

Future Land Use / Zoning

Comprehensive Plan & Municipal Code Update | Draft September 12, 2017

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Overview

This document provides a comparison of the Current and Proposed Future Land Use / Zoning map and code. It addresses both base zones and overlay zones. This information integrates information from the Existing Conditions and Trends Report (March 2017), Draft Evaluation of: Comprehensive Plan Vision, Goals, and Policies Future Land Use and Zoning Map Amendments, Municipal Code Amendments (May 2017), and Draft Comprehensive Plan Update 2017 (July 2017). These documents are available at: <https://cityofchelan.us/departments/building-planning-department/planning-department/2017-comprehensive-plan/>.

Current and Proposed Zoning

CURRENT LAND USE / ZONING MAP

The City has adopted a unified Future Land Use and Zoning Map. Most of the combined city and urban growth area (UGA) lands are designated for Single Family Residential (R-L), Tourist Accommodation (T-A), Warehouse and Industrial (W-I) and Special Use District (SUD).

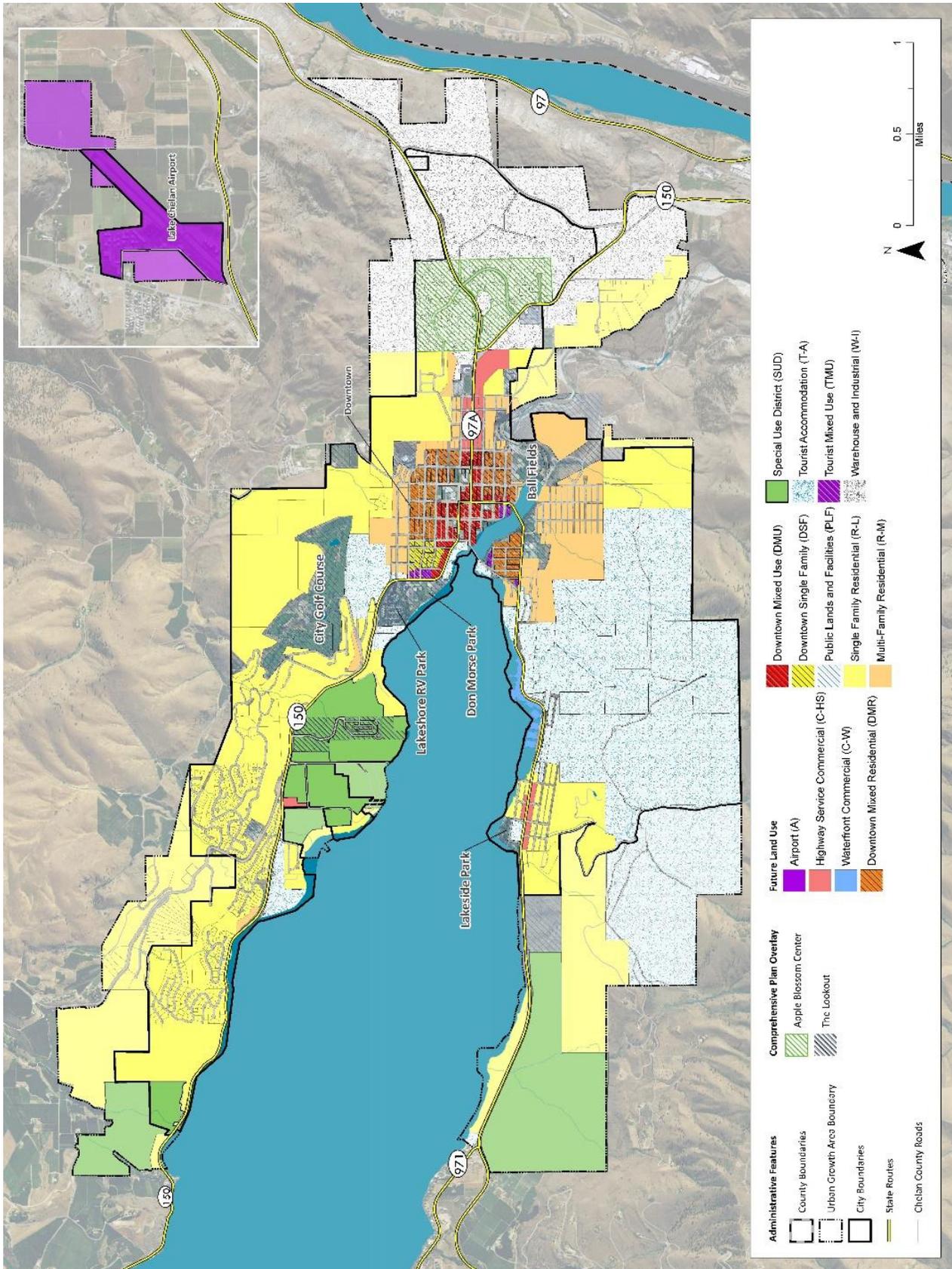
Exhibit 1. Chelan Unified Future Land Use Designations and Zoning Classifications: Parcel Acres 2016

