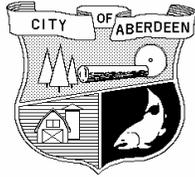


City of
Aberdeen



Community Development Department
200 East Market Street • Aberdeen, WA 98520-5242
PHONE (360) 537-3238 • EMAIL lscott@aberdeeninfo.com
FAX (360) 537-3350 • TDD (360) 533-6668

APPLICATION FEE: \$750.00

**SUBDIVISION APPLICATION
PLANNED UNITE DEVELOPMENT APPLICATION
MOBILE HOME SUBDIVISION APPLICATION**

NAME OF DEVELOPMENT _____

REGISTERED LAND SURVEYOR _____
(Name, address & telephone)

ENGINEER _____
(Name, address & telephone)

DEVELOPER _____
(Name, address & telephone)

OWNER _____
(Name, address & telephone)

SOURCE OF WATER _____ ACREAGE _____

MEANS OF SEWAGE DISPOSAL _____ NO. OF LOTS REQUESTED _____

FIRE DISTRICT _____ SCHOOL DIST. _____

PROPERTY OWNER'S AUTHORIZATION

I hereby authorize the submittal of a proposed subdivision of my property as shown on the face of the proposed plat to the City of Aberdeen for approval.

Signed _____ (Owner) _____ (Date)

.....**DO NOT WRITE BELOW THIS LINE.**.....

Application Name _____ Date of Receipt _____

Sanborn Page _____ Zoning _____ Ward No. _____

Section/Township/Range _____ Comprehensive Plan Designation _____ Tax Parcel Number(s) _____

Street Location _____



Chapter 17.52

PLANNED DEVELOPMENT, MOBILE HOME SUBDIVISIONS, CLUSTER SUBDIVISIONS AND OTHER COMBINING DISTRICTS

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- 17.52.230** **Streets.**
- 17.52.240** **Landscaping.**
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- 17.52.260** **Review criteria for mobile home subdivisions.**
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- 17.52.270** **cluster subdivisions.**
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- 17.52.320** **Authority to modify zoning district development standards.**
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- 17.52.340** **Compliance with approved final plat.**
- 17.52.350** **Review criteria for cluster subdivisions.**

17.52.00A ARTICLE 1. GENERAL PROVISIONS

17.52.010 Combining district regulations. Whenever any of the following combining districts are combined with a primary district, the regulations of the combining district(s) shall be in addition to those specified for the primary district and, in the case of conflict, the combining district provisions shall apply. (Prior code § 11.018.050)

17.52.020 Planned developments. The planned development combining district is intended to provide an alternative which will produce a development which is as good or better than that resulting from lot by lot development, by applying to large areas the same principles and purposes inherent in the regulations which provide for interrelated land uses and permit flexibility in design, location and height of building, location, size and use of open space, parking areas and circulation facilities, and to best utilize the potential of sites with special characteristics. (Prior code § 11.018.100)

17.52.030 Purpose. This chapter establishes procedures and regulations for flexibility in both the subdivision of property and the design of residential developments. Planned developments provide opportunities for decreased lot size, a greater mixture of residential types and the creation of open space. The goal is to provide a means to reduce to development costs while increasing amenities for residents, particularly common open space. The chapter also seeks to ensure that proposed developments under this chapter are compatible with the community. (Prior code § 11.018.110)

17.52.040 Authorization. Planned developments may be allowed within the R-S, R-M, R-P and C-R Zone; provided, that planned development approval is obtained as provided in this chapter. (Prior code § 11.018.120)

17.52.050 Permitted uses.

- A. Planned Developments Within Residential Zones:
 - 1. Single-family dwellings;
 - 2. Duplexes and townhomes;
 - 3. Mobile homes which comply with the requirements of Sections 17.56.100 or 17.56.110;
 - 4. Accessory uses that are limited to:
 - a. Recreational facilities,
 - b. Public/semipublic uses,
 - c. Real estate sales office;
 - 5. Retail sales serving developments greater than two hundred (200) units and no greater in area than five percent of the total development, including required parking.
- B. Planned Developments Within the Commercial Zone:
 - 1. All uses allowed as permitted uses in the underlying zone;
 - 2. Any other use; provided, it is specifically included on the approved final development plan for the planned development. (Prior code § 11.018.130)

17.52.060 Open space requirements. To compensate for any decrease in lot size, the development shall set aside common open space. The amount of usable open space to be provided shall be determined by:

- A. Subtracting the required square footage requirement set forth in the underlying zoning district from the amount of each lot that is smaller than required; and then
- B. Adding together the results obtained in subsection (A) of this section for each lot.
- C. Maintenance of common open space shall be assured by covenants or other permanent legal mechanisms acceptable to the city attorney. Such covenants shall determine maintenance responsibilities and a financial plan for their payment.
- D. Developments that exceed design features, open space requirements and recreational facilities for the underlying zone, or utilizes alternative energy conservation measures, may request an increase in allowed residential density for five percent or less. (Prior code § 11.018.040)

17.52.070 Authority to modify zoning district development standards.

- A. The following development standards of the underlying zoning district(s) may be modified or eliminated in a planned development: minimum lot size; minimum lot width; the front, rear and side yard setbacks; and building height.
- B. The setback from shoreline and recreational requirements of the underlying zoning district(s) shall not be modified or eliminated. (Prior code § 11.018.150)

17.52.080 Planned development design and development standards.

- A. Minimum site area: one acre.
- B. Common open space requirements shall be as follows:
 1. Common open space may consist of either natural vegetation, water, landscaping or improved recreational facilities. However, no greater than fifty (50) percent of the required density shall be in water, natural vegetation or slopes greater than fifteen (15) percent. A permanent legally enforceable provision for the retention and maintenance of the open space shall be provided.
 2. Common open space and recreation areas shall be provided in such a manner that they are usable and accessible to all residents of the subdivision, or to the public when deeded to the city.
- C. Boundary Setbacks. Separation from the uses adjacent to the planned development shall include:
 1. The boundary of a planned development shall be designed to provide a transition between the planned development and adjacent uses. To lessen any impacts on the surrounding neighborhood, landscaping may be required by the planning commission or city council.

2. A permanent open space area at least twenty-five (25) feet in width shall border a planned development when abutting a single-family or multiple-family residential zone. The permanent open space shall be maintained in landscaping.
 3. Boundary setbacks and landscaping along the perimeter of a planned development shall be considered as required open space.
- D. A six foot space shall be provided between all buildings to provide for privacy, light, air and uses.
- E. Access meeting city standards shall be provided to all uses within a planned development.
- F. All utilities, including electrical, telephone, and TV cables, shall be placed underground.
- G. Standards for Recreational and Commercial Uses Within planned developments:
1. No intensive recreational or commercial use shall be allowed within one hundred fifty (150) feet of the boundary to any adjacent residential zoning district.
 2. Planned developments in residential districts shall be designed to minimize the impacts of recreational and commercial uses on adjacent residences.
 3. Commercial uses in a planned development located in a residential zone shall be located adjacent to a collector or an arterial street.
- H. All planned developments shall comply with Chapter 17.60 parking requirements. (Prior code § 11.018.160)

17.52.090 Application procedures.

- A. All applications for planned developments must be complete before the permit issuing authority is required to consider the application. An application is complete when it contains all of the information that is necessary for the permit issuing authority to evaluate a project. A completed application shall be accompanied by the appropriate fee.
- B. A complete preliminary development plan shall provide the following information:
1. The boundaries of the site;
 2. All existing and proposed public and private streets and ways within and adjacent to the site. Private streets and ways shall be labeled as private streets or ways. Pedestrian ways shall be included on the development plan;
 3. The location and design of parking facilities, including points of ingress and egress;
 4. The proposed location, vertical height and envelope of all proposed buildings;
 5. The location, vertical height and envelope of all existing buildings;
 6. All proposed and existing lot lines;
 7. The number of proposed residential units and location of proposed commercial or industrial spaces in each building;

8. The development plan or a separate document shall include a typical elevation of all buildings proposed for the planned development, except for single-family dwellings and duplexes;
 9. All open space and recreational areas;
 10. Information on existing and proposed topography shall be shown with contour intervals of no greater than five feet;
 11. A general plan of the proposed landscaping and the location and composition of the landscaping;
 12. All existing and proposed bodies of water, drainage ways and the proposed drainage improvements;
 13. The location of all existing and proposed utilities;
 14. Any areas, facilities or ways to be dedicated to the public shall be clearly marked on the development plan;
 15. The proposed treatment of the exterior boundary of the site;
 16. A vicinity map;
 17. Quantitative data for the following: total site area, public open space, private open space, usable recreation space, total number of dwelling units, number of dwelling units by type, and the acreage used for roads and vehicle access ways.
- C. The application shall be submitted to the department. The planning commission and/or city council may request additional information which is necessary for review of the application. (Prior code § 11.018.170)

