Title 17

ZONING*

Chapters:
17.04 General Provisions
17.08 Definitions
17.12 Use Districts
17.16 R-1 Single-Family Low Density District
17.24 R-2 Mixed-Family Medium Density Residential District
17.28 R-3 Multifamily Residential District
17.32 CB Central Business District
17.36 TC Tourist Commercial District
17.40 TRC Traffic Commercial District
17.44 GI General Industrial District
17.46 LI Light Industrial District
17.48 PU Public Use District
17.52 District Use Chart
17.56 General Use District Regulations and Standards
17.60 Off-Street Parking Requirements
17.64 Conditional Use Permits
17.68 Home Businesses
17.72 Recreational Vehicle Parks
17.76 Mobilehome Parks
17.80 Nonconforming Uses and Structures
17.84 Administration and Enforcement
17.88 Variances
17.92 Appeals

Chapter 17.04

GENERAL PROVISIONS

Sections:
17.04.010 Title.
17.04.020 Purpose.
17.04.030 Authority.
17.04.040 Compliance.
17.04.050 Scope.
17.04.060 Map and zoning adopted by reference.

17.04.010 Title.
This title shall be known as the “Bridgeport Zoning Ordinance.” (Ord. 475 § 1 (part), 1996)

17.04.020 Purpose.
The general purposes of this title are to promote the public health, safety, general welfare and interest in the city by:
A. Establishing a desirable pattern of land use that reflects the needs of the residents of the city;
B. Insuring the efficient use of public investment in community facilities, roads and utilities;
C. Providing clear and stable guidelines for public and private development;
D. Providing flexible means to stimulate creativity while maintaining sufficient control to achieve the objectives of the city’s comprehensive plan;
E. Establishing adequate building setback and regulations to insure adequate light, air and open space as well as preventing the spread of fire;
F. Providing for residential, commercial, recreational and industrial sites that satisfy the needs of the residents of the city;
G. Preventing and abating conditions considered by the city and its residents to be nuisances that degrade the value of property and quality of life;
H. Furthering the goals and policies of the city’s comprehensive plan;
I. Complying with the provisions of RCW Chapter 35A.63 and the Growth Management Act, both as amended. (Ord. 475 § 1 (part), 1996)

17.04.030 Authority.
The ordinance codified in this title is adopted pursuant to the provisions of the RCW Chapter 35A.63, as amended, which empowers the city to enact a zoning ordinance and provide for its administration and amendment. (Ord. 475 § 1 (part), 1996)

17.04.040 Compliance.
After the effective date of the ordinance codified in this title, no building or structure shall be erected, reconstructed, altered or relocated; nor shall any building, structure or premises be used for any purpose unless such action is in compliance with the provisions of this title. (Ord. 475 § 1 (part), 1996)

17.04.050 Scope.
This title shall apply to all lands located within the city of Bridgeport to the extent authorized under the constitution and laws of the state of Washington and of the United States. (Ord. 475 § 1 (part), 1996)
17.04.060 Map and zoning adopted by reference.

The ordinance codified in this title shall consist of the text of this title and a zoning map marked “Bridgeport Zoning Map.” The map includes the text thereon and the certification pursuant to Section 17.12.020 of the Bridgeport Municipal Code, all of which by this reference are made a part hereof. Such ordinance and each and all of its terms are to be read and interpreted in the light of the commitments of the zoning map. If any conflict between the zoning map and text should arise, the text of the ordinance codified in this title shall prevail. (Ord. 476 § 2, 1996)

Chapter 17.08

DEFINITIONS

Sections:
17.08.010 Definitions generally.
17.08.020 Accessory use or building.
17.08.030 Administrator or zoning administrator.
17.08.035 Adult book/novelty store.
17.08.040 Adult family home.
17.08.050 Agriculture.
17.08.060 Alley.
17.08.070 Animal shelter.
17.08.080 Automobile wrecking yard.
17.08.090 Bed and breakfast.
17.08.100 Boarding home and congregate care facilities.
17.08.110 Buildable area.
17.08.120 Building.
17.08.130 Building coverage.
17.08.140 Building height.
17.08.150 Building line.
17.08.160 Bus stop.
17.08.170 Bus terminal.
17.08.180 City.
17.08.190 City council.
17.08.200 Comprehensive plan.
17.08.210 Convalescent center or nursing home.
17.08.220 Corner lot.
17.08.230 Day care center.
17.08.240 Day care home.
17.08.250 Density.
17.08.260 Dish antenna.
17.08.270 Drive-in restaurant.
17.08.280 Duplex.
17.08.290 Dwelling, multifamily.
17.08.300 Dwelling, single-family.
17.08.310 Dwelling unit.
17.08.320 Family.
17.08.330 Fence.
17.08.340 Floor area.
17.08.350 Floor, finished.
17.08.360 Functional disabilities, people with.
17.08.370 Farmers market.
17.08.380 Grade.
17.08.390 Group home.
17.08.400 Halfway house.
17.08.410 Hazardous waste.
17.08.420 Hazardous waste storage.
17.08.430 Hazardous waste treatment.
17.08.440 Hazardous waste treatment and storage facility, off-site.
17.08.450 Hazardous waste treatment and storage facility, on-site.
17.08.460 Height, building.
17.08.470 Home business.
17.08.480 Hotel.
17.08.490 Impervious surface.
17.08.500 Junkyard.
17.08.510 Kennel.
17.08.520 Lodging house.
17.08.530 Lot.
17.08.540 Lot area.
17.08.550 Lot coverage.
17.08.560 Lot line.
17.08.570 Lot line, front.
17.08.580 Lot line, rear.
17.08.590 Lot line, side.
17.08.600 Lot line, side street.
17.08.610 Lot, through.
17.08.620 Lot width.
17.08.630 Manufactured home, HUD certified.
17.08.640 Mobilehome park.
17.08.650 Mobile/manufactured home, state certified.
17.08.660 Modular home.
17.08.670 Motel.
17.08.680 Microbrewery/ winery.
17.08.690 Ministorage.
17.08.700 Nonconforming lot.
17.08.710 Nonconforming structure.
17.08.720 Nonconforming use.
17.08.730 Nursery, greenhouse.
17.08.740 Person.
17.08.750 Planning commission.
17.08.760 Preschool, agency.
17.08.770  Professional office.
17.08.780  Recreational facilities.
17.08.790  Recreational vehicle.
17.08.800  Recreational vehicle park.
17.08.810  Recreational vehicle site.
17.08.820  Recycling center.
17.08.830  Recycling drop station.
17.08.840  Residential care facility.
17.08.850  Setback.
17.08.860  Sign.
17.08.870  Small appliance.
17.08.880  Small engine repair.
17.08.890  Storage facilities, bulk.
17.08.900  Street.
17.08.910  Structural alteration.
17.08.920  Structure.
17.08.930  Transportation facility.
17.08.940  Triplex.
17.08.950  Use.
17.08.960  Use, multifamily.
17.08.970  Vocational school.
17.08.980  Warehouse.
17.08.990  Yard.
17.08.994  Zoning district.
17.08.998  Zoning map.

17.08.010  Definitions generally.
A. For the purpose of this title, unless it is plainly evident from the context that a different meaning is intended, certain words and terms herein are defined. The word “shall” is always mandatory, words in present tense include the future, the singular includes the plural, and plural includes the singular.
B. Words not defined herein shall be construed as defined in the city of Bridgeport building code and if not defined therein, as generally construed from the common meaning of the word. (Ord. 475 § 1 (part), 1996)

17.08.020  Accessory use or building.
“Accessory use” or “accessory building” means a subordinate use, structure, building or portion of a building located on the same parcel of land as the main use or building to which it is accessory. Accessory buildings shall contain no habitable dwelling space, nor shall they exceed fifteen feet in height, unless otherwise specifically provided by other provisions of this title. (Ord. 475 § 1 (part), 1996)

17.08.030  Administrator or zoning administrator.
“Administrator” or “zoning administrator” means the city clerk-treasurer of the city of Bridgeport, or his or her designee, responsible for administering and enforcing this title. (Ord. 475 § 1 (part), 1996)
17.08.035 Adult book/novelty store.
“Adult book/novelty store” means a retail business conducting the sale of books, magazines, or other products that are sold for the purpose of sexual pleasure or entertainment. (Ord. 475 § 1 (part), 1996)

17.08.040 Adult family home.
“Adult family home” means a facility licensed pursuant to Chapter 70.128 RCW as the same exists now or may hereafter be amended. At the time that this title was adopted the RCW defined adult family home as “a regular family abode in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.” (Ord. 475 § 1 (part), 1996)

17.08.050 Agriculture.
“Agriculture” means the tilling of soil, raising of crops and horticulture, except that, vegetable gardens occupying less than five thousand square feet and up to ten fruit trees are exempt from this definition. (Ord. 475 § 1 (part), 1996)

17.08.060 Alley.
“Alley” means a narrow public right-of-way which affords only a secondary means of access to property abutting thereon. (Ord. 475 § 1 (part), 1996)

17.08.070 Animal shelter.
“Animal shelter” means a building or structure (including outdoor fenced cages or yards) for the care of lost, abandoned, homeless or injured animals, whether domestic or wild. (Ord. 475 § 1 (part), 1996)

