

Chapter 10.03 ZONING DISTRICTS

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10.03.010 Purpose.

The purpose of this chapter is to classify land within the city into various districts as set forth in the 2009 Comprehensive Land Use Plan, with appropriate district designations, and within each district, limit the use of the land and the height, size, use and locations of structures; identify public health and safety standards; and provide for nonconforming uses to protect property owners from undue economic hardship. (Ord. 10-25 § 3, 2010; Ord. 00-09 § 3, 2000).

10.03.020 Establishment of land use zoning districts.

(1) In order to classify, segregate, and regulate the use of land, buildings, and structures according to the provisions of this code, the city of Hoquiam is hereby divided into the following regular land use zoning districts:

- (a) Low density residential (R-1) district;
- (b) High density residential (R-2) district;
- (c) General commercial (C-1) district;
- (d) Downtown commercial (C-2) district;
- (e) Industrial (I) district;
- (f) Natural resource (NR) district;

(2) In addition to the above land use zoning districts, overlay districts have been established to protect, maintain and enhance the unique physical and cultural resources and character of the

city. Property located within an overlay district as described in this title and shown on the official overlay maps of the city is subject both to its zone classification regulations and to the additional requirements imposed for the overlay district. In any case, where the provisions of an overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.

(a) Waterfront (WF-1) district;

(b) Pedestrian (POD) district;

(3) The purposes of these land use zoning district designations are as follows:

(a) The R-1 district provides for single-family dwelling units along the same traditional development patterns that exist today. The district also contains compatible neighborhood uses and structures that serve the needs of residents. The R-1 district comprises the newer residential areas and the areas where larger lots are common.

(b) The R-2 district provides for a variety of single and multifamily dwelling types with compatible neighborhood-related uses and structures.

(c) The C-1 district provides everyday shopping, professional services, and waterfront-related activities to residents of the city, the surrounding area, and tourists. Uses in this district are within the downtown area or along major streets and arterials.

(d) The C-2 district defines the downtown mixed retail, businesses and city government buildings. The C-2 district seeks to maintain historic buildings, promote pedestrian and transit use and limit off-street parking lots.

(e) The I district provides for industrial uses and small businesses engaged in the design, development, manufacturing, fabricating, testing, servicing or assembly of manufactured products. The I district also accommodates those general retail uses that do not serve community and neighborhood needs and are not compatible with other commercial land uses allowed in commercial zoning districts elsewhere in the city.

(f) The NR district provides for large open tracts of land for timber production, agricultural use, passive recreation and education. (Ord. 10-25 § 4, 2010; Ord. 05-17 § 1, 2005; Ord. 04-07 § 4, 2004; Ord. 00-09 § 3, 2000).

10.03.030 Coverage.

Each parcel of land in the city shall be covered by one of the preceding zoning districts. (Ord. 00-09 § 3, 2000).

10.03.040 Official zoning map.

This code establishes an official zoning map, referred to herein as the "Official Zoning Map of the City of Hoquiam." The map shall show as graphically as possible the regular zoning districts within the city. The map shall be approved by the city council of Hoquiam and shall contain the signatures of the mayor and finance director as verification of the approval of the city council. The city planning administrator shall have, maintain and make available to the public the only official current original zoning map as adopted by the city council. This code and all its terms are to be read and interpreted in light of the contents of this map. In cases where there may be conflicts of interpretation between the map and the text of the code, the text of the code shall prevail. (Ord. 10-25 § 5, 2010; Ord. 00-09 § 3, 2000).

10.03.050 Zoning district boundaries – Interpretation.

Where an uncertainty exists as to the boundaries of districts as shown on the map, the following rules shall apply:

(1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as following shorelines shall be construed to follow such shorelines. In case of change in a shoreline, the boundary shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of rivers and streams or other bodies of water shall be construed to follow such centerlines.

(4) When a boundary line divides an unsubdivided property, unless the location of the boundary is indicated by dimension, the boundary line shall be determined by measurement on the map using the scale appearing on the map. (Ord. 00-09 § 3, 2000).

10.03.060 District boundary – Change.

Changes in zoning district boundaries shall be made by the city council by adopting an amended zoning map. At the time of amendment, these adopted changes shall become a part of this code. In adopting zoning district boundary changes, the procedures in HMC [10.07.140](#) shall apply. (Ord. 16-07 § 1, 2016; Ord. 00-09 § 3, 2000).