17.52.100 Review procedure.

- A. Pre-application Review. Prior to formally submitting an application, applicants are encouraged to contact the various city departments for information regarding development requirements.
- B. Review of the Preliminary Development Plan.
 1. An application containing the information required in Section 17.52.090 shall be submitted to the department.
 2. Review of the preliminary application shall be completed within one hundred one (101) days after all requirements under the state Environmental Policy Act have been satisfied.
 3. The department shall schedule the application for a public hearing before the first available planning commission meeting which satisfies public hearing notice requirements. Notice of the hearing shall be as provided in Section 17.64.080.
 4. At such hearing, the planning commission shall determine whether the proposed planned development is in compliance with the review criteria for planned developments and other city regulations. After its review, the planning commission shall issue a recommendation to the city council as to whether the planned development should be approved, approved with conditions, or denied. The recommendation of the planning commission shall be forwarded to the city council within thirty-one (31) days from the conclusion of the public hearing.

5. After receiving the recommendation of the planning commission, the city council shall schedule a public hearing on the application. Notice of the hearing shall be as provided in Section 17.64.080.
6. At the hearing, the city council shall determine whether the proposed planned development and rezone is in compliance with all city codes and policies. The city council may approve, approve with conditions, or deny the application. Approval shall be in the form of a rezone ordinance. Any required conditions shall be included in the ordinance and the preliminary development plan shall be referenced by the ordinance.
7. The decision of the city council may be appealed within thirty (30) calendar days as provided in Section 17.64.110.

C. Review of the Final Development Plan.

1. A final development plan containing the information required in Section 17.52.090 shall be submitted to the department. All drawings pertaining to the final development plan shall be prepared on mylar sheets eight by twenty-four inches (8" x 24") in dimension. A margin line shall be drawn completely around each sheet leaving an entirely blank margin of 2.5" on the left and 0.5" on all remaining sides. Written material shall be submitted unbound, typed and on eight and one-half by eleven inches (8 1/2" x 11") paper. The information provided shall reflect the planned development as approved by the city council.
2. The department shall review the final development plan for compliance with the approved preliminary development plan, including any required conditions. The department may approve minor adjustments; provided, the adjustments do not affect the basic character or arrangements of buildings, density of the development or minimum requirements for total open space. Minor adjustments may affect the precise dimensions or location of buildings and accesses; provided, the adjustments do not vary by more than ten percent from the preliminary development plan.
3. A final development plan meeting all requirements shall be signed by the department and placed on file with the city and the Grays Harbor County Auditor. Any aggrieved person may appeal the decision of the department to the planning commission within ten days of the decision. No development shall occur on the subject property until the appeal period has expired.
4. If the department determines the final development plan is not in compliance with the approved preliminary development plan, the applicant shall either resubmit the final development plan, appeal the determination to the planning commission, or withdraw from the planned development review process. All appeals shall be made within ten days of the decision of the department.
5. The department's review of the final development plan shall be completed within forty-five (45) days of submittal. If no

determination to accept or reject the final development plan is made within the forty-five (45) day period, the plan shall be automatically approved as presented.

6. If an appeal of the department's decision is filed, the department shall schedule the appeal for a public hearing before the first available planning commission meeting that satisfies public hearing notice requirements. Notice of the hearing shall be as provided in Section 17.64.080. At such public hearing, the planning commission shall determine whether the final development plan is in compliance with the approved preliminary development plan. If the planning commission determines that compliance has been met, then the department shall be directed to approve the final development plan in accordance with Section 17.52.100(C)(3). If the final development plan is determined by the planning commission not to comply with the council's approved preliminary development plan, then the final development plan shall be corrected accordingly by the applicant and resubmitted to the department.
- D. Following approval of the final development plan, the department shall amend the zoning map of the city of Aberdeen to reflect the addition of the PD combining district to the underlying zoning district. The department shall also indicate on the zoning map the number of the ordinance adopting the change. (Prior code § 11.018.180)

17.52.110 Review criteria for planned developments. Planned developments shall be evaluated in accordance with the following criteria:

- A. Compliance with the policies of the comprehensive development plan and the requirements of this chapter.
- B. Compatibility of the proposed planned development with other allowed uses within the vicinity. The planning commission may recommend and/or the city council may require such conditions and improvements as are necessary to ensure the review criteria are satisfied. (Prior code § 11.018.190)

17.52.120 Time limits.

- A. If a final development plan is not submitted for approval within three years of the effective date of the ordinance approving the preliminary development plan, the ordinance authorizing the development shall expire.
- B. If the department returns a final development plan for correction or revision, the preliminary development plan shall expire if a revised final development plan is not resubmitted to the department within two hundred forty (240) calendar days or the department's decision is not appealed within ten days.
- C. If a complete building permit application has not been submitted for approval within three years of the date the final development plan was approved, the final development plan and the planned development

combining district shall expire and the property shall revert to the zoning classification in effect upon the date of application for the preliminary development plan. (Prior code § 11.018.200)

17.52.130 Administration. Upon approval of the final development plan, the department may approve minor adjustments; provided, the adjustments do not affect the basic character or arrangements of buildings, density of the development or minimum requirements for total open space. Minor adjustments may affect the precise dimensions or location of buildings and accesses; provided, the adjustments do not vary by more than ten percent from the preliminary development plan. (Prior code § 11.018.220)

17.52.140 Required maintenance provisions. Agreements and/or plans for the permanent maintenance of all common areas or improvements within or serving a planned development which are not dedicated to and accepted by a public agency shall be provided within the final development plan. Such agreements shall clearly delineate maintenance responsibilities and financial arrangements. The city shall maintain no responsibility for enforcement of any maintenance provisions. (Prior code § 11.018.230)

17.52.150 Compliance with approved final plan. Any development or action failing to conform to the final development plan as approved constitutes a violation of this chapter. (Prior code § 11.018.240)

17.52.159A ARTICLE 2. MOBILE HOME SUBDIVISIONS

17.52.160 Mobile home subdivisions. The division of land into five or more lots, tracts, parcels, or sites for the purpose of sale, lease or transfer to allow for the placement of mobile homes as defined in Chapter 17.04. (Prior code § 11.018.300)

17.52.170 Purpose. The purpose is to increase housing choices for citizens by providing the opportunity for the placement of mobile homes on individual lots within a unified development of five acres or more. Because mobile home subdivisions restrict residential structures to mobile homes only and require the use of landscaping buffers, the provisions of Section 17.56.100 do not apply. These regulations are intended to supplement RCW 58.17 and city subdivision ordinances. (Prior code § 11.018.310)

17.52.180 Authorization. Mobile home subdivisions shall be a special use in the single-family residential zoning district (R-S) and multiple-family residential zoning district (R-M). (Prior code § 11.018.330)

17.52.190 General use regulations. A mobile home shall not be occupied or used for dwelling purposes within a mobile home subdivision until it is properly placed; connected to water, sewer and electrical utilities; complies with the requirements of the Department of Labor and Industries; complies with all requirements of this chapter; and a certificate of occupancy has been issued. (Prior code § 11.018.340)

17.52.200 Permitted uses within mobile home subdivisions. Permitted uses within the mobile home subdivisions include:

- A. Mobile homes;
- B. Accessory buildings;
- C. Recreational facilities and parks serving residents;
- D. Retail sales serving developments greater than two hundred (200) units and no greater in area than five percent of the total development, including required parking;
- E. Home occupations in accordance with Section 17.56.030 and beauty shops in accordance with Section 17.56.040. (Prior code § 11.018.350)

17.52.210 Site design regulations. Site design regulations in mobile home subdivisions are:

- A. Minimum lot size: five thousand (5,000) square feet.
- B. Density: nine units per acre.
- C. Minimum yards: the yards shall comply with the requirements of the underlying zoning district(s). (Prior code § 11.018.360)

17.52.220 Mobile home design regulations.

- A. Mobile homes shall be installed in accordance with WAC 296-150B-200 through WAC 296-150B-255 or their successors.
- B. The tongue, axle, traffic safety lights, and any traffic warning signs shall be removed.
- C. Skirting or extended exterior siding shall be installed between the ground and the mobile home siding.
- D. Permanent landings, porches or decks with steps and handrails shall be affixed to all doors.
- E. Two parking spaces shall be provided for each mobile home as provided by Section 17.60.030(B). Parking shall not be located within the front yard setback.
- F. No more than one mobile home or residence shall be located on a lot. (Prior code § 11.018.370)