17.08.080 Automobile wrecking yard.
“Automobile wrecking yard” means an area in which is conducted the dismantling and/or wrecking of used motor vehicles, machinery or trailers, or the storage or sale of dismantled, obsolete or wrecked vehicles or parts, or the storage of motor vehicles unable to be moved under the power of the vehicle. (Ord. 475 § 1 (part), 1996)

17.08.090 Bed and breakfast.
“Bed and breakfast” means an owner-occupied single-family dwelling in which not more than two bedrooms for not more than six guests total are rented for money or other consideration to the traveling public. Only one meal, breakfast, may be served at a bed and breakfast. (Ord. 475 § 1 (part), 1996)

17.08.100 Boarding home and congregate care facilities.
A “boarding home” means any home or other institution which is advertised, announced or maintained for the express or implied purpose of providing lodging, meal service, personal care for three or more elderly and/or people with functional disabilities, not related by blood or marriage to the operator, whether or not they receive public assistance. Such facilities shall be licensed by the state and shall include congregate care facilities which are facilities operated under contract with the state. (Ord. 475 § 1 (part), 1996)

17.08.110 Buildable area.
“Buildable area” means the space remaining on a lot after the minimum open space requirements (coverage, yards, setbacks) have been met. (Ord. 475 § 1 (part), 1996)
17.08.120  Building.
“Building” means a structure built for the support, shelter or enclosure of persons, animals or property of any kind. (Ord. 475 § 1 (part), 1996)

17.08.130  Building coverage.
“Building coverage” means the amount of land covered or permitted to be covered by a building or buildings, usually measured in terms of percentage of a lot. (Ord. 475 § 1 (part), 1996)

17.08.140  Building height.
“Building height” means the vertical distance measured from the average elevation of the native grade adjacent to the building foundation, to the highest point of the roof, excluding chimneys, antennas, and other secondary roof structures. (Ord. 475 § 1 (part), 1996)

17.08.150  Building line.
“Building line” means a line, fixed parallel to the lot line, beyond which a building cannot extend. (Ord. 475 § 1 (part), 1996)

17.08.160  Bus stop.
“Bus stop” means a facility where bus passengers are picked up and dropped off, including waiting areas but not service or storage facilities for busses. (Ord. 475 § 1 (part), 1996)

17.08.170  Bus terminal.
“Bus terminal” means a facility used for the storage and service of busses. (Ord. 475 § 1 (part), 1996)

17.08.180  City.
“City” means the city of Bridgeport, Washington. (Ord. 475 § 1 (part), 1996)

17.08.190  City council.
“City council” means the duly elected city council of the city of Bridgeport, WA. (Ord. 475 § 1 (part), 1996)

17.08.200  Comprehensive plan.
“Comprehensive plan” means the comprehensive land use plan of the city of Bridgeport. (Ord. 475 § 1 (part), 1996)

17.08.210  Convalescent center or nursing home.
“Convalescent center or nursing home” means a state-licensed facility, other than a home, used to house and provide nursing, dietary and other personal services for the elderly and people with functional disabilities. (Ord. 475 § 1 (part), 1996)

17.08.220  Corner lot.
“Corner lot” means a lot located at the intersection of two or more streets having an angle of intersections of not more than one hundred thirty-five degrees. (Ord. 475 § 1 (part), 1996)
17.08.230 Day care center.
“Day care center” means a state-licensed agency which regularly provides care for a group of children for periods of less than twenty-four hours in a place of business other than a residence. For the purposes of this title, a day care center may include pre-school activity. (Ord. 475 § 1 (part), 1996)

17.08.240 Day care home.
“Day care home” means the residence of a state-licensed day care provider who regularly provides day care for not more than twelve children in the family living quarters. For the purposes of this title, a day care home may include pre-school activity. (Ord. 475 § 1 (part), 1996)

17.08.250 Density.
“Density” means the average number of dwelling units per acre (dua). (Ord. 475 § 1 (part), 1996)

17.08.260 Dish antenna.
“Dish antenna” means a structure designed to receive radio or television signals from communication satellites. (Ord. 475 § 1 part), 1996)

17.08.270 Drive-in restaurant.
“Drive-in restaurant” means an eating establishment that provides for the ordering and pick-up of food from the window of a vehicle. (Ord. 475 § 1 part), 1996)

17.08.280 Duplex.
“Duplex” means a building designed or arranged to be occupied by two families living independently, the structure having only two dwelling units. (Ord. 475 § 1 (part), 1996)

17.08.290 Dwelling, multifamily.
“Multifamily dwelling” means a building containing more than three dwelling units. (Also, see definition for Use, multifamily.) (Ord. 475 § 1 (part), 1996)

17.08.300 Dwelling, single-family.
“Single-family dwelling” means a detached building containing one dwelling unit. (Ord. 475 § 1 (part), 1996)

17.08.310 Dwelling unit.
“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family as defined in this title. (Ord. 475 § 1 (part), 1996)

17.08.315 Essential Public Facilities.
Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.
17.08.320 Family.

“Family” means an individual, or two or more persons related by blood, marriage, adoption or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than two additional persons excluding servants; or a group of not more than three unrelated persons living together in a dwelling unit. Persons with functional disabilities, as defined in this title, shall be considered the same as related individuals. (Ord. 475 § 1 (part), 1996)

17.08.330 Fence.

“Fence” means any arrangement of wood, stone, brick, metal, chain link, or other similar material running around, along, or by the side of any open area to prevent or restrict passage or to mark a boundary, provided that fences composed solely of live shrubbery or plantings shall not be included under this definition. “Fence” does not include the use of materials that are not generally used and/or sold specifically for fencing, such as plywood, metal or fiberglass roofing panels, or other similar materials. (Ord. 475 § 1 (part), 1996)

17.08.340 Floor area.

“Floor area” means the total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, stairways, elevator shafts, attached garages, porches, basements and balconies. (Ord. 475 § 1 (part), 1996)

17.08.350 Floor, finished.

“Finished floor” means the finished horizontal base of any story of a dwelling unit, or group of dwelling units, that meets all building code requirements for a habitable space. (Ord. 475 § 1 (part), 1996)

17.08.360 Functional disabilities, people with.

“People with functional disabilities” means:

A. A person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:
   1. Needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living, or
   2. Needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible, or
   3. Having a physical or mental impairment which substantially limits one or more of such person’s major life activities, or
   4. Having a record of having such an impairment; and

B. A person being regarded as having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance. (Ord. 475 § 1 (part), 1996)

17.08.370 Farmers market.

“Farmers market” means a site used for the retail sale of fresh agricultural products, grown either on or off site, but may include as incidental and accessory to the principle use, the sale of factory sealed or pre-packaged food products and some limited nonfood items. This definition does not include the regular sale of livestock. (Ord. 475 § 1 (part), 1996)

17.08.380 Grade.

“Grade” (adjacent ground elevation) is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is
more than five feet from the building, between the building and a line five feet from the building. (Ord. 475 § 1 (part), 1996)

17.08.390 Group home.
“Group home” means a place for dependent or predelinquent children which provides special care in a homelike environment. This definition does not include homes of this nature for three or fewer persons (excluding house parents). (Ord. 475 § 1 (part), 1996)

17.08.400 Halfway house.
“Halfway house” means a home for juvenile delinquents or adult offenders leaving correctional and/or mental institutions or rehabilitation centers for alcohol and/or drug users. (Ord. 475 § 1 (part), 1996)

17.08.410 Hazardous waste.
“Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW 70.105.010. (Ord. 475 § 1 (part), 1996)

17.08.420 Hazardous waste storage.
“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by state dangerous waste regulation, WAC Chapter 173-303. (Ord. 475 § 1 (part), 1996)

17.08.430 Hazardous waste treatment.
“Hazardous waste treatment” means the physical, chemical or biological processing of dangerous wastes to make them less dangerous, safer for transport, amenable for storage, or reduced in volume. (Ord. 475 § 1 (part), 1996)

17.08.440 Hazardous waste treatment and storage facility, off-site.
“Off-site hazardous waste treatment and storage facility” means those treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located. These facilities must comply with the state siting criteria as adopted in accordance with 70.105 RCW as the same exists or may be hereafter amended. (Ord. 475 § 1 (part), 1996)

17.08.450 Hazardous waste treatment and storage facility, on-site.
“On-site hazardous waste treatment and storage facility” means those treatment and storage facilities which treat and store hazardous wastes generated on the same, or on geographically contiguous, or bordering property. These facilities must comply with the state siting criteria adopted in accordance with 70.105 RCW as the same exists or may be hereafter amended. (Ord. 475 § 1 (part), 1996)

17.08.460 Height, building.
“Building height” means the vertical distance above the average existing grade measured to the highest point of the building. The height of a stepped or terraced building is the maximum height of any segment of the building. (Ord. 475 § 1 (part), 1996)

17.08.470 Home business.
“Home business” means the use of a dwelling unit or any of its accessory structures for lawful and gainful employment involving the manufacture, provision or sale of goods and/or services in the home, and meeting the standards and restriction of Chapter 17.68 of this title. (Ord. 98-497 § 1, 1998; Ord. 475 § 1 (part, 1996)
17.08.480 Hotel.
“Hotel” means a nonresidential building containing three or more guest rooms where lodging, with or without meals, is provided and where no provision is made for cooking in any individual room or suite. (Ord. 475 § 1 (part), 1996)