FLU/Zone	City	UGA	Grand Total
Airport (A)	62	62	123
Highway Service Commercial (C-HS)	41		41
Waterfront Commercial (C-W)	23	0.4	24
Downtown Mixed Residential (DMR)	58		58
Downtown Mixed Use (DMU)	34		34
Downtown Single Family (DSF)	11		11
Public Lands and Facilities (PLF)	310	99	409
Single Family Residential (R-L)	1,244	880	2,124
Multi-Family Residential (R-M)	240	2	242
Special Use District (SUD)	219	480	699
Tourist Accommodation (T-A)	1,042	332	1,374
Tourist Mixed Use (TMU)	6		6
Warehouse and Industrial (W-I)	420	499	920
Grand Total	3,710	2,355	6,065

Note: PLF includes both PLF and Downtown-Public lands.

Source: City of Chelan, BERK Consulting 2017

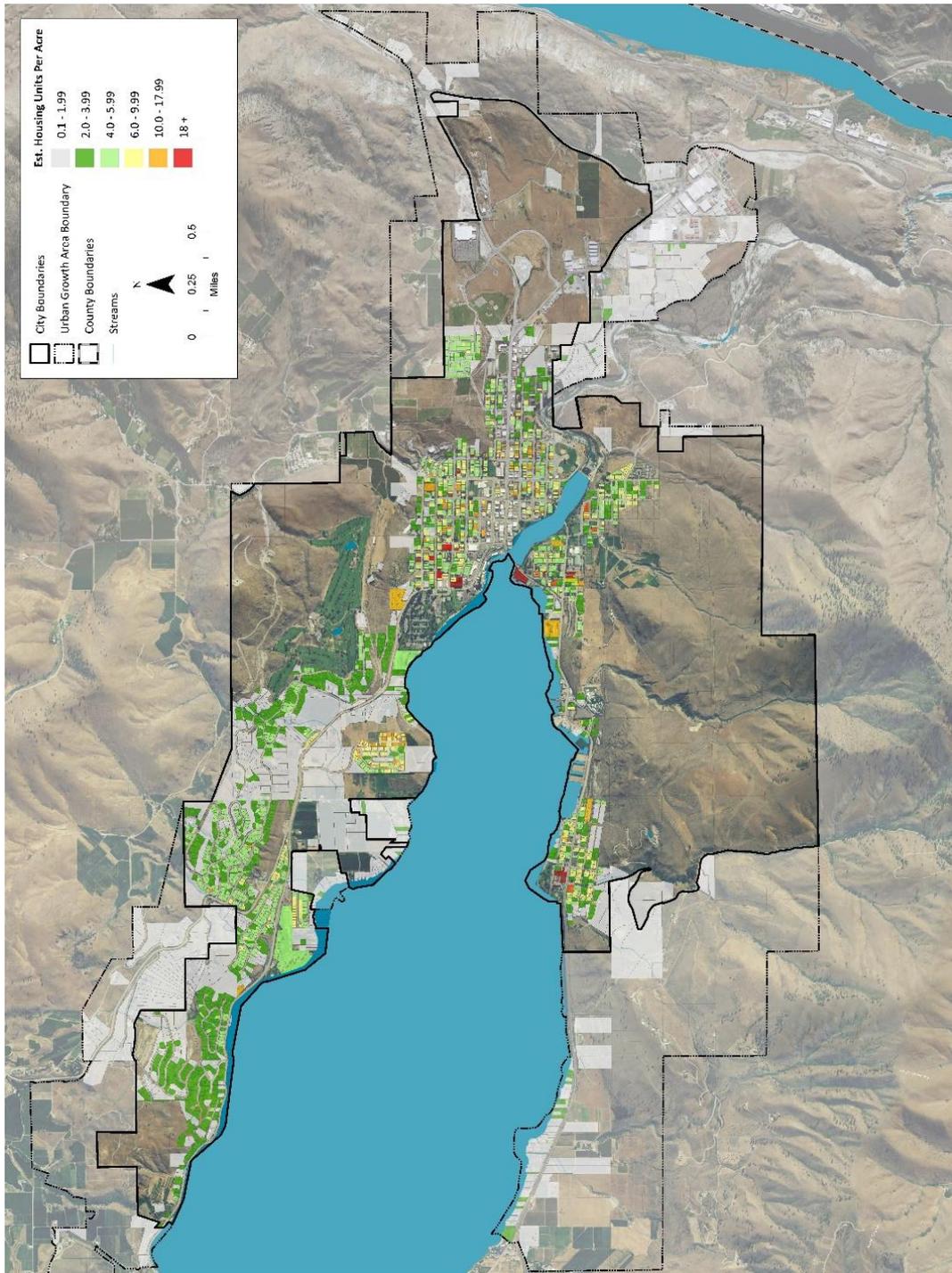
Exhibit 2. Chelan Future Land Use and Zoning Map 2016



