

CLEARANCES	Date	Date Received in Council Office	Agenda Date	Assigned To
Orig. Dept.: Planning & Develop	6/17/98		6/16/98	Planning & Council
Division Head:				
Dept. Head:				
Prosecutor:				
Budget:				
Executive:				

SUBJECT:

Resolution initiating zoning text amendments

ATTACHMENTS

Resolution and Exhibit A

SUMMARY STATEMENT:

Related County Contract #:	Should the Clerk schedule a hearing? (Y/N N	Requested Date:
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RECOMMENDED MOTION (for final action):

COUNCIL ACTION TAKEN:

6/16/98: Approved 7 - 0, Res. #98-033

Related File Numbers:

Ordinance or Resolution Number (this item only):

R98-033

Sponsored by: Consent
Proposed by: Planning & Development Services
Introduction date: 6/16/98

RESOLUTION NO. 98-033

INITIATING ZONING TEXT AMENDMENTS

WHEREAS, the provisions of WCC 20.90.010, which were adopted earlier this year under Ordinance 98-010, indicate that proposed zoning text amendments shall be docketed for consideration once per year; and

WHEREAS, the provisions of WCC 20.90.020, provides for the initiation of "emergency" zoning text amendments outside of the annual amendment cycle to address a situation that necessitates expeditious action upon approval of a resolution by a two-thirds majority of the County Council; and


WHEREAS, the Whatcom County Council has considered the zoning text amendments attached as Exhibit A and determined that expeditious review is necessary to provide for public health and safety;

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council hereby initiates for formal review the zoning text amendments shown on attached Exhibit A.

APPROVED this 16 day of June, 1998.

ATTEST

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON


Dana Brown-Davis, Clerk of the Council


Robert A. Imhof, Council Chair

APPROVED AS TO FORM:

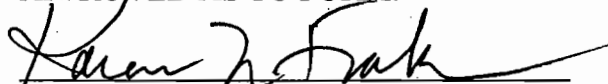

Civil Deputy Prosecutor

Exhibit A

20.36.251 Minimum lot size and maximum density.

For the purpose of creating new building lots within the Rural District, several land use densities are herein provided. The minimum lot size and maximum density requirements for new construction vary according to the method of subdivision design. Where the conventional subdivision method is used to create new building lots, the minimum lot size shall be two, five or 10 acres, depending on the specific zone classification. Where the lot cluster subdivision method is used, the minimum lot size is based on the consideration of the district's setback requirements (WCC 20.80.200) and the Bellingham-Whatcom County health department regulations for on-site septic disposal, but shall not be less than that shown below. Where the cluster subdivision method is used, dwelling unit densities may be increased according to the cluster bonus schedule in WCC 20.36.252 below; provided, that all of the applicable cluster subdivision requirements are met. Lots for public facilities approved under 20.36.151 are not subject to minimum lot size requirements. (Ord. 96-056 Att. A § H4, 1996; Ord. 90-45, 1990; Ord. 87-12, 1987; Ord. 87-11, 1987).

20.36.253 Maximum density and minimum lot size.

District	Gross Density	Minimum Lot Size		Min. Reserve Area (Cluster Subdivisions)
		Conventional	Cluster	
R-2A without public water	1 dwelling unit/2 acres	2 acres	1 acre	20%
R-2A with public water	1 dwelling unit/2 acres	2 acres	15,000 sq.ft.	65%
R-5A without public water	1 dwelling unit/5 acres	5 acres	1 acre No minimum	55%
R-5A subject to Agricultural Protection Overlay (WCC20.38)	1 dwelling unit/5 acres	Not applicable	No minimum	70 to 80%
R-5A with public water	1 dwelling unit/5 acres	5 acres	15,000 sq.ft.	75%
R-10A without public water	1 dwelling unit/10 acres	10 acres	1 acre No minimum	70%
R-10A subject to Agricultural Protection Overlay (WCC20.38)	1 dwelling unit/10 acres	Not applicable	No minimum	70 to 80%
R-10A with public water	1 dwelling unit/10 acres	10 acres	15,000 sq.ft.	80%
Public Facilities Approved Under 20.36.151	N/A	N/A	N/A	N/A
		No Minimum	No Minimum	