17.08.490 Impervious surface.
“Impervious surface” means any material or structure that prevents the natural absorption of water into the earth. (Ord. 475 § 1 (part), 1996)

17.08.500 Junkyard.
“Junkyard” means any lot, parcel, tract of land, building, structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal, vehicular parts, glass, used building materials, household appliances, brush, wood or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor or recreational vehicles or any other type of junk. This definition shall not include recycling drop-off stations. (Ord. 475 § 1 (part), 1996)

17.08.510 Kennel.
“Kennel” means any premises or building commercial establishment (including a residence) in which dogs or other domestic animals are housed, kept, groomed, bred, boarded, trained or sold. (Ord. 475 § 1 (part), 1996)

17.08.520 Lodging house.
“Lodging house” means a residential building where lodging with or without meals is provided for a fee for three or more persons in addition to members of the family occupying such building and no more than ten persons on a permanent or semipermanent basis. (Ord. 475 § 1 (part), 1996)

17.08.530 Lot.
“Lot” means the basic development unit; an area with fixed boundaries shown on a final plat or short plat officially recorded in the Douglas County auditor’s office; or which is a legally recognized prior division or parcel under the provisions of the city of Bridgeport’s subdivision or short subdivision ordinance. (Ord. 475 § 1 (part), 1996)

17.08.540 Lot area.
“Lot area” means the total horizontal land area (generally measured in square footage) within the lot lines of a lot. (Ord. 475 § 1 (part), 1996)

17.08.550 Lot coverage.
“Lot coverage” means the building coverage plus the amount of land covered or permitted to be covered by improvements that create impervious surfaces, and by driveways and parking areas, usually measured in terms of percentage of total lot area. (Ord. 475 § 1 (part), 1996)

17.08.560 Lot line.
“Lot line” means the property line bounding a lot.
(Ord. 475 § 1 (part), 1996)
17.08.570 Lot line, front.
“Front lot line” means the property line separating the lot from the street upon which a building has its official address, except, for corner lots, the shorter of the two street-side lot lines shall be considered as the front lot line. If both street frontages are the same length, the official address shall determine which is front. (Ord. 475 § 1 (part), 1996)

17.08.580 Lot line, rear.
“Rear lot line” means the property line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line. (Ord. 475 § 1 (part), 1996)

17.08.590 Lot line, side.
“Side lot line” means any property line not a front or rear lot line. (Ord. 475 § 1 (part), 1996)

17.08.600 Lot line, side street.
“Side street lot line” means a side lot line on a corner lot that runs parallel with a street. This line shall always be equal to or longer than the front lot line. (Ord. 475 § 1 (part), 1996)

17.08.610 Lot, through.
“Through lot” means a lot having street frontage in both the front and rear. (Ord. 475 § 1 (part), 1996)

17.08.620 Lot width.
“Lot width” means the average horizontal distance between the side lot lines, ordinarily measured at the front building line. (Ord. 475 § 1 (part), 1996)

17.08.625 Designated Manufactured Home.
“Designated manufactured home” means a manufactured home that meets the following:
   A. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
   B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal or similar roof of not less than 3:12 pitch;
   C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single family residences; and
   D. Is not older than fifteen (15) years.

17.08.630 Manufactured home, HUD certified.
“HUD certified manufactured home” means a manufactured home built within the last fifteen (15) years and having affixed to it a certification of the U.S. Department of Housing and Urban Development (HUD). For zoning purposes, structures that meet this definition and the design standards of the district shall be allowed as if they were built on-site.

17.08.640 Mobilehome park.
“Mobilehome, Manufactured Home park” means a parcel of land under single ownership used for or available for rent for the placement of two or more mobile or manufactured homes used as dwellings and meeting the certification requirements of this title.
17.08.650 Mobile home
“State-certified mobile/manufactured home” means a structure manufactured within the last fifteen (15) years and having affixed to it an insignia of the Washington State Department of Labor and Industries indicating that it is an approved mobile or manufactured home meeting fire and safety inspections and certification. Structures meeting this definition but not the definition for a “HUD certified manufactured home” shall be allowed in the city but only in an approved mobilehome park. Mobile or manufactured homes not meeting this definition shall not be allowed to locate within the city.

17.08.660 Modular home.
A residential structure which meets the requirements of the Washington State Building Code, as amended, and is constructed in a factory and transported to the building sites in modules and assembled on site.

17.08.670 Motel.
“Motel” means a hotel designed to accommodate the automobile tourist and provide parking conveniently located near each guest room. Facilities may include kitchenettes in the room for temporary cooking use. (Ord. 475 § 1 (part), 1996)

17.08.680 Microbrewery/winery.
“Microbrewery/winery” means a plant where beer and/or wine is annually produced on a scale of two hundred fifty thousand gallons or less. (Ord. 475 § 1 (part), 1996)

17.08.690 Ministorage.
“Ministorage” means a building(s) or site used for temporary indoor or outdoor storage on a commercial basis (excluding the storage of hazardous materials and waste). (Ord. 475 § 1 (part), 1996)

17.08.700 Nonconforming lot.
“Nonconforming lot” means a lot, the area, width and other dimensional characteristics of which fail to meet the minimum requirements of the zoning district in which it is located and was a conforming lot at the time it was created. (Ord. 475 § 1 (part), 1996)

17.08.710 Nonconforming structure.
“Nonconforming structure” means a legally established structure existing at the time the ordinance codified in this title or any amendment thereto becomes effective which does not conform to the lot size, yard, height or lot coverage requirements of the district in which it is located. (Ord. 475 § 1 (part), 1996)

17.08.720 Nonconforming use.
“Nonconforming use” means a legally established use existing at the time the ordinance codified in this title or any amendment thereto becomes effective which does not conform to the use requirements of the district in which it is located. (Ord. 475 § 1 (part), 1996)

17.08.730 Nursery, greenhouse.
“Nursery/greenhouse” means a facility, structure or use of land for the commercial production of bedding plants, street stock or associated horticultural products. (Ord. 475 § 1 (part), 1996)
17.08.740  Person.
“Person” means an individual, firm, partnership, association, corporation, estate, trust, receiver, syndicate, branch of government, social or fraternal organization, or any group or combination acting as a legal entity, and including representative(s) thereof. (Ord. 475 § 1 (part), 1996)

17.08.750  Planning commission.
“Planning commission” means the planning commission of the city. (Ord. 475 § 1 (part), 1996)

17.08.760  Preschool, agency.
“Agency preschool” means a place where prekindergarten children are taught that meets all state requirements to conduct such activity. (Ord. 475 § 1 (part), 1996)

17.08.770  Professional office.
“Professional office” means an office occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers and surveyors, and persons engaged in other similar occupations. (Ord. 475 § 1 (part), 1996)

17.08.780  Recreational facilities.
“Recreational facilities” means a structure or use designed to provide indoor or outdoor recreation opportunities for the public. (Ord. 475 § 1 (part), 1996)

17.08.790  Recreational vehicle.
“Recreational vehicle” means a vehicular type unity primarily designed for recreational camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, folding camper trailer, park trailer, truck, motor home and/or multiuse vehicle.

17.08.800  Recreational vehicle park.
“Recreational vehicle park” means a tract of land under single ownership or control upon which two or more recreational vehicle sites are located, established or maintained for occupancy by the general public as temporary living quarters. (Ord. 475 § 1 (part), 1996)

17.08.810  Recreational vehicle site.
“Recreational vehicle site” means a plot of ground within a recreational vehicle park available for accommodation of a recreational vehicle for thirty consecutive days or fewer unless an extension of this time period is granted in accordance with Section 17.72.020 of this title. (Ord. 475 § 1 (part), 1996)

17.08.820  Recycling center.
“Recycling center” means a facility where discarded recyclable products such as aluminum and tin cans, glass, paper, and other similar individual consumer products are deposited and stored for future reprocessing (excluding drop stations). (Ord. 475 § 1 (part), 1996)

17.08.830  Recycling drop station.
“Recycling drop station” means a facility or area for consumer deposit of small recyclable household items (glass, paper, aluminum, etc.) in enclosed containers which are collected and emptied on a regular basis without processing, crushing or other handling, and which does not create a nuisance due to odor, noise, appearance, rodent or bug attraction. (Ord. 475 § 1 (part), 1996)
17.08.840 **Residential care facility.**
“Residential care facility” means a facility not otherwise meeting the definition of an adult family home or nursing home that provides limited nursing services and personal care for people with functional disabilities pursuant to Chapter 70.128 RCW as the same exists now or may be hereafter amended. Examples of residential care facilities include but are not limited to state-licensed boarding homes, congregate care facilities, group care facilities, foster family homes and assisted living facilities. (Ord. 475 § 1 (part), 1996)

17.08.850 **Setback.**
“Setback” means the required distance between structures and all lot lines. (Ord. 475 § 1 (part), 1996)

17.08.860 **Sign.**
“Sign” means an identification, description, illustration or device which is affixed to or represented, directly or indirectly, upon a structure or land, and which directs attention to a product, service, place, activity, person, institution, business or profession. (Ord. 475 § 1 (part), 1996)

