (Exh. B) (part), 2010: Ord. 1283 § 5(A), 2004: Ord. 1164 § 1, 2000; Ord. 868 § 6, 1989; Ord. 314 § 12A, 1962).

~~G. Wholesale trade.~~

~~H. Retail trade serving industrial uses.~~

~~I. Agricultural processing facility, agriculturally related industry, and agricultural support services.~~

~~J. The following uses when located on W-I zoned properties in the heavy commercial subarea:~~

~~1. Heavy Commercial Subarea: Lots fronting SR-150 and less than 2 acres in size as of effective date of this subsection.~~

~~2. Allowed uses in Heavy Commercial Subarea:~~

~~a. Appliance repair and rental;~~

~~b. Building materials, hardware, garden and farm supplies;~~

Commented [LG1]: Purpose of Amendment: See Section 7.2 of Code Amendment Report.

Commented [LG2]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.

Commented [LG3]: Purpose of Amendment: Uses already in zone, and allowed specifically in Apple Blossom.

Commented [LG4]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.

- c. Contractor's storage yards;
- d. Fuel/chemical distribution and bulk storage;
- e. Lumber, basic construction materials, fuels and feeds sales;
- f. Machinery and equipment sales and service;
- g. Motor vehicle and boat sales and repairs;
- h. Personal and professional services;
- i. Printers, publishers, newspapers;
- j. Agriculturally support services;
- k. Commercial uses determined by the Planning Director to be like the permitted uses that are oriented towards serving other commercial businesses.

17.44.020 Accessory uses.

Accessory uses are as follows:

- A. ~~Repealed by Ord. 1022;~~
- B. On-site hazardous waste facilities;
- C. Fences permitted under the same conditions as listed in Section 17.32.020(D);
- D. Low and moderate impact agricultural tourism uses, subject to standards in Chapter 17.47-; (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 1022 § 8, 1995; Ord. 886 § 7, 1989; Ord. 868 § 7, 1989; Ord. 314 § 12B, 1962).

E. Retail and wholesale sales of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone;

F. Temporary and permanent worker housing;

17.44.030 Conditional uses.

Conditional uses are as follows:

- A. Sanitary landfill provided such use shall meet all of the requirements of the State Board of Public Health;
- B. Municipal buildings under conditions set forth in Chapter 17.56;
- C. Historical site or structure under conditions set out in Section 17.56.200;
- D. Gasoline service stations under conditions set forth in Section 17.56.220;
- E. Single-family, agricultural uses (includes “truck farms”), nurseries, and vineyards and wineries;
- F. High impact agricultural tourism uses, subject to standards in Chapter 17.47-; ~~and~~
- G. Campground or recreational vehicle parks-; (Ord. 1491 § 5 (Exh. C) (part), 2015; Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 1283 § 5(B), 2004; Ord. 730 § 4, 1984; Ord. 625 § 1 (part), 1979; Ord. 314 § 12C, 1962).

H. Parks and playgrounds, including park buildings, and

I. Live-work developments subject to a master site plan and development standards in Section 17.44.040.E.

Commented [LG5]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.

Commented [LG6]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.

17.44.040 Dimensional standards.

Dimensional standards are as follows:

- A. Minimum lot area: ten thousand square feet;
- B. Minimum width of lot at building line: sixty-five feet. (Ord. 1477 § 5 (Exh. E) (part), 2014; Ord. 1411 § 3 (Exh. B) (part), 2010; Ord. 314 § 12D, 1962).

C. Standards for multifamily housing in Apple Blossom Center: See PDD approval and Development Agreement. Density shall not exceed 18 units per acre. Where the Development Agreement is silent, the City may apply R-M standards to address dimensional and other performance standards.