10.03.070 Unzoned property.

Any property other than the right-of-way of a street or alley that is not designated as being zoned shall be deemed to be in an R-1 district. (Ord. 00-09 § 3, 2000).

10.03.080 Annexed property.

The city council shall determine the zoning of all property annexed into the city of Hoquiam in accordance with RCW [35A.14.120](#). Any subsequent rezoning of the property shall follow the procedures for amendments to this code as described in HMC [10.07.050](#). (Ord. 00-09 § 3, 2000).

10.03.090 Table of permitted and conditional uses.

(1) Establishment of Uses. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will be or has been in continuous operation for a period exceeding thirty days.

(2) Interpreting the Table of Land Uses.

(a) The land use table is divided into two tables: (i) residential and (ii) commercial, industrial and natural resources. The land use district is located on the vertical column and the specific use is located on the horizontal row of these tables. The Table of Permitted and Conditional Uses – Residential is in HMC [10.03.106](#) and the Table of Permitted and Conditional Uses – Commercial, Industrial and Natural Resources is in HMC [10.03.116](#).

(b) If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district.

(c) If the letter “P” appears in the box at the intersection of the column and the row, the use is a permitted use, allowed by right in that district and subject to the general requirements of Chapter [10.05](#) HMC.

(d) If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use permit application procedures under HMC [10.07.040](#) and subject to the general development standards of Chapter [10.05](#) HMC.

(e) If a number accompanies a letter, the use is allowed in that zone subject to different development limitations or conditions. The development condition with the corresponding number immediately follows the table.

(f) All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. 10-25 § 6, 2010; Ord. 07-12 § 1, 2007; Ord. 05-17 § 2, 2005; Ord. 04-07 § 5, 2004; Ord. 01-08 § 1, 2001; Ord. 00-09 § 3, 2000).

10.03.100 Density and dimensional requirements.

(1) Subsection (3) of this section contains a table showing the maximum density and minimum dimensional standards for land use districts.

(2) The table is arranged as a matrix format showing the required standard by land use districts. Development standards are listed down the left side of the table and the zones are delineated across the top. The matrix cells contain the maximum density or minimum dimensional requirements for each land use district. A blank box indicates that there are no specific requirements or the provisions of the International Building Code apply. The presence of a letter accompanying a number means there are special development limitations or conditions. The development limitation with the corresponding letter immediately follows the table.

(3) Table of Maximum Density and Minimum Dimensional Standards for Land Use Districts.

Development Standard	R-1	R-2	C-1	C-2	I
Maximum Density (Units Per Acre)					
Single-Family Dwelling Units	5	9			
Manufactured Homes on Individual Lots	5	9			
Duplex Dwelling Units	10	18			
Multifamily Dwelling Units	15	25			
Manufactured Home Parks		15			
Minimum Lot Area in Square Feet	8,500	5,000	5,000	2,500	20,000
Minimum Lot Frontage in Feet	75	50			
Maximum Lot Coverage	50%	50%	100%	100%	100%
Yard Requirements in Feet					
Minimum Front Yard	10	10			
Minimum Side Yard	5	5			
Minimum Side Yard Adjacent to Street	10	10			
Minimum Rear Yard	5	5			
Maximum Height	35	35	55	55	55*

* Heights greater than fifty-five feet require a conditional use permit.

(Ord. 10-25 § 7, 2010; Ord. 04-16 § 4, 2004; Ord. 04-07 § 6, 2004; Ord. 01-08 § 2, 2001; Ord. 00-09 § 3, 2000).

10.03.102 Low density residential (R-1) district.

Purpose: The general purposes of the low density residential district are to encourage sustainable residential development patterns within the community. The R-1 zone accommodates

single-family residences including duplexes, triplexes and fourplexes at a density of up to five dwelling units per acre. Limited multifamily or higher lot density development could occur with the approval of a planned unit development within this zone.

This zoning district has been applied to the outlying areas away from the downtown, commercial corridor and industrial areas. The district generally maintains slightly lower densities that maintain and promote the small town character of Hoquiam while maintaining that environmentally sensitive areas are not adversely impacted by development densities. Clustering density by means of a PUD to provide open space in environmentally sensitive areas is encouraged. Permitted and conditional uses are identified in HMC [10.03.106](#), Table of permitted and conditional uses – Residential. (Ord. 10-25 § 8, 2010).