17.08.870 **Small appliance.**
“Small appliance” means indoor household appliances weighing fifty pounds or less that can be hand-carried by one person. (Ord. 475 § 1 (part), 1996)

17.08.880 **Small engine repair.**
“Small engine repair” means and includes the repair of lawnmowers, chainsaws and similar size equipment. (Ord. 475 § 1 (part), 1996)

17.08.890 **Storage facilities, bulk.**
“Bulk storage facilities” means either enclosed or outdoor areas designed for the storage of either large quantities of materials or materials of a large size. (Ord. 475 § 1 (part), 1996)

17.08.900 **Street.**
“Street” means a public right-of-way for roadway, sidewalk and utility installation. (Ord. 475 § 1 (part), 1996)

17.08.910 **Structural alteration.**
“Structural alteration” means any change to the supporting members of a structure including but not limited to foundations, bearing walls or partitions, columns, beams, girders, trusses or any structural change in the roof or exterior walls. (Ord. 475 § 1 (part), 1996)

17.08.920 **Structure.**
“Structure” means anything constructed or erected on the ground, or which is attached to something located on the ground. The term includes buildings, radio and TV towers, sheds and signs. The term does not include residential fences and retaining walls less than six feet in height, rockeries, sidewalks and other paved surfaces, and similar improvements of a minor character. (Ord. 475 § 1 (part), 1996)

17.08.930 **Transportation facility.**
“Transportation facility” means a structure or use designed to provide services and support for persons using public conveyance. (Ord. 475 § 1 (part), 1996)
17.08.940  **Triplex.**

“Triplex” means a building designed or arranged to be occupied by three families living independently, the structure having only three dwelling units. (Ord. 475 § 1 (part), 1996)

17.08.950  **Use.**

“Use” means the purpose for which land or a structure is primarily designed, arranged or intended; or for which it is primarily occupied or maintained. (Ord. 475 § 1 (part), 1996)

17.08.960  **Use, multifamily.**

“Multifamily use” means:
1. Two or more single-family dwellings; or
2. Two or more duplexes, triplexes or multifamily dwellings; or
3. Any combination of two or more of the above located on a single lot and under common or condominium ownership. (Ord. 475 § 1 (part), 1996)

17.08.970  **Vocational school.**

“Vocational school” means a school for educating, training or retaining persons in a trade, vocation or other technical field. (Ord. 475 § 1 (part), 1996)

17.08.980  **Warehouse.**

“Warehouse” means a structure used for the storage of goods and materials. (Ord. 475 § 1 (part), 1996)

17.08.990  **Yard.**

“Yard” means an open space on a lot which is unobstructed from the ground upward except as otherwise provided for in this title. (Ord. 475 § 1 (part), 1996)

17.08.994  **Zoning district.**

“Zoning district” means a section of the city designated in this title in which requirements of the use of land and building and development standards are prescribed. (Ord. 475 § 1 (part), 1996)

17.08.998  **Zoning map.**

“Zoning map” means the official zoning map of the city of Bridgeport as the same exists or may be hereafter amended delineating the boundaries of zoning districts which, along with the text of this title, comprise the zoning ordinance of the city. (Ord. 475 § 1 (part), 1996)

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**Chapter 17.12**

**USE DISTRICTS**

Sections:
- 17.12.010  Use districts and regulations established.
- 17.12.020  Zoning map.
- 17.12.030  Interpretation of zoning map.
17.12.010  Use districts and regulations established.
Use districts and standards specific to each district are established for use throughout the city and are described in Chapter 17.16 through Chapter 17.48 of this title. For each district, the allowed uses are shown in the district use chart contained in Chapter 17.52. Required setback, height, density, lot coverage, and other requirements are shown in Chapter 17.56. Parking requirements are listed in Chapter 17.60. (Ord. 475 § 1 (part), 1996)

17.12.020  Zoning map.
The location and boundaries of the districts designated in this title are established as shown on the map entitled the “Bridgeport zoning map.” The zoning map shall be adopted by ordinance with the ordinance number shown thereon, the date adopted, and shall be signed by the mayor. The signed map shall be maintained on display at City Hall and considered a part of this title. The zoning map may be amended as set forth in this title. (Ord. 475 § 1 (part), 1996)

17.12.030  Interpretation of zoning map.
Where uncertainty exists as to the boundaries of districts as shown on the Bridgeport zoning map, the following rules shall apply:
A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed as following such centerlines;
B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
C. Boundaries indicated as approximately following the corporate limits of the city shall be construed as following the corporate limits of the city;
D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
E. Boundaries indicated as following shorelines shall be construed as following such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, lakes, or other bodies of water shall be construed to follow such centerline;
F. Boundaries indicated as parallel to or extensions of features indicated in subsections A through E above shall be so construed. Distances not specifically indicated on the Bridgeport zoning map shall be determined by the scale of the map;
G. Where physical or cultural features existing on the ground are at variance with those shown on the Bridgeport zoning map or in other circumstances not covered by subsections A through F above, the administrator shall interpret the district boundaries. (Ord. 475 § 1 (part), 1996)

Chapter 17.16

R-1 SINGLE-FAMILY LOW DENSITY DISTRICT

Sections:
17.16.010  Purpose.
17.16.020  Allowed uses.
17.16.030  Signs.
17.16.040 Minimum design standards.

17.16.010 Purpose.
The purpose of the single-family low density district (formerly titled “A agricultural district”) is to provide for low density residential use in those areas where existing lots are platted at or more than ten thousand square feet, and in unplatted areas designated by the comprehensive plan for single-family residential use. Maximum density shall be four dwelling units per acre. (Ord. 475 § 1 (part), 1996)

17.16.020 Allowed uses.
Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52, under Allowed Uses. In general, allowed uses shall include single-family residences, parks and family day care. Prohibited uses include duplexes and other higher density residential uses, and all commercial and industrial uses. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. (Ord. 475 § 1 (part), 1996)

17.16.030 Signs.
A. In this district, the following signs shall be permitted:
   1. One name plate for each dwelling unit, not more than three square feet in area;
   2. One temporary sign advertising the sale, lease or rental of the property on which it is located, of not more than six square feet in area;
   3. Signs expressing personal or political opinions for an upcoming election, or endorsing a political candidate; however, they shall not exceed three square feet in area and must be removed within one week of the close of the elections for which they are addressed.
B. No signs in this district shall be illuminated.
(Ord. 475 § 1 (part), 1996)

17.16.040 Minimum design standards.
The following standards apply to all residential structures to be placed outside of a mobilehome park within this district, both site built or structures transported to the site to be erected as residential dwellings:
A. Construction shall meet applicable building codes (see Sections 17.56.090 and 17.56.100);
B. Exterior siding must be similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
C. Roof pitch must be a minimum three in twelve;
D. Minimum overall width and length is seventeen feet with a minimum floor area of eight hundred square feet excluding porches, decks, patios or other attached accessory structures;
E. The bottom of supporting members of the lowest finished floor (normally the floor joists) of a residence shall not exceed an average of fifteen inches above grade as measured at the center of each external wall of the structure. Structures shall be pit-set and/or backfilled to achieve this in order to maintain required crawl space. Structures with basements or below-grade floorspaces shall be considered as meeting this requirement since the lowest finished floor is below ground level. (Ord. 475 § 1 (part), 1996)
Chapter 17.24

R-2 MIXED-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:
17.24.010 Purpose.
17.24.020 Allowed uses.
17.24.030 Signs.
17.24.040 Minimum design standards.
17.24.050 Multifamily development design standards.
17.24.060 Multifamily development—Contact person.

17.24.010 Purpose.
The purpose of the mixed-family residential designation (formerly titled “R1 residential district”) is to provide for the development of a mixture of housing needs that have low to medium levels of density. This district allows both single-family residences and multifamily dwellings; however, multifamily dwellings are required to have larger minimum lot sizes to preserve an overall density between that of the single-family residential district and the multifamily residential district. In no case shall overall density exceed eight dwelling units per acre. Additionally, the Bridgeport Shoreline Master Program shall be consulted to determine any additional restrictions that apply to portions of this district that may be located within shorelines jurisdiction. (Ord. 475 § 1 (part), 1996)

17.24.020 Allowed uses.
Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses shall include single-family residences, duplexes, triplexes, family day care and parks. Multifamily dwellings shall be allowed by conditional use permit. All commercial and industrial uses shall be prohibited. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. (Ord. 475 § 1 (part), 1996)

17.24.030 Signs.
A. In this district, the following signs shall be permitted:
   1. One name plate for each dwelling unit, not more than three square feet in area;
   2. One temporary sign advertising the sale, lease or rental of the property on which it is located, of not more than six square feet in area;
   3. Signs expressing personal or political opinions for an upcoming election, or endorsing a political candidate; however, they shall not exceed three square feet in area and must be removed within one week of the close of the elections for which they are addressed;
   4. One sign of not more than six square feet in area identifying, by name, a multifamily complex of four units or more which may be illuminated by directional lighting attached directly to the edge of the sign and directed only at the sign itself;
   5. Signs for parking areas of a multifamily complex used for parking and traffic control, and compliance with the Americans With Disabilities Act.

B. No signs in this district shall be illuminated except as indicated under subsection (A)(4) of this section. (Ord. 475 § 1 (part), 1996)
17.24.040 Minimum design standards.

