

# Exhibit A

## WCC 20.20 Urban Residential (UR) District

### 20.20.252 Maximum density, minimum lot size and maximum lot size within an urban growth area.

District	Maximum Gross Density	Minimum Lot Size		Maximum Lot Size	Min. Reserve Area (Cluster Subdivisions)
		Conventional	Cluster	Cluster Lots	
UR: all densities without public sewer and water**	Maximum gross density: 1 dwelling unit/ <u>510</u> acres	N/A*	8,000 sq. ft.	22,000 sq. ft.	80%
<del>UR: in Bellingham's UGA without public sewer and water</del>	<del>Maximum density: 1 dwelling unit/10 acres</del>	<del>10 acres</del>	<del>8,000 sq. ft.</del>	<del>22,000 sq. ft.</del>	<del>80%</del>
UR: all densities outside short-term planning areas**	Maximum gross density: 1 dwelling unit/ <u>510</u> acres	N/A*	8,000 sq. ft.	22,000 sq. ft.	80%
UR: all densities with public sewer or water**	Maximum gross density: 1 dwelling unit/ <u>510</u> acres	N/A*	8,000 sq. ft.	22,000 sq. ft.	80%
UR-3: in short-term planning areas with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 3 dwelling units/1 acre	12,000 sq. ft.	8,000 sq. ft.	N/A	25%
UR-4: in short-term planning areas with public sewer and water, and	Maximum gross density: 4 dwelling	8,000 sq. ft.	6,000 sq. ft.	N/A	20%

stormwater collection and detention facilities	units/1 acre  Minimum net density: 4 dwelling units/1 acre**				
UR-6: in short-term planning areas with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 6 dwelling units/1 acre  Minimum net density: 6 dwelling units/1 acre**	5,500 sq. ft.	4,000 sq. ft.	N/A	20%

\* For the purpose of administering the lot consolidation provisions of WCC [20.83.070](#), the conventional minimum lot size shall be ~~five~~ [ten](#) acres.

\*\* Minimum density shall be calculated as net density, after deducting the areas restricted from development by critical area regulations and infrastructure requirements.

**WCC 20.22 Urban Residential Medium (URM) District**

**20.22.250 Maximum/minimum density, minimum lot size and width.**

(Ord. 2004-021 § 1, 2004).

**20.22.251 Minimum lot size.**

For the purpose of creating new building lots within the Urban Residential Medium Density District, several land use densities are herein provided. The minimum lot size requirements for new construction vary according to whether or not public sewer and water serve the project site and whether or not transferable development rights are used. The minimum lot size shall be ten acres or, if public sewer and water are provided the minimum lot size shall be 7,200 square feet. (Ord. 2004-021 § 1, 2004; Ord. 87-12, 1987; Ord. 87-11, 1987).

**20.22.252 Maximum/minimum density and minimum lot size – General.**

**20.22.252 Maximum/minimum density and minimum lot size – General.**

(1)

District	Gross Density	Minimum Lot Size – Conventional	Minimum Lot Size – Cluster	Maximum Lot Size	Minimum Reserve Area (Cluster Divisions)
				Clustered Lots	
URM: all densities without public sewer and water	Maximum density: 1 dwelling unit/ <u>510</u> acres	N/A*	7,200 sq. ft.	22,000 sq. ft.	80%
<del>URM: in Bellingham’s UGA without public sewer and water</del>	<del>Maximum density: 1 dwelling unit/10 acres</del>	<del>10 acres</del>	<del>7,200 sq. ft.</del>	<del>22,000 sq. ft.</del>	<del>80%</del>
URM: all densities outside short-term planning areas	Maximum density: 1 dwelling unit/ <u>510</u> acres	N/A*	7,200 sq. ft.	22,000 sq. ft.	80%
URM: all densities with public sewer or water	Maximum density: 1 dwelling	N/A*	7,200 sq. ft.	22,000 sq. ft.	80%

	unit/ <del>5</del> <u>10</u> acres				
URM-6: with public sewer and water, and stormwater collection and detention facilities	Maximum density: 6 dwelling units/acre	7,200 sq. ft.	N/A	N/A	N/A
URM-12: with public sewer and water, and stormwater collection and detention facilities	Maximum density: 12 dwelling units/acre	7,200 sq. ft.	N/A	N/A	N/A
URM-18: with public sewer and water, and stormwater collection and detention facilities	Maximum density: 18 dwelling units/acre	7,200 sq. ft.	N/A	N/A	N/A
URM-24: with public sewer and water, stormwater collection and detention facilities and transferable development rights pursuant to the provisions of Chapter <a href="#">20.89</a> WCC and subsection (4) of this section	Minimum net density: 10 dwelling units/acre  Maximum density: 24 dwelling units/gross acre	N/A	N/A	N/A	N/A

\* For the purpose of administering the lot consolidation provisions of WCC [20.83.070](#), the conventional minimum lot size shall be ~~five~~ ten acres.