10.03.104 High density residential (R-2) district.

The general purpose of the high density residential district is to accommodate single-family residences including duplexes, triplexes and fourplexes at a density of nine per acre and multifamily at twenty-five per acre. The area corresponds to the portion of town which is currently platted to eight lots per block, includes few developments and has close proximity to public facilities and services. The district includes areas that are along major collectors, arterials and planned transit service. Permitted and conditional uses are identified in HMC [10.03.106](#), Table of permitted and conditional uses – Residential. (Ord. 10-25 § 9, 2010).

10.03.106 Table of permitted and conditional uses – Residential.

Residential Land Use	R-1	R-2
Accessory buildings and uses	P	P
Adult family homes	P	P
Assembly halls and community clubs	C	P
Bars, cocktail lounges, and taverns		C
Bed and breakfast inns	C	C
Boarding houses	C	C
Cemeteries, mausoleums, crematoriums	C	
Cluster density subdivisions	C	C
Community facilities	C	C
Day care centers	C	C
Dwellings, duplex	P	P
Dwellings, manufactured	P	P
Dwellings, manufactured, temporary residence	C	C
Dwellings, multifamily with five or more units	C	P
Dwellings, multifamily with four or less units	P	P
Dwellings, single-family	P	P
Family child care providers	P	P
Home occupations	P	P

Residential Land Use	R-1	R-2
Hospitals, medical and dental clinics	C	P
Manufactured home parks	C	P
Parking areas, public and private		P
Parks, public	C	C
Personal services		P
Personal services requiring four or more off-street parking spaces*		C
Places for religious worship	C	C
Planned unit developments	C	C
Public utilities	p ¹	p ¹
Recreational facilities	C	C
Restaurants, 20 seats or less		P
Residential care facilities	C	C
Retail grocery/minimart sales requiring five or less off-street parking spaces		C
Schools	C	C

¹ Public utilities that exceed the height limitations of a district require a conditional use permit. (Ord. 10-25 § 10, 2010).

10.03.108 General commercial (C-1) district.

The general purposes of the general commercial district are to provide appropriate commercial areas for retail and service establishments, neighborhood convenience stores and office uses required by residents of the city in a manner consistent with the comprehensive plan. The district provides employment opportunities for residents of the city and adjacent areas, businesses which meet the needs of the local population and attract populations located throughout Western Washington; provide adequate space to meet the needs of commercial development and associated on- and off-street parking/loading; and to concentrate the commercial development such that the intensity promotes vitality within the commercial areas, facilitates transit and optimizes available infrastructure.

General commercial accommodates a wide range of commercial uses to serve the local community and region. The businesses are ones that are most heavily dependent on vehicular access and are located adjacent to the major transportation route through the city. Uses allowed with this district include retail businesses, professional offices, hotels, restaurants, and personal service shops. Live/work units are permitted outright. (Ord. 10-25 § 11, 2010).

10.03.110 Downtown commercial (C-2) district.

The general purposes of the downtown commercial district are to accommodate a mix of uses that have occurred over time in the city's downtown area. This district makes provision for retail uses on the ground floor of structures and promotes a mix of uses on the upper floors of historic buildings including residences, hotels, art studios, and professional offices. The district is intended to permit the development of a scale, type, height, and architectural style that reinforces

the historic character of the downtown area. It is designed to promote pedestrian-oriented land uses and minimize parking facilities associated with individual businesses off street. On-street parking characteristic of typical historic areas is promoted and transit and pedestrians are the focus of the area. (Ord. 10-25 § 12, 2010; Ord. 03-07 § 1, 2003; Ord. 00-09 § 3, 2000).

10.03.112 Industrial (I) district.

The general purposes of the industrial district are to provide a variety of manufacturing and marine-related uses in limited areas, which if located elsewhere would be unacceptable. The district also accommodates those general retail uses that do not serve community and neighborhood needs and are not compatible with other commercial land uses allowed in commercial zoning districts elsewhere in the city. The district protects residential and manufacturing areas from adverse effects associated with industrial activity. The district promotes economic diversification and employment opportunities for present and future residents. Activities within the district may include small-scale manufacturing, processing, fabrication and assembly of products and materials, warehousing, storage, and transport facilities. Marine-related activities may include boat-related haul-out, repair and fabrication, painting services, and associated retail sales. The district accommodates heavy manufacturing activities including processing, assembling of products or bulk storage. (Ord. 14-07 § 1, 2014; Ord. 10-25 § 13, 2010).