The following standards apply to all residential structures to be placed outside of a mobilehome park within this district, both site built or structures transported to the site to be erected as residential dwellings:

A. Construction shall meet applicable building codes (see Sections 17.56.090 and 17.56.100);
B. Exterior siding must be similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
C. Roof pitch must be a minimum three in twelve;
D. Minimum width and length is fourteen feet (minimum width may have an actual measurement of thirteen feet, six inches) with a minimum floor area of six hundred square feet excluding porches, decks, patios or other attached accessory structures;
E. The bottom of supporting members of the lowest finished floor (normally the floor joists) of a residence shall not exceed an average of fifteen inches above grade as measured at the center of each external wall of the structure. Structures shall be pit-set and/or backfilled to achieve this in order to maintain required crawl space. Structures with basements or below-grade floorspaces shall be considered as meeting this requirement since the lowest finished floor is below ground level. (Ord. 475 § 1 (part), 1996)

17.24.050 Multifamily development design standards.

A. In addition to the above standards, multifamily dwellings in this district shall meet the following standards:
   1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.
   2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.
   3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.
   4. Landscape plans shall be submitted as part of the development application process.
   5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.
B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 475 § 1 (part), 1996)

17.24.060 Multifamily development—Contact person.

A contact person shall be identified who can be contacted and respond within a maximum of thirty minutes at any time of day regarding emergencies or other problems that may occur within a multifamily complex. (Ord. 475 § 1 (part), 1996)
Chapter 17.28

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

17.28.010 Purpose.
17.28.020 Allowed uses.
17.28.030 Signs.
17.28.040 Minimum design standards.
17.28.050 Multifamily development standards.
17.28.060 Multifamily development—Contact person.

17.28.010 Purpose.

The purpose of this district is to provide for the development of higher density residential uses. Density shall not exceed twenty dwelling units per acre. (Ord. 475 § 1 (part), 1996)

17.28.020 Allowed uses.

Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses shall include single-family dwellings, duplexes, triplexes, multifamily uses by conditional use permit, family day care and parks. All commercial and industrial uses are prohibited. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. Additionally, the Bridgeport Shoreline Master Program shall be consulted to determine any additional restrictions that apply to portions of this district that may be located within shorelines jurisdiction. (Ord. 475 § 1 (part), 1996)

17.28.030 Signs.

A. In this district, the following signs shall be permitted:
   1. One name plate for each dwelling unit, not more than three square feet in area;
   2. One temporary sign advertising the sale, lease or rental of the property on which it is located, of not more than six square feet in area;
   3. Signs expressing personal or political opinions for an upcoming election, or endorsing a political candidate; however, they shall not exceed three square feet in area and must be removed within one week of the close of the elections for which they are addressed;
   4. One sign of not more than six square feet in area identifying, by name, a multifamily complex of four units or more which may be illuminated by directional lighting attached directly to the edge of the sign and directed only at the sign itself;
   5. Signs for parking areas of a multifamily complex used for compliance with the Americans With Disabilities Act.

B. No signs in this district shall be illuminated except as indicated under subsection (A)(4) of this section. (Ord. 475 § 1 (part), 1996)

17.28.040 Minimum design standards.

The following standards apply to all residential structures to be placed outside of a mobilehome park within this district, both site built or structures transported to the site to be erected as residential dwellings:

A. Construction shall meet applicable building codes (see Sections 17.56.090 and 17.56.100);
B. Exterior siding must be similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
C. Roof pitch must be a minimum three in twelve;

D. Minimum width and length is seventeen feet with a minimum floor area of six hundred square feet excluding porches, decks, patios or other attached accessory structures;

E. The bottom of supporting members of the lowest finished floor (normally the floor joists) of a residence shall not exceed an average of fifteen inches above grade as measured at the center of each external wall of the structure. Structures shall be pit-set and/or backfilled to achieve this in order to maintain required crawl space. Structures with basements or below-grade floorspaces shall be considered as meeting this requirement since the lowest finished floor is below ground level. (Ord. 475 § 1 (part), 1996)

17.28.050 Multifamily development standards.
A. Multifamily development in this district shall meet the following standards:
   1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.
   2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.
   3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.
   4. Landscape plans shall be submitted as part of the development application process.
   5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.
B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 475 § 1 (part), 1996)

17.28.060 Multifamily development—Contact person.
A contact person shall be identified who can be contacted and respond within a maximum of thirty minutes at any time of day regarding emergencies or other problems that may occur within a multifamily complex. (Ord. 475 § 1 (part), 1996)

Chapter 17.32

CB CENTRAL BUSINESS DISTRICT

Sections:
17.32.010 Purpose.
17.32.020 Allowed Uses.
17.32.030 Minimum design standards.
17.32.010   Purpose.

The purpose of this district (formerly titled “B-1 business district”) is to provide for a concentration of general commercial uses, designed to be pedestrian friendly, most commonly those of a retail nature, such as grocery and hardware stores. Businesses that are oriented specifically to the automobile, such as gas and service stations, are not intended to be included in this designation. The central business district is the retail commercial center of Bridgeport. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. (Ord. 523 § 2 (part), 2001: Ord 475 § 1 (part), 1996)

17.32.020   Allowed Uses.

Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses shall include retail stores, professional offices, Laundromats, restaurants and cafes. Residential use shall be limited to existing single-family residences, and living quarters for persons working in existing businesses where overnight staffing is necessary, provided such living quarters must be contained in the building which houses the business and shall not occupy separate structures. For the purposes of this chapter, “existing single-family residences” shall mean those single-family residential structures, as defined and classified by this title and the UBC, that exist within the district as of the effective date of the ordinance adopting these provisions. This term shall not apply to any structure that has been converted from some other building classification and/or use into a single-family residence; nor shall it apply to any structures that are currently being used as multifamily residential structures, regardless of its existing and/or previous classification and/or use. Hotels and motels are prohibited uses. (Ord. 523 § 2 (part), 2001: Ord 475 § 1 (part), 1996)

17.32.030   Minimum design standards.

A. Commercial uses in this district shall meet the following standards:

1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.

2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.

3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.

4. Landscape plans shall be submitted as part of the development application process.

5. Storm water shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.

6. Where remodels, expansions, rehabilitation and/or replacement of existing single family residences, as described in Section 17.32.020 above, occur, the following minimum standards shall apply:

a. Construction shall meet applicable building codes, including but not limited to, Sections 17.56.090 and 17.56.100;

b. Exterior siding must be similar in appearance to siding material commonly used on conventional site-built uniform building code single-family residences;

c. Roof pitch must be a minimum three in twelve;
d. Minimum width and length is seventeen feet with a minimum floor area of six hundred square feet excluding porches, decks, patios or other attached accessory structures;

e. The bottom supporting members of the lowest finished floor (normally the floor joists) of a residence shall not exceed an average of fifteen inches above grade as measured at the center of each external wall of the structure. Structures shall be pit-set and/or backfilled to achieve this in order to maintain required crawl space. Structures with basements or below-grade floor spaces shall be considered as meeting this requirement since the lowest finished floor is below ground level;

f. The building setbacks and lot dimensional requirements shall be consistent with the R-2 standards described in Section 17.56.020, Table 1;

g. All permitted storage of equipment, product, materials, etc. shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties with a sight-obscuring fence at least six feet, but not exceeding eight feet, in height. Barbed wire may only be used on the portion of a fence that is more than six feet high, and shall not exceed the allowable eight feet in height maximum. Material enclosed within a sight-obscuring fence shall not be placed, stacked or located so as to be visible above the fence. No storage of materials shall be located within any required front yard.

B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 523 § 2 (part), 2001: Ord 475 § 1 (part), 1996)

Chapter 17.36

TC TOURIST COMMERCIAL DISTRICT

Sections:

17.36.010 Purpose.
17.36.020 Allowed uses.
17.36.030 Signs.
17.36.040 Development standards.
17.36.050 Minimum residential design standards.

17.36.010 Purpose.

The purpose of this district is to provide for motels, recreational vehicle parks and other tourist-oriented businesses while at the same time assuring that their development will be compatible with surrounding residential uses. Light industrial uses will not be allowed in this area. (Ord. 475 § 1 (part), 1996)

17.36.020 Allowed uses.

Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses shall include retail stores which are tourist-oriented, such as restaurants, antique stores, bookstores, clothing stores, and beauty shops. Motels and hotels are allowed. Low density residential uses are allowed. Such uses as professional offices, manufacturing and service stations are prohibited. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. Additionally, the Bridgeport Shoreline Master Program shall be consulted to determine any additional restrictions that apply to portions of this district that may be located within shorelines jurisdiction. (Ord. 475 § 1 (part), 1996)
17.36.030 Signs.

In this district, the following signs shall be permitted:

A. Signs related to specific on-site activities shall not exceed thirty-two square feet in surface area. Freestanding signs shall not exceed: six feet in height (sign dimension, e.g., six feet high by five feet wide); and fifteen feet in height (structural, i.e., overall height of sign from ground).

B. Spinners, streamers, pennants, flashing light used for commercial purposes and other attention-getting devices are prohibited, except for temporary events not to exceed a total of thirty days within a calendar year.

C. Whenever feasible signs shall be flush-mounted against existing buildings.

D. Temporary or obsolete signs shall be removed within ten days of elections, closures of businesses, or termination of any other intended function.