## WCC 20.24 Urban Residential Mix Use (URMX)

### 20.24.251 Minimum lot size.

For the purpose of creating new building lots within the Urban Residential Mixed District, several land use densities are herein provided. The minimum lot size requirements for new construction vary according to whether or not public sewer, water, and, where identified by the appropriate Comprehensive Plan policies, stormwater collection and detention facilities serve the project site. Where public sewer and water are not provided, the minimum lot size shall be ten acres. If public sewer and water, and, where specified by the Comprehensive Plan, stormwater drainage facilities are provided, the minimum lot size shall be as presented in WCC [20.24.252](#). (Ord. 2009-024 § 1 (Exh. A), 2009; Ord. 2004-021 § 1, 2004; Ord. 2001-023 § 1, 2001; Ord. 98-083 Exh. A § 66, 1998; Ord. 97-046 § 2, 1997).

### 20.24.252 Density and minimum lot size.

District	Gross Density	Minimum Lot Size – Conventional	Minimum Lot Size – Cluster	Maximum Lot Size	Minimum Reserve Area (Cluster Divisions)
				Clustered Lots	
URMX: all densities without public sewer and water	Maximum density: 1 dwelling unit/ <del>5</del> <u>10</u> acres	N/A	4,000 sq. ft.	22,000 sq. ft.	80%
<del>URMX: in Bellingham’s UGA without public sewer and water</del>	<del>Maximum density: 1 dwelling unit/10 acres</del>	<del>10 acres</del>	<del>4,000 sq. ft.</del>	<del>22,000 sq. ft.</del>	<del>80%</del>
URMX: all densities outside short-term planning areas	Maximum density: 1 dwelling unit/ <del>5</del> <u>10</u> acres	N/A	4,000 sq. ft.	22,000 sq. ft.	80%
URMX: all densities with public sewer or water	Maximum density: 1 dwelling unit/ <del>5</del> <u>10</u> acres	N/A	4,000 sq. ft.	22,000 sq. ft.	80%
URMX: with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 10 dwelling units/1 acre  Minimum net	4,000 sq. ft.	N/A	N/A	N/A

	density: 6 dwelling units/1 acre				
URMX (6 – 10): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 10 dwelling units/1 acre  Minimum net density: 6 units/1 acre	4,000 sq. ft.	N/A	N/A	N/A
URMX (6 – 12): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 12 dwelling units/1 acre  Minimum net density: 6 units/1 acre	N/A	N/A	N/A	N/A
URMX (10 – 24): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 24 dwelling units/1 acre  Minimum net density: 10 units/1 acre	N/A	N/A	N/A	N/A

(1) Minimum density shall be calculated as net density, after deducting the areas restricted from development by critical areas regulations and infrastructure requirements.

(2) For development with densities over a zone’s minimum net density, transferable development rights (TDRs) from the Lake Whatcom watershed sending area must be used, pursuant to the provisions of Chapter [20.89](#) WCC, Density Transfer Procedure. Each development right transferred from the Lake Whatcom watershed may be used to develop three dwelling units in the UGA. TDRs must be used to attain any density greater than the minimum net density of a zone. (Ord. 2009-024 § 1 (Exh. A), 2009; Ord. 2004-021 § 1, 2004; Ord. 2001-023 § 1, 2001; Ord. 99-087 § 1, 1999; Ord. 97-046 § 2, 1997).

# **Exhibit B**

## **Chapter 20.74**

### **CHERRY POINT INDUSTRIAL (CP) DISTRICT**

Sections:

20.74.010 Purpose.

20.74.020 Applicability.

20.74.030 Permitted uses.

20.74.040 Accessory uses.

20.74.050 Conditional uses.

20.74.060 Master site plan requirements.

20.74.070 Minimum lot size and parcelization.

20.74.080 Design standards.

20.74.090 Transportation Demand Management.

#### **20.74.090 Transportation Demand Management**

RCW 36.70A.365 requires the implementation of Transportation Demand Management (TDM) programs for designating a Major Industrial Urban Growth Area. Any employer in the Cherry Point Urban Growth Area that employs one hundred or more full-time employees at a single worksite who begin their regular work day between 6:00 am and 9:00 am on weekdays for at least twelve continuous months during the year are required to meet the TDM requirements of WCC 16.24.

- (1) Employers located in Cherry Point who have not implemented a TDM program, shall implement a TDM program by December 1, 2011.
- (2) Employers in Cherry Point meeting the criteria for having to complete a plan after December 1, 2011 shall meet the requirements of this section within one year having met the criteria.

# Exhibit C

Repeal Section 2 of ordinance #2004-049:

~~Section 2. The Official Whatcom County Zoning Map is revised per Exhibit B. The effective date of the rezones to URM 24, GC and UR 4 within the provisional rezone area shall be the date when the following conditions are fulfilled:~~

- ~~1. Property owner(s) shall prepare a site plan showing the design and layout of proposed lots, commercial structures, multi-family structures, road and pedestrian connections to adjacent parcels, and protected critical areas, buffers and open space.~~
- ~~2. Property owner(s) shall purchase or transfer sufficient development rights to achieve the requested density increase, based on the TDR ratios established in the Whatcom County Code.~~
- ~~3. The properties shall be serviced by public water and sewer.~~
- ~~4. Property owners shall apply to the County for a site-specific rezone pursuant to Chapter 20.90 WCC in conjunction with submittal of a subdivision or binding site plan application for the subject parcel or parcels.~~