10.03.114 Natural resources (NR) district.

The general purposes of the natural resources district are to provide flexibility in the newly annexed area of the city for future development while limiting urban sprawl. The natural resource district is primarily used for the commercial production and harvesting of trees. Additionally it is available for passive recreational activities, educational uses and public and private utilities.

This area of the city will provide opportunity for future growth. The city will prepare a buildable lands inventory and analysis of potential street design and utility layout. As development is proposed for these areas it should be compatible with adjacent land use. (Ord. 10-25 § 14, 2010).

10.03.116 Table of permitted and conditional uses – Commercial, industrial and natural resources.

Commercial, Industrial and Natural Resource Land Use	C-1	C-2	I	NR
Accessory buildings and uses	P	P	P	
Adult entertainment businesses	C			
Asphalt, rock crushing, and concrete batch plants			P	
Assembly halls and community clubs	P	P		
Automobile, heavy maintenance and repair shops	P	C	P	
Automobile, RV, boat sales	P	P		
Automobile service stations	P	P		
Automobile wrecking, towing, or junkyards			P	
Banks and financial services	P	P		
Bars, cocktail lounges, and taverns	P	P		
Bed and breakfast inns	C	P		
Bulk crude oil storage and handling facilities				
Crematoriums	C		C	
Cluster density subdivisions	C	C	C	
Community facilities	P	P	PW	
Contractor yards	P		P	

Commercial, Industrial and Natural Resource Land Use	C-1	C-2	I	NR
Day care centers	P	P		
Drive-through facilities	P		P	
Dwellings, multifamily with five or more units	C ^W	P ³	P ^W	
Dwellings, multifamily with four or less units	C ^W	P ³	P ^W	
Dwellings, single-family	P ¹	P ¹	P ^W	
Farmers' market	P	P	P	
Food processing	P	P	P	
Freight terminals	P		P	
Hazardous waste storage and treatment	C		C	
Hospitals, medical and dental clinics	P	P	P	
Industry, heavy			P	
Industry, light and within a structure	P		P	
Live/work units	P	P		
Manufactured office buildings	P		P	
Marijuana processing businesses			P	
Marijuana producing businesses			P	
Marijuana retailing businesses	P	P	P	
Marina facilities	P ^W	P ^W	P	
Mini-storage facilities			P	
Motels and hotels	P	P	P ^W	
Office and business parks	P		C	
Outdoor storage	P		P	
Parking areas, public and private	P	C	P	
Parks, public	P	P	P ^W	P
Personal services	P	P	P ^W	
Places for religious worship	P	P	P ^W	
Planned unit developments	C	C	C	C
Professional services	P	P	P ^W	
Public utilities	P ²	P ²	P ²	P ²
Recreational facilities	P	P	P ^W	C
Residential care facilities	P	P	C ^W	
Restaurants	P	P	P	
Restaurants, drive-in	P		C ^W	
Retail sales	P	P	P ^W	
Retirement homes	P	P		
Small engine sales, service, and repair	P	P	P	
Ship terminals, slips, and repair facilities			P	
Timberland production				P
Truck and heavy equipment sales and services	P		P	

Commercial, Industrial and Natural Resource Land Use	C-1	C-2	I	NR
Veterinary hospitals and kennels	P	C	P	
Warehousing	P		P	
Wholesale liquefied petroleum sales			P	
Wholesale sales and product distribution centers			P	

- ¹ Serving the owner, manager, or caretaker of a permitted or conditional use.
- ² Public utilities that exceed the height limitations of a district require a conditional use permit.
- ³ Only if located above a ground floor commercial use.

^W Waterfront overlay district only as part of a PUD or mixed use development.

* Consistent with the requirements of HMC [10.05.020](#).

(Ord. 15-07 § 1, 2015; Ord. 14-07 § 2, 2014; Ord. 10-27 § 1, 2010; Ord. 10-25 § 15, 2010).

10.03.120 General commercial (C-2) district.

Repealed by Ord. 04-16. (Ord. 00-09 § 3, 2000).

10.03.130 Industrial (I) district.

Repealed by Ord. 04-16. (Ord. 00-09 § 3, 2000).

This page of the Hoquiam Municipal Code is current through Ordinance 18-17, passed December 10, 2018.

Disclaimer: The City Clerk's Office has the official version of the Hoquiam Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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