E. Lighted signs shall be hooded, shaded or aimed so that direct light of lamps will not result in glare when viewed from surrounding properties or rights-of-way. (Ord. 475 § 1 (part), 1996)

17.36.040 Development standards.

A. All commercial uses in this district shall meet the following standards:

1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.

2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.

3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.

4. Landscape plans shall be submitted as part of the development application process.

5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.

6. All permitted storage of equipment, product, materials, etc. shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties with a sight-obscuring fence at least six feet, but not exceeding eight feet, in height. Barbed wire and/or razor ribbon (security wire) may only be used on the portion of a fence that is more than six feet high, and shall not exceed the allowable eight feet in height maximum. Material enclosed within a sight-obscuring fence shall not be placed, stacked or located so as to be visible above the fence. No storage of materials shall be located within any required front yard.

B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 523 § 4, 2001; Ord. 475 § 1 (part), 1996)

17.36.050 Minimum residential design standards.

The following standards apply to all residential structures to be placed outside of a mobilehome park within this district, both site built or structures transported to the site to be erected as residential dwellings:

A. Construction shall meet applicable building codes (see Sections 17.56.090 and 17.56.100);
B. Exterior siding must be similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
C. Roof pitch must be a minimum three in twelve;
D. Minimum width and length is seventeen feet with a minimum floor area of six hundred square feet excluding porches, decks, patios or other attached accessory structures;
E. The bottom of supporting members of the lowest finished floor (normally the floor joists) of a residence shall not exceed an average of fifteen inches above grade as measured at the center of each external wall of the structure. Structures shall be pit-set and/or backfilled to achieve this in order to maintain required crawl space. Structures with basements or below-grade floorspaces shall be considered as meeting this requirement since the lowest finished floor is below ground level. (Ord. 475 § 1 (part), 1996)

Chapter 17.40

TRC TRAFFIC COMMERCIAL DISTRICT

Sections:
17.40.010 Purpose.
17.40.020 Allowed uses.
17.40.030 Development standards.

17.40.010 Purpose.
The purpose of this designation is to provide for a mix of low-intensity retail and service commercial businesses that are compatible with vehicular traffic. (Ord. 475 § 1 (part), 1996)

17.40.020 Allowed uses.
Allowed in this district shall be such uses as restaurants, professional offices, auto repair and service, most retail and service commercial uses while a few manufacturing uses are allowed by conditional use permit. Residential uses shall not be allowed in this district. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. (Ord. 475 § 1 (part), 1996)

17.40.030 Development standards.
A. All commercial uses in this district shall meet the following standards:
   1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.
   2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.
   3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.
   4. Landscape plans shall be submitted as part of the development application process.
   5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate
filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.

6. All permitted storage of equipment, product, materials, etc. shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties with a sight-obscuring fence at least six feet, but not exceeding eight feet, in height. Barbed wire and/or razor ribbon (security wire) may only be used on the portion of a fence that is more than six feet high, and shall not exceed the allowable eight feet in height maximum. Material enclosed within a sight-obscuring fence shall not be placed, stacked or located so as to be visible above the fence. No storage of materials shall be located within any required front yard.

B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 523 § 5, 2001; Ord. 475 § 1 (part), 1996)

Chapter 17.44

GI GENERAL INDUSTRIAL DISTRICT

Sections:
- 17.44.010 Purpose.
- 17.44.020 Allowed uses.
- 17.44.030 Development standards.

17.44.010 Purpose.

The purpose of this district, formerly titled the “B2 business district,” is to provide for existing and future industrial uses. (Ord. 475 § 1 (part), 1996)

17.44.020 Allowed uses.

Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses shall include industrial uses such as truck terminals, automobile wrecking yards, wholesale trade, commercial storage, heavy equipment storage and fruit processing facilities. Residential use shall be prohibited. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. (Ord. 475 § 1 (part), 1996)

17.44.030 Development standards.

A. Industrial uses in this district shall meet the following standards:

1. Visual screening of trash areas and other service areas of the development shall be provided through landscape plantings, fencing, or other methods which provide for visual screening and which prevent blowing of trash.

2. Parking areas and buildings shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.

3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.
4. Landscape plans shall be submitted as part of the development application process.
5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.
6. All permitted storage of equipment, product, materials, etc. shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties with a sight-obscuring fence at least six feet, but not exceeding eight feet, in height. Barbed wire and/or razor ribbon (security wire) may only be used on the portion of a fence that is more than six feet high, and shall not exceed the allowable eight feet in height maximum. Material enclosed within a sight-obscuring fence shall not be placed, stacked or located so as to be visible above the fence. No storage of materials shall be located within any required front yard.
7. Access from a public street to industrial uses in this zone shall be located as to minimize traffic congestion and avoid directing truck traffic through residential or commercial areas.

B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards. (Ord. 523 § 6, 2001; Ord. 475 § 1 (part), 1996)

17.46

LI LIGHT INDUSTRIAL

Sections:
17.46.010 Purpose.
17.46.020 Allowed uses.
17.46.030 Development standards.

17.46.010 Purpose
The purpose of this district is to provide for light industrial uses.

17.46.020 Allowed uses.
Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, allowed uses are those that have less impact than general industrial, especially those related to agricultural activities such as garden nursery, packing facilities and winery/microbrewery or technology related industries. Light industry may have some truck traffic and day-time noise, but that generally does not produce negative impacts to air, water, etc. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply.

17.46.030 Development standards.
A. Industrial uses in this district shall meet the following standards:
1. Visual screening of trash and service areas of the development shall be provided through landscape plantings, fencing, or other methods compatible with the surrounding area.
2. Parking areas and building shall be provided with landscaping which breaks up the visual impact of the development from adjacent properties, and which prevents the occurrence of noxious
weeds. If parking is to be located in the front yard area of the lot, then landscaped buffers must be included between the street and such parking areas.

3. All landscaping must commence immediately upon completion of construction. Landscaping must be maintained to assure long-term viability of plantings; underground or timed water systems may be required for water conservation.

4. Landscape plans, including greenways and screening, shall be submitted as part of the development application process.

5. Stormwater shall be channeled and disposed of on-site by dispersal through a grassy area of sufficient size for the anticipated amount of runoff, or by release into a properly designed dump area with appropriate filtration devices, or through other methods to assure no degradation of water sources or increased levels of runoff onto adjoining property.

6. All permitted storage of equipment, product, materials, etc. shall be located entirely within an enclosed building or shall be screened from view of the surrounding properties. Screening may consist of attractive sight-obscuring fence at least six feet, but not exceeding eight feet, in height. No storage of materials shall be located within any required front yard.

7. Access from a public street to industrial uses in this zone shall be located as to minimize traffic congestion and avoid directing truck traffic through residential or commercial areas.

8. To ensure compatibility, the surrounding neighborhood shall be considered in design, layout and construction.

B. The administrator shall review the measures proposed to meet the above standards and shall approve or conditionally approve a building permit application to assure compliance with these standards.

Chapter 17.48

PU PUBLIC USE DISTRICT

Sections:

17.48.010 Purpose.

17.48.020 Allowed uses.

17.48.010 Purpose.

The purpose of this district is to preserve and provide lands for those community facilities and utilities which are of cultural or physical benefit to the city. (Ord. 475 § 1 (part), 1996)

17.48.020 Allowed uses.

Uses allowed in this district shall be as shown in the district use chart, Chapter 17.52. In general, only public uses such as parks, playgrounds, boat launches, or city facilities such as the City Hall, fire hall or sewer plant will be allowed. In the event of a conflict between this section and the use chart, Chapter 17.52 shall apply. Additionally, the Bridgeport Shoreline Master Program shall be consulted to determine any additional restrictions that apply to portions of this district that may be located within shorelines jurisdiction. (Ord. 475 § 1 (part), 1996)
Chapter 17.52

DISTRICT USE CHART

Sections:
17.52.010 Purpose.
17.52.020 Use chart.