Source: City of Chelan, BERK Consulting 2017

While the city limits are characterized by single family and undeveloped land, the land use pattern shows a graduation in density from lower densities at city gateways and hillsides to greater densities in downtown and along historic lakeshore areas. There is more density inside the city limits and less in the UGA where there are fewer services and larger tracts of land that have not been subdivided. Inside the city limits there is more density on the northshore than southshore given the lesser services available to the south.

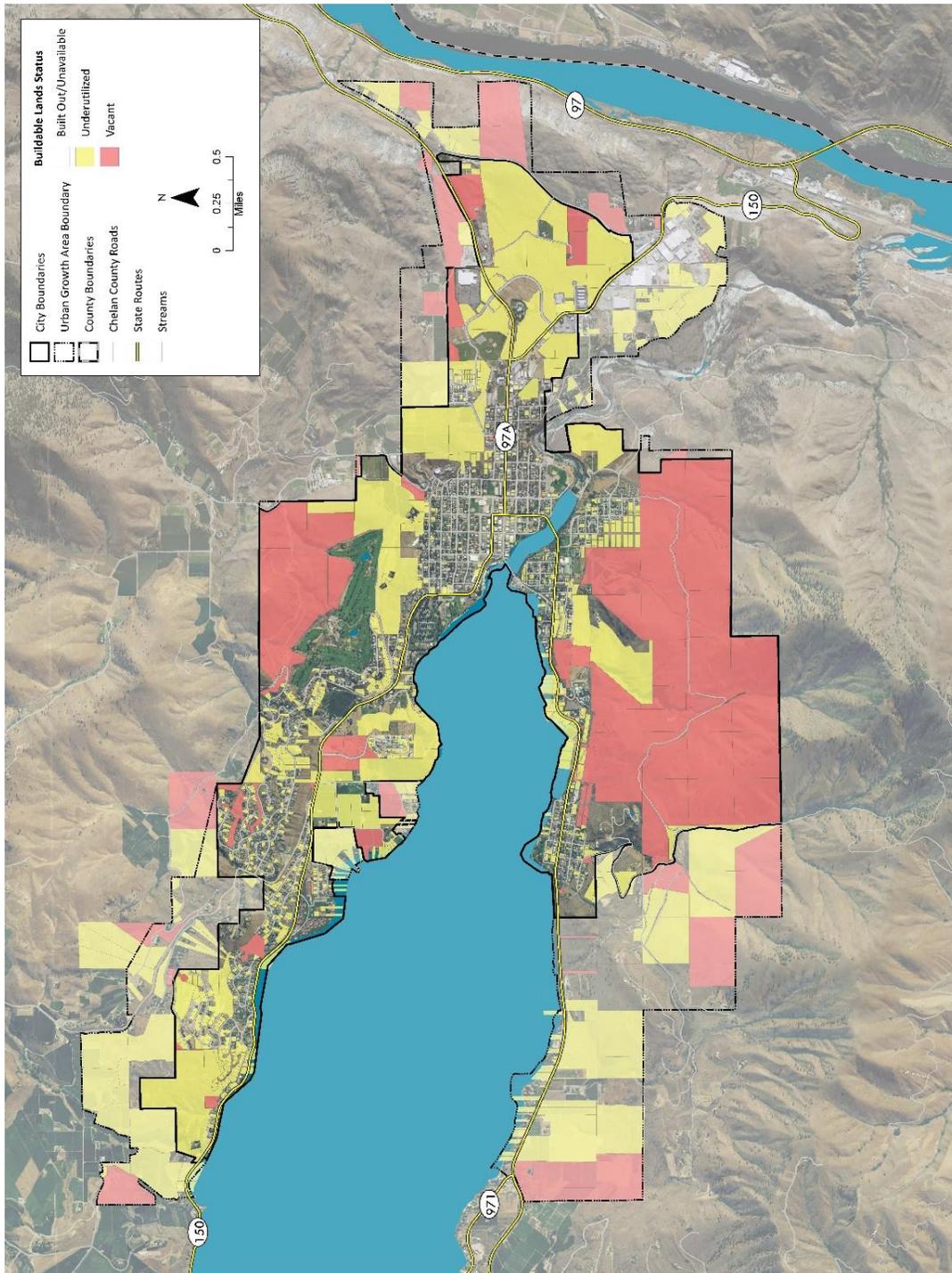
Exhibit 3. Observed Densities Map: Fall 2016