17.52.230 Streets. Street design and construction standards shall be as required by the city of Aberdeen subdivision ordinance and the preliminary plat approval. (Prior code § 11.018.380)

17.52.240 Landscaping. A type II landscaping buffer at least fifteen (15) feet in width shall be required to surround the perimeter of all mobile home subdivisions. The ordinance approving the subdivision may specify the types and density of plantings and any fencing. (Prior code § 11.018.390)

17.52.250 Mobile home subdivision application and approval procedure. Mobile home subdivision application and approval procedures shall be directed in the same manner as any long subdivision. (Prior code § 11.018.400)

17.52.260 Review criteria for mobile home subdivisions. Applications for mobile home subdivisions shall be reviewed on the following criteria:

- A. That the requirements under RCW 58.17 and other city ordinances have been satisfied;
- B. That the development is consistent with the policies of the comprehensive development plan; and
- C. The compatibility of the development and its uses with the surrounding vicinity. The planning commission and/or the city council may require amendments, deletions or modifications to the proposed mobile home subdivision as necessary to ensure the review criteria are met. (Prior code § 11.018.410)

17.52.269A ARTICLE 3. CLUSTER SUBDIVISIONS

17.52.270 Cluster subdivisions. The division of land into five or more lots, tracts, parcels or sites for the purpose of sale, lease or transfer, which includes the process of crediting areas in common or public ownership to the individual lot in determining compliance with the minimum lot area requirements of the zone in which the subdivision is to be located. (Prior code § 11.018.500)

17.52.280 Purpose. In any single-family residential zone, a developer may create lots that are smaller than those required under the minimum lot size of individual zoning districts if such developer complies with the provisions of this chapter. The intent is to authorize the developer to decrease lot sizes with the land "saved" being utilized as usable open space, thereby lowering development costs and increasing the amenity of the project without increasing the density beyond what would be permissible if the land were subdivided into the size lots required under each zoning district. (Prior code § 11.018.510)

17.52.290 Authorization. Cluster subdivisions are special uses as authorized within individual zoning districts and are supplemental to the formal subdivision requirements of RCW 58.17 and city ordinances. (Prior code § 11.018.520)

17.52.300 Open space requirements. To compensate for the decrease in lot size, the development shall set aside common open space. The amount of usable open space that must be provided shall be determined by:

- A. Subtracting the required square footage requirement set forth in the underlying zoning district from the amount of each lot that is smaller than required; and then, adding together the results obtained for each lot.
- B. Maintenance of common open space shall be assured by covenants or other permanent legal mechanisms acceptable to the city attorney. Such covenants shall determine maintenance responsibilities and a financial plan for their payment. (Prior code § 11.018.530)

17.52.310 Allowed uses.

- A. Permitted Uses. Those uses listed as permitted uses in the underlying district.
- B. Conditional Uses. Those uses listed as conditional uses in the underlying district provided a conditional use permit is obtained per Chapter 17.68. (Prior code § 11.018.540)

17.52.320 Authority to modify zoning district development standards.

- A. The following development standards of the underlying zoning district(s) may be modified or eliminated in a cluster subdivision: minimum lot width; the front, rear and side yard setbacks; and building height.
- B. The minimum lot size in a cluster subdivision may be reduced to no less than fifty (50) percent of minimum lot size required in the underlying zoning district. (Prior code § 11.018.550)

17.52.330 Information provided on plats for cluster subdivisions. Subdivisions utilizing the cluster approach shall include the following data on the face of the subdivision plat:

- A. Outlines of all building envelopes;
- B. Number of housing units in each building;
- C. Number of buildings on each lot;
- D. Size and dimensions of all proposed lots;
- E. Building setback lines;
- F. Open space areas. (Prior code § 11.018.560)

17.52.340 Compliance with approved final plat. Any development or land division which fails to conform to the final plat as approved constitutes a violation of this chapter. (Prior code § 11.018.570)

17.52.350 Review criteria for cluster subdivisions. Proposals for cluster subdivisions shall be reviewed on the following criteria:

- A. That the requirements under RCW 58.17 and other city ordinances have been satisfied;
- B. That the development is consistent with the policies of the comprehensive development plan; and
- C. The compatibility of the development and its uses with the surrounding vicinity.

The planning commission and/or the city council may require amendments, deletions or modifications to the proposed cluster subdivision as necessary to ensure the review criteria are met. (Prior code § 11.018.580)