D. Standards for accessory workforce housing:

- 1. Maximum gross density: 8.7 du/acre; and
- 2. Development Area. Minimum development area shall be at least 10,000 square feet.
- 3. Development Standards. Building height, coverage, setbacks shall be consistent with R-M zone at CMC 17.24.040.
- 4. Rents. Rents charged for any on-site residential unit produced to house temporary or permanent workers may not exceed 30% of the employee's gross wages;
- 5. Maintenance. All employee units shall be regularly maintained, and kept in a safe, sanitary, livable, and rentable condition.
- 6. Minimum Size. No employee-housing unit shall be less than 300 square feet.
- 7. Deed Restrictions. All employee-housing units shall be subject to minimum 50-year deed restrictions to ensure long-term use and affordability to employees. All deed restrictions are subject to review and approval by the Administrator and City Attorney and shall be recorded with the Chelan County Auditor. Such deed restriction shall be recorded prior to issuance of a certificate of occupancy for the subject property. Prior to the end of the 50-year deed restriction period, the City may approve a removal of the deed restriction provided there is a payment in lieu of continuing affordability.

E. Standards for live-work:

- 1. Proposals for live-work shall include a conceptual plan addressing the following:
 - a. a project narrative demonstrating consistency with guiding principles and other provisions of the CMC;
 - and
 - b. a scaled master conceptual site plan, identifying critical areas, proposed areas of development, proposed recreation and open space, conceptual grading and drainage, parking, roads, and access;
 - c. illustrations, architectural sketches, photos or drawings to assist in understanding and visualizing the design and use of the completed proposed development; and
 - d. illustration and calculation of general height, bulk, number of dwelling units and square footage of employment and residential-employment buildings
- 2. Live-work plans shall meet guiding principles:
 - a. The site should be cohesively designed, mixed-use employment and residential villages designed to promote opportunities for entrepreneurial activities and new economy jobs, "missing middle" housing ownership and rental units, working lands such as agriculture, and recreation opportunities.
 - b. Residential only development should be designed for townhouses, multiplex, or cottage style units. The share of the property designed for residential only use should equal about 25 percent of the site area.

Commented [LG7]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.

Commented [LG8]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.
Based on ADU standards. Jackson WY uses 400 sf/unit.

Commented [LG9]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.
Consistent with RCW 36.70A.540

Commented [LG10]: Purpose of Amendment: See Section 7.4 of Code Amendment Report.
Consistent with RCW 36.70A.540

Commented [LG11]: Purpose of Amendment: Respond to variable site conditions in W-I zone. Standards are like Leavenworth, Portland and Tacoma.

Commented [LG12R11]: Revised to match 6/14 discussion with Naumes representative and Planning Commission.

c. Work-Live development should be designed to accommodate both business and residential uses in the same area. The resident owners or employee of the business shall be responsible for the business activity performed. The share of the property designed for work-live only use should equal about 25 percent of the site area.

d. Business-Agriculture development that advances wineries and distilleries, agricultural processing facility, agriculturally related industry, agricultural support services or agri-tourism uses. The share of the property designed for business-agriculture use should equal a minimum of 25 percent of the site area and may equal up to 50 percent of the site area.

e. Business uses include light industrial, office, retail, and commercial uses. The share of the property designed for business only use should equal about 25 percent of the site area. The share allowed may be less if Business-Agriculture uses are greater.

f. The conceptual plan should encourage use of open space such as by grape growers, orchardists, or other producers to use open space areas for agricultural activities as well as recreational trails open to the public.

g. Encourage future development to incorporate sustainable design principles in the design, construction and operation of the facilities.

3. Development Area. Minimum development area shall be at least 10,000 square feet. Density shall not exceed 8.7 units per gross acre.

4. The business activity conducted shall be subject to a valid business license associated with the premises.

5. The most restrictive fire-rating requirements shall apply if multiple occupancies occupy same space.

6. Common areas may include: plazas, trails, recreation, loading areas, storage yards, main entrance, restrooms, and other shared rooms.

7. A goal is to integrate light industrial, commercial, and residential uses. The conceptual plan and site development shall evaluate and mitigate through design and placement of activities that may conflict with equipment/pedestrian or other travel, odors, noise, and vibration.

DRAFT