Source: Chelan County Assessor, City of Chelan, BERK Consulting 2017

Some lands are vacant or underutilized considering information available in fall 2016 and County Assessor data. These lands may develop during the planning period of 2017-2037. However, based on property owner wishes, market conditions, critical areas, cost of services, and other factors, some land may not develop fully during that time. The map below identifies those with more potential to change based on the City’s land capacity method (see the September 2017 Land Capacity paper that integrates spring and summer analysis in Comprehensive Plan Update).

Exhibit 4. Gross Vacant and Underutilized Lands per Land Capacity Method – Current Planning Area



Source: BERK Consulting 2017

PROPOSED LAND USE / ZONING MAP JULY 2017

Based on visioning and land use workshops, property owner requests, and public comments, a conceptual land use plan / zoning map was prepared that:

- Promotes mixed uses, higher densities, and infill in Downtown given services and transportation.
- Reserves waterfront areas for water-dependent, water-related, water-enjoyment and residential uses.
- Reinforces Chelan’s agricultural heritage at gateways and within Lord Acres by providing for agri-tourism activities, allowing lower densities and clustering, and conserving agricultural vistas.
- Promotes low-density residential dwellings, seasonal housing, and tourist accommodations that are designed to respect Chelan’s natural topography, environment, and iconic views.
- Supports a wide array of housing choices to fit different households’ lifestyle and economic needs.
- Encourages year-round family wage jobs and supporting the wine and agricultural industry in industrial areas.
- Reinforces access to the Lake and supports healthy lifestyles and Chelan’s tourism base with recreation and park facilities, and public facilities that serve the community.

The proposed plan shows reduced UGA territory. Still most land is planned for Single Family Residential (R-L), Tourist Accommodation (T-A), Special Use District (SUD), and Warehouse and Industrial (W-I) District. Those districts also contain Overlay Districts that provide alternative development standards and uses. The T-A District includes the T-A Overlay, making up 75% of the T-A land. The SUD includes the Lookout Planned Development District (PDD), making up about 5% of the zone. Two overlays are located on half of the W-I land—Apple Blossom Center (28%) and Live-Work (24%).

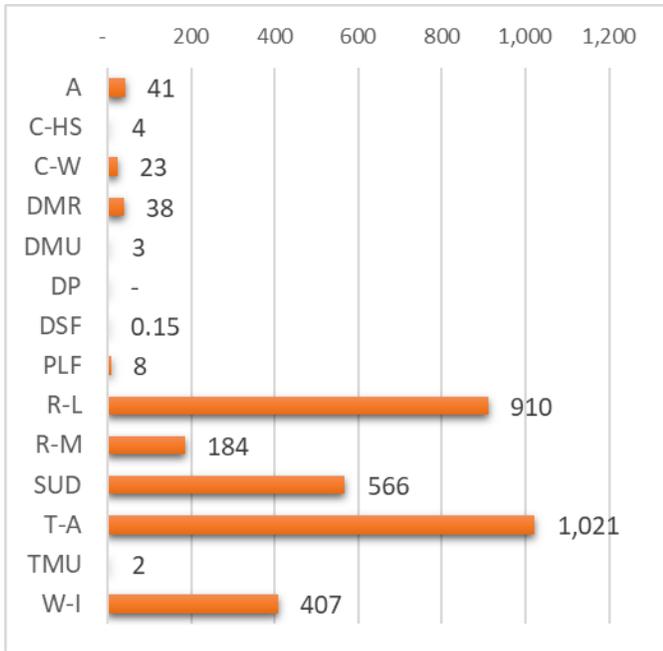
Exhibit 5. Draft Future Land Use and Zoning 2017 – Base and Overlay Districts: Parcel Acreage