17.52.010 Purpose.
A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a use district that is listed in the use chart as prohibited, by variance or otherwise. (Ord. 475 § 1 (part), 1996)

17.52.020 Use chart.
The use chart is located on the following pages and is made a part of this section. (Ord. 523 § 3, 2001; Ord. 475 § 1 (part), 1996)

Table 17.52.020

**DISTRICT USE CHART**

Use district abbreviation:
- R-1 = Single-family residential
- TC = Tourist commercial district
- R-2 = Mixed-family residential
- TRC = Traffic commercial district
- R-3 = Multifamily residential
- GI = General Industrial district
- LI = Light Industrial district
- CB = Central business district
- PU = Public use district
- A = Allowed outright
- C = Conditional use permit
- P = Prohibited

<table>
<thead>
<tr>
<th>Use: Amusement</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>CB</th>
<th>TC</th>
<th>TRC</th>
<th>GI</th>
<th>LI</th>
<th>PU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowling alleys</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Gyms, exercise facilities</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>A</td>
</tr>
<tr>
<td>Parks</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>A</td>
</tr>
<tr>
<td>Recreation and amusement facilities, commercial</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreational vehicle park</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>A</td>
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<tr>
<td>Theaters</td>
<td>R-1</td>
<td>R-2</td>
<td>R-3</td>
<td>CB</td>
<td>TC</td>
<td>TRC</td>
<td>GI</td>
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<td>A</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Use: Agricultural**

|          | P   | P   | P   | P   | P   | A   | P  | P  | P  |

**Use: Community Services**

| Animal shelters | P   | P   | P   | P   | P   | P   | A  | P  | A  |
| Cemetery        | C   | C   | C   | P   | P   | P   | P  | P  | A  |
| Churches        | C   | C   | C   | A   | C   | P   | P  | P  | P  |
| Community center, meeting hall, fraternal organizations | P   | P   | P   | A   | A   | C   | P  | P  | C  |
| Convalescent centers/nursing homes | C   | C   | C   | P   | P   | P   | P  | P  | P  |
| Day care center | A   | A   | A   | C   | C   | P   | P  | P  | P  |
| Day care home   | A   | A   | A   | P   | A   | P   | P  | P  | P  |
| Essential Public Facilities (not specified here in) | P   | P   | P   | P   | P   | P   | C  | C  | C  |
| Fire, police stations | P   | P   | P   | A   | C   | A   | A  | A  | A  |
| Funeral homes  | P   | C   | C   | A   | P   | P   | P  | P  | P  |
| Halfway houses | P   | P   | C   | P   | P   | P   | P  | P  | P  |
| Hospitals      | P   | C   | C   | A   | P   | P   | P  | P  | A  |
| Libraries      | P   | P   | P   | A   | C   | P   | P  | P  | A  |
| Museums, art galleries | P   | P   | P   | A   | A   | P   | P  | P  | P  |
| Museums, nonprofit historical | P   | P   | P   | A   | A   | P   | P  | P  | A  |
| Preschools, agency | C   | C   | C   | C   | P   | P   | P  | P  | A  |
| Residential care facilities | C   | C   | A   | C   | C   | A   | P  | P  | C  |
| Schools, grader 1-12 | C   | C   | C   | P   | P   | P   | P  | P  | A  |
| Schools, jr. colleges, vocational | C   | C   | C   | P   | P   | P   | C  | C  | A  |

**Use: Manufacturing**

<p>| Apparel and accessories | P   | P   | P   | C   | P   | C   | A   | A   | P  |
| Bakery (wholesale)      | P   | P   | P   | A   | P   | C   | A   | A   | P  |
| Beverage industry (also, see microbrewery) | P   | P   | P   | P   | P   | P   | A   | C   | P  |
| Canning/packaging food  | P   | P   | P   | P   | P   | P   | A   | C   | P  |</p>
<table>
<thead>
<tr>
<th>Industry</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>CB</th>
<th>TC</th>
<th>TRC</th>
<th>GI</th>
<th>LI</th>
<th>PU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cement/concrete plants</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Confectionery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Electric components/Electronic</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Fabricated structural metal products</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Food processing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
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<tr>
<td>Furniture</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>P</td>
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</tr>
<tr>
<td>Glass, pottery, related</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
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</tr>
<tr>
<td>Leather tanning</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Machinery and equipment</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Microbrewery/winery</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Paperboard containers</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pharmaceuticals</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Plastic assembly</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Prefabricated wood products</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Printing, publishing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Rubber products</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Sawmills, planing mills</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
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<tr>
<td>Sheet metal</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Slaughterhouse/Rendering plants</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tr>
<tr>
<td>Stone products</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>C</td>
<td>P</td>
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<tr>
<td>Welding</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

**Use: Mining/Refining**

<table>
<thead>
<tr>
<th>Industry</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>CB</th>
<th>TC</th>
<th>TRC</th>
<th>GI</th>
<th>LI</th>
<th>PU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt materials</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Mining, including sand and gravel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Rock crushing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Use: Parking**

<table>
<thead>
<tr>
<th>Industry</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>CB</th>
<th>TC</th>
<th>TRC</th>
<th>GI</th>
<th>LI</th>
<th>PU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public parking lots complying with Chapter 17.60, Off-Street Parking</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P</td>
<td>P</td>
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</tbody>
</table>

**Use: Residential**

<table>
<thead>
<tr>
<th>Industry</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>CB</th>
<th>TC</th>
<th>TRC</th>
<th>GI</th>
<th>LI</th>
<th>PU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult family home</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P¹</td>
<td>A</td>
<td>P</td>
<td>P¹</td>
<td>P</td>
<td>P¹</td>
</tr>
<tr>
<td>Use: Retail Trade</td>
<td>R-1</td>
<td>R-2</td>
<td>R-3</td>
<td>CB</td>
<td>TC</td>
<td>TRC</td>
<td>GI</td>
<td>LI</td>
<td>PU</td>
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</tr>
<tr>
<td>Animal clinic/hospital</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
</tr>
<tr>
<td>Antique store</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
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<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Arts and crafts supply</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Auto, trailer or manufactured home sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Auto repair shops</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Auto body/paint shops</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>C</td>
</tr>
<tr>
<td>Auto parts- retail</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Auto towing</td>
<td>P</td>
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**Use: Transportation and Utilities**

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**Use: Wholesale Trade and Storage**

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</tr>
<tr>
<td>Hazardous waste, on-site treatment and/or storage</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C⁴</td>
<td>C⁴</td>
<td>C⁴</td>
<td>C</td>
<td>C⁴</td>
<td>C⁴</td>
</tr>
<tr>
<td>Hazardous waste, off-site treatment, manufacture and/or storage</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>P</td>
</tr>
</tbody>
</table>
Except allowed in existing residences.
Except existing single-family residences allowed, pursuant to Sections 17.32.020 and 17.32.030(A)(6).
Not allowed within one hundred fifty feet of any residential zoning district.
Allowed only as accessory use to permitted use existing on-site or on geographically contiguous property.
Chapter 17.56
GENERAL USE DISTRICT
REGULATIONS AND STANDARDS
Sections:
17.56.010 Purpose.
17.56.020 Setbacks and dimension requirements.
17.56.030 Height, bulk and density requirements.
17.56.040 Accessory buildings.
17.56.050 Fences.
17.56.060 Noxious vegetation.
17.56.070 Vision clearance at intersections.
17.56.080 Junk.
17.56.090 Building codes.
17.56.100 Mobile and manufactured homes.

17.56.010 Purpose.
The purpose of the general use district regulations and standards is to provide a concise reference for bulk, density and setback regulations as well as general requirements that are common to many different zoning districts. (Ord. 475 § 1 (part), 1996)

17.56.020 Setbacks and dimension requirements.
Building setbacks and lot dimensional requirements shall be as provided in Table 17.56.020, below.

Table 17.56.020
Setbacks and Lot Dimensional Requirements

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Square Feet</th>
<th>Minimum Width</th>
<th>Front¹</th>
<th>Rear</th>
<th>Side</th>
<th>Street²</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>10,000</td>
<td>75 feet</td>
<td>20 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>R-2</td>
<td>5,000</td>
<td>50 feet</td>
<td>20 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>R-3</td>
<td>5,000</td>
<td>50 feet</td>
<td>20 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>CB</td>
<td>2,500</td>
<td>25 feet</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC³</td>
<td>5,000</td>
<td>50 feet</td>
<td>10 feet³</td>
<td>5 feet³</td>
<td>5 feet³</td>
<td>10 feet³</td>
</tr>
<tr>
<td>TRC</td>
<td>5,000</td>
<td>50 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>I</td>
<td>5,000</td>
<td>50 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>PU</td>
<td>None</td>
<td>50 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>5 feet</td>
<td>15 feet</td>
</tr>
</tbody>
</table>

¹ On corner lots, the front lot line shall be the shorter of the two lines that border the streets (e.g., on a 50-foot lot line that abuts the street is considered the front lot line). If both street front ages are the same length, the official address shall determine which is front.
² Street setback is for corner lots only and is the side setback for the side of the lot parallel to the street right-of-way that is not the front lot line.
³ R-1 setbacks apply to residential uses in this district.

(Ord. 475 § 1 (part), 1996)
17.56.030  **Height, bulk and density requirements.**

Height, bulk and density requirements shall be those provided in Table 17.56.030, below.

**Table 17.56.030**

*Height, Bulk and Density Requirements*

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Height</th>
<th>Minimum Floor Space</th>
<th>Maximum Lot Coverage¹</th>
<th>Maximum Building Coverage</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>35</td>
<td>800</td>
<td>65%</td>
<td>50%</td>
<td>4 DUA²</td>
</tr>
<tr>
<td>R-2</td>
<td>35</td>
<td>600</td>
<td>65%</td>
<td>50%</td>
<td>8 DUA³</td>
</tr>
<tr>
<td>R-3</td>
<td>35</td>
<td>600</td>
<td>70%</td>
<td>50%</td>
<td>20 DUA⁴</td>
</tr>
<tr>
<td>CB</td>
<td>35</td>
<td>None</td>
<td>None</td>
<td>100%</td>
<td>None</td>
</tr>
<tr>
<td>TC²</td>
<td>35</td>
<td>None</td>
<td>75%</td>
<td>50%</td>
<td>None</td>
</tr>
<tr>
<td>TRC</td>
<td>35</td>
<td>None</td>
<td>75%</td>
<td>75%</td>
<td>None</td>
</tr>
<tr>
<td>I</td>
<td>35</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>PU</td>
<td>35</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

DUA=Dwelling Units Per Acre

1. Any development shall be undertaken in accordance with BMC Title 14, Stormwater Drainage and Disposal.
2. Ten thousand square feet per dwelling unit required to achieve maximum density.
3. Five thousand square feet per dwelling required to achieve maximum density.
4. Five thousand square feet required for first dwelling unit and one thousand five hundred square feet required for each additional dwelling unit to achieve maximum density.
5. R-1 standards apply to residential uses in this district.

