

14.40.030 PERMITTED USES.

A. Single-Family Detached, subject to a maximum building height of 35', a maximum lot coverage of 30%, and WMC 14.36.030.

A.B. Land uses listed in Table 14.40.030 (A) are permitted subject to an approved development agreement.

B.C. Land uses not listed in Table 14.40.030 (A) may be permitted as part of an approved development agreement, provided the development agreement includes written findings that the unlisted land use(s) is consistent with the Point Wells Subarea Plan and the purpose of this subchapter.

Table 14.40.030 (A)

SPECIFIC LAND USE
Live/work units
Assisted Living Facilities
Apartment/Multifamily
Single-Family Attached (Townhomes)
Single-family Detached¹
Eating and Drinking Establishments (excluding Gambling Uses)
Hotel/Motel
General Retail Trade/Services ²
Professional Office
Parks and Trails
Recreation/cultural
Personal services
Financial institutions
Parking structures and surface parking lots, accessory to a primary use
Health and fitness facilities
General government/public administration
Fire facility
Police facility
Utilities ³
Wireless Telecommunication Facility ⁴
Home Occupation
Accessory dwelling units

Footnotes:

~~1. Subject to 35' maximum building height and 30% lot coverage~~

~~2.1.~~ These general retail trade/services are prohibited in the UV zone:

a. Adult use facilities;

- b. Smoke/vape shop (a business that sells drug paraphernalia and smoking products);
- c. All businesses that are prohibited under the Town's business license regulations;
- d. Firearm sales;
- e. Pawnshops; and
- f. Vehicle sales and service.
- g. Drive-thrus.

~~3.2.~~ Utility facilities necessary to serve development in the UV zone are permitted.

~~4.3.~~ Subject to the provisions of WMC 14.46

14.40.040 DEVELOPMENT STANDARDS.

A. Density. ~~Residential development shall provide a maximum density of forty-four dwelling units per acre.~~

1. For the purposes of this chapter, "Density" means the net density of residential development excluding roads, drainage detention/retention areas, biofiltration swales, areas required for public use, tidelands, and critical areas and their required buffers.

2. A minimum density of four dwelling units per acre shall be required for all new subdivisions, short subdivisions, townhouse and mixed townhouse developments. Minimum ~~net~~ density is determined by rounding up to the next whole unit or lot when a fraction of a unit or lot is 0.5 or greater.

3. For a period of five years after the effective date of an annexation to which this zone district is applicable, the minimum density required herein shall be consistent with the requirements of RCW 35A.14.296.

4. Residential development shall not exceed a maximum density of forty-four dwelling units per acre.

B. No building within the development shall exceed 60 dwelling units.

C. No building within the development shall have a footprint that exceeds 10,000 square feet.

D. Setbacks. Setbacks shall be consistent with applicable design standards and identified as part of an approved development agreement.

E. Lot dimensions. There is no minimum lot size or width. Any subdivision of land or alteration of property lines is subject to WMC Title 13, Subdivisions.

F. Utilities. All utilities, including transmission and distribution, shall be underground. Location of utilities and mechanical areas shall comply with applicable design standards set forth in WMC 14.60.