FLU/Zone Name	FLU/Zone	City	UGA	Grand Total	Percent
Airport	A	62	62	123	2%
Highway Service Commercial	C-HS	44		44	1%
Waterfront Commercial	C-W	25	0	25	0.5%
Downtown Mixed Residential	DMR	161		161	3%
Downtown Mixed Use	DMU	34		34	1%
Downtown Public	DP	13		13	0.3%
Downtown Single Family	DSF	11		11	0.2%
Public Lands and Facilities	PLF	299	55	354	7%
Single Family Residential	R-L	1,049	626	1,674	32%
Multi-Family Residential	R-M	209	92	302	6%
Special Use District	SUD	225	476	702	13%
<i>Lookout</i>		46		46	
Tourist Accommodation	T-A	1,158	1	1,159	22%
<i>T-A Overlay</i>		873		873	
Tourist Mixed Use	TMU	6		6	0.1%
Warehouse and Industrial	W-I	414	218	632	12%
<i>Apple Blossom Center</i>		175		175	
<i>Live-Work</i>		149		149	
Grand Total		3,709	1,530	5,239	100%

Source: BERK Consulting 2017

Most of the developable land (vacant or underutilized) is in the T-A, R-L, SUD, and W-I districts. Vacant and underutilized land in the T-A Overlay makes up 85% of the developable T-A land.

**Exhibit 6. Proposed Land Use and Zoning Map July 2017:
Developable Vacant and Underutilized Land**



Source: BERK Consulting 2017

Density and Height Changes by Zone

Development regulation amendments address density and height. A summary of density and height changes by zone appears in the table below.

Exhibit 7. Matrix of Zoning Changes to Density, Height, and Other Development Standards

Zone	Density: Current	Density: Proposed	Height: Current	Height: Proposed	Other Zone Development Standard Amendments
A	None.	None.	Federal Air Regs Part 77	Same	Airport Land Use Compatibility regulations added.
C-HS	5,000 SF min. lot area	8.7 du/acre and 5,000 SF min. lot area.	50	40	
C-W	5,000 SF min. lot area	8.7 du/acre and 5,000 SF min. lot area.	35	25	
DMR	None, limited by height	Same	2 – 3 stories	Same	
DMU	None, limited by height	Same	2 – 4 stories: 25-50 feet	2 – 4 stories: 25-45 feet	Any buildings 3 stories/35 feet tall or greater require 3-D model. City may condition development.

Zone	Density: Current	Density: Proposed	Height: Current	Height: Proposed	Other Zone Development Standard Amendments
DP	None	Same	2 – 4 stories	Same	
DSF	6,000 SF min. lot area	7.26 units per acre	2 stories	Same	
PLF	None	Same	35 feet	Same	Affordable housing subject to R-M zone standards.
R-L	Plan: 2-4 du/ac Code: 6,000 SF min. area per lot	Plan: 3-4 du/ac Code: 6,000 SF lot if clustered, otherwise 8,500 SF min. lot area	30 feet	Same	Lot width and coverage vary by lot size.
R-M	Plan: 2-18 du/ac Code: 1,500 Per DU, or 5,000 SF minimum lot area, whichever is greater	Plan: 5 to 18 du/ac Clarify 5,000 SF is for single family. For other uses, 1,500 per dwelling unit, with a min. 8,500 sf. parcel.	50 feet	40 feet	Vary lot depth and coverage for townhouses
SUD	Max. 6 du/acre, with density bonuses allowed.	Gateways: 1 du/5 acres; 1 du/1 acre if clustered. Lord Acres: 1 du/5 acres; 3 du/acre if clustered.	35 feet	25 feet in public view corridors 35 feet other	Vary minimum open space with greater required at gateways and less at Lord Acres. Vary lot width and lot coverage by lot size.
T-A	5,000 SF min. lot area	Base zone: 8.7 du/ac – similar lot areas as R-M In Overlay, 1 du/5 acres except where clustered 1 du/1 ac with density bonuses up to 1.5 du/ac	50 feet	40 feet	Vary lot coverage with higher for non-residential development and lower for residential.
TMU	None, limited by height	Same	2 – 4 stories: 25-50 feet	2 – 4 stories: 25-45 feet	Any buildings 3 stories/35 feet tall or greater require 3-D model. City may condition development.
W-I	10,000 square feet	Same lot size plus 8.7 du/acre	None.	None, except accessory workforce housing like R-M zone [1].	

[1] Suggest a clarifying amendment: to reference R-M standards for the Live part of Live-Work, for height, etc.

Land Use Changes by Zone

The following table illustrates amended use allowances by zoning district.

Exhibit 8. Amended Land Use Allowances by Zoning District

Zone and Intent	Amended Uses
Chapter 17.14 Chelan Downtown Land Use and Development Code	<ul style="list-style-type: none"> ▪ DMU – permit existing legal single-family dwellings. ▪ Allow tasting rooms in same locations as restaurants, bars, and brewpubs for consistency.
Chapter 17.18 Zone A –Airport District	<ul style="list-style-type: none"> ▪ Address airport land use compatibility per Airport Plan and like County standards. ▪ Allow private industrial and commercial uses that are consistent with the Airport Layout Plan as permitted uses and those that are non-aviation in nature, but compatible with the Airport Plan, by conditional use permit.
Chapter 17.24 Zone R-M – Multi-Family Residential District	<ul style="list-style-type: none"> ▪ Permit low intensity agri-tourism uses. ▪ Conditionally permit moderate and high intensity agri-tourism uses.
Chapter 17.36 Zone C-HS – Highway Service Commercial District	<ul style="list-style-type: none"> ▪ Remove reference to C-L zone since zone is no longer in use and bring in text of C-L as needed to C-HS zone. ▪ Replace old language of trailer plazas to more current name and section of code – manufactured home park in CMC 17.54.
Chapter 17.40 Zone C-W – Waterfront Commercial District	<ul style="list-style-type: none"> ▪ Match Shoreline Master Program (SMP) allowance for mixed-use developments that include water-dependent and water-oriented commercial uses together with single-family or multi-family uses while promoting public access for significant numbers of the public and/or providing an ecological restoration resulting in a public benefit. ▪ Allow existing legal residential developments as of the date of the code. ▪ Add allowance for parks and playgrounds. ▪ Remove cross references to R-L and C-L zones and pull in appropriate uses to the C-W zone.
Chapter 17.44 Zone W-I – Warehousing and Industrial District	<ul style="list-style-type: none"> ▪ Permit existing legal single-family dwellings. ▪ Permit wineries in addition to distilleries as a similar use. ▪ Allow wholesale trade and retail trade when serving industrial uses. ▪ Allow agricultural processing uses per intent of zone and like Apple Blossom Center. ▪ Allow heavy commercial uses where already found on SR-150 on lots less than 2 acres. ▪ Allow temporary and permanent worker housing accessory to industrial uses. Add standards for such uses. ▪ Conditionally allow parks and playgrounds. ▪ Conditionally allow live-work development. Add standards and guidelines for such uses.
Chapter 17.46 Zone SUD – Special Use District	<ul style="list-style-type: none"> ▪ Conditionally allow parks and playgrounds.
Chapter 17.47 Agricultural Tourism	<ul style="list-style-type: none"> ▪ High intensity uses. Allow greater number of home stay units, 20 instead of seven. Allow off-site tasting room.

Zone and Intent	Amended Uses
Chapter 17.48 Zone T-A – Tourist Accommodations District	<ul style="list-style-type: none"> ▪ Remove cross reference to R-M zone and address multifamily and townhouse standards in T-A zone. ▪ Add allowance for parks and playgrounds, including park buildings. ▪ Create T-A Overlay District for the Butte area that modifies densities and development standards. Allows for single-family, townhouse, and other residential and hotel/accommodation uses in a clustered pattern, as well as a Resort Plan conditionally to address additional densities with a coherent plan and public benefits.
Chapter 17.50 Zone PLF – Public Lands and Facilities District	<ul style="list-style-type: none"> ▪ Conditionally allow affordable residential development.
Chapter 17.52. Zone PDD – Planned Development District	<ul style="list-style-type: none"> ▪ Amend regulations to indicate a PDD should be consistent with uses of the base zone – the PDD would need to be paired with a Comprehensive Plan Amendment / Rezone to ensure uses are in alignment.
Chapter 17.56 Conditional Uses	<ul style="list-style-type: none"> ▪ 17.56.300 Community waterfront parks – include recreation facilities as a type. ▪ Include T-A Overlay Resort Plan.