(Ord. 475 § 1 (part), 1996)
17.56.040 Accessory buildings.

Accessory uses and/or buildings shall be permitted in conjunction with any principal use or building provided that the following criteria are met:

A. The accessory use or building must meet the definitions provided in Chapter 17.08 of this title;

B. An accessory building must have been originally and specifically constructed for use as a permanent accessory building unless it is to be located in the industrial district. Cargo containers, truck vans, converted mobilehomes and similar prefabricated containers and structures originally built for alternative purposes do not meet this criteria and are prohibited for use as accessory buildings;

C. The use or structure must not be expressly forbidden by this title;

D. An accessory building shall be located in a side or rear yard and conform with setback regulations. (Ord. 475 § 1 (part), 1996)

17.56.050 Fences.

A. In the residential zoning districts, no fence shall exceed the following height standards:

1. Front yard and side street yard: forty-two inches maximum height as measured from the finished grade of the lot within ten feet of the front lot line; however, chain link fences without slats may be up to forty-eight inches within ten feet of the front lot line. On corner lots and when located within a vision clearance area at intersections as defined in Section 17.56.070 of this chapter, no fence or other physical obstruction shall be higher than forty-two inches as measured from the established road grade, except that a chain link fence without slats may be up to forty-eight inches within the vision clearance area.

2. Side yard: a maximum of forty-two inches in height as measured from the finished grade of the lot within ten feet of the front lot line, at which point it may be a maximum of six feet in height as measured from the finished grade of the lot.

3. Rear yard: six feet maximum height from the finished grade of the lot.

B. Barbed wire fences shall not be allowed within the residential zoning districts.

C. Above-ground electric fences shall not be allowed within any zoning district in the city of Bridgeport. (Ord. 553 § 1, 2005: Ord. 523 § 7, 2001: Ord. 475 § 1 (part), 1996)

17.56.060 Noxious vegetation.

Grass, weeds, shrubs, bushes, trees or vegetation growing or which have grown and died, which constitute a fire hazard or a menace to public health, safety and welfare are considered a hazard and shall be subject to provisions of Chapter 8.40 of the Bridgeport Municipal Code, entitled Vegetation, Weed and Debris Abatement, as it currently exists and is hereinafter amended. If the official responsible for enforcement of said Chapter 8.40 is a person other than the official designated for the enforcement of this zoning code, the zoning administrator is granted the same authority to enforce Chapter 8.40 as if it were contained in this chapter. (Ord. 475 § 1 (part), 1996)

17.56.070 Vision clearance at intersections.

In all residentially zoned areas, no fence, wall, structure of any kind, bush or foliage, shall be erected or placed or be allowed to grow or to be maintained at a height of over three and one-half feet above the established top of any curb grade, except that a chain link fence without slats may be up to forty-eight inches above the established top of any curb grade, on any public or privately owned land within an area having a direct base line as follows:

A. Street Intersections. From the intersection of two street lines at points twenty-five feet back from the intersection of such street lines.

B. Alley Entrances. Intersection the street and alley line at points twenty feet back from the intersection of such street and alley lines. (Ord. 553 § 2, 2005: Ord. 475 § 1 (part), 1996)

17.56.080 Junk.

In no district will there be permitted a collection of junk, trash, scrap, unlicensed disabled cars or
parts of cars, equipment, abandoned sheds or buildings except as specifically allowed in this title. Violators of this provision shall be subject to penalties as provided in Section 17.84.080 of this title. (Ord. 475 § 1 (part), 1996)

17.56.090 Building codes.
In accordance with the standards and definitions contained in this title, all structures built subsequent to the effective date of the ordinance codified in this title must meet the requirements described and adopted in Chapter 15.04 of the Bridgeport Municipal Code as the same exists now or may be hereafter amended, except that structures that are not built on-site shall comply with the provisions of this title and applicable state laws. (Ord. 475 § 1 (part), 1996)

17.56.100 Manufactured homes (Designated and HUD certified).
1. Manufactured homes must be no more than 15 years old;
2. Manufactured homes must be placed upon a permanent foundation and the space from the bottom of the home to the ground must be enclosed;
3. Manufactured homes must comply with all local design standards applicable to other homes within the neighborhood; and
4. Manufactured homes must be thermally equivalent to the state energy code;

17.56.110 Modular homes.
Modular homes shall be treated like site-built homes and inspected as the structure is being assembled on-site according to codes referenced in Chapter 15.04. Like any other residential structure, modular homes must meet the minimum design standards for the district in which they are to be located.

17.56.120 Relocated structures.
Buildings and structures that were legally constructed on a lot and being moved to a new site shall comply with all applicable codes contained in Chapter 15.04 pertaining to any new construction required to place the structure including but not limited to foundation, plumbing and electrical construction. All relocated buildings, structures, including mobilehomes and manufactured homes, must meet the minimum design standards for the particular district to which they are to be relocated. (Ord. 475 § 1 (part), 1996)

17.56.130 Recreational vehicles.
A. No recreational vehicle, travel trailer or similar vehicle, whether licensed or unlicensed, shall be parked on a public street, alley or right-of-way for a period of more than sixty hours.
B. Recreational vehicles shall be located in recreational vehicle parks which shall be for the use of self-contained recreational vehicles only, which may be either motorized or towed. Recreational vehicle parks shall be developed and located according to Chapter 17.52, District Use Chart, and Chapter 17.62, Recreational Vehicle Parks.
C. Within the residential zoning districts, the temporary occupancy of not more than two recreational vehicles per residence are permitted for a time period not exceeding fourteen days in any three month period, provided the following minimum standards are met:
   1. The unit shall be parked off of the public right-of-way and not within the first ten feet of the front yard area;
   2. No rental or lease fees shall be charged for temporary use;
   3. The occupants staying in the recreational vehicle shall be the owners or relatives/friends of the owners of the vehicle; and
   4. The recreational vehicle shall not be hooked to city water or sewer service, and shall not be skirted in anyway. (Ord. 523 § 8, 2001: Ord. 475 § 1 (part), 1996)

17.56.140 Utilities.
No building permit shall be issued for any development proposal on any lot that does not have adequate city water, city sewer and electricity available on-site as specified by the city public works superintendent unless the nature of such development does not require these utilities. Addi-
tionally, no building permit shall be approved without the certification of the city fire marshal indicating that fire control measures (i.e., fire hydrants, sprinkler system, access) are adequate as required by city and state regulations. (Ord. 475 § 1 (part), 1996)

17.56.150 Agricultural lands.
A. Any development permit to be issued within three hundred feet of an existing agricultural use shall include a notice stating that the property is in an area that may be subject to a variety of activities associated with best management of agricultural lands, such as spray drift, noise, odors, early and late hours of operation, etc.
B. Rezones within the UGA shall be allowed on existing agricultural lands, with such agricultural use allowed to remain as a legal non-conforming use.

17.56.160 Concurrency.
New building and development which negatively affects the established level of service standards adopted for transportation in the comprehensive plan shall be prohibited if such impacts unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. "Concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.

17.56.170 Water Quality.
The following are intended to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.
A. The Department of Ecology's Stormwater Management Manual for Eastern Washington, most current version, shall be used during the design, permitting process, and construction.
B. Failing septic systems shall be required to take corrective actions, such as hooking up to the city wastewater treatment facility(s).

Chapter 17.60
OFF-STREET PARKING REQUIREMENTS
Sections:
17.60.010 Purpose.
17.60.020 Scope of application.
17.60.030 Location of off-street parking.
17.60.040 Mixed uses.
17.60.050 Uses not specified.
17.60.060 Joint use.
17.60.070 Paving.
17.60.080 Size of stalls.
17.60.090 Off-street parking requirement table.

17.60.010 Purpose.
The purpose of this chapter is to set forth requirements for the provision of off-street parking for new development to ensure that adequate parking will be available for the future on city streets. Also, it is intended that adequate off-street parking will reduce hazardous vision obstructions on city streets and avoid the use of certain public areas and private property for indiscriminate parking. (Ord. 475 § 1 (part), 1996)

17.60.020 Scope of application.
This chapter applies to new construction only including expansions as specified in Section 17.60.030C. (Ord. 475 § 1 (part), 1996)

17.60.030 Location of off-street parking.
Off-street parking facilities shall be located as follows:
A. For single-family or multifamily dwellings, off-street parking facilities shall be located on the same lot as the buildings they are required to
serve. Calculation of maximum lot coverage shall include any required parking areas.

B. For uses other than single-family or multifamily dwellings, and for dwellings in conjunction with other uses, parking facilities shall be no more than six hundred feet from the building they are required to serve and shall not be in any required yard area.

C. Expansion and Enlargement. Whenever any building is enlarged in height or ground coverage, off-street parking shall be provided for the extent of the modification in accordance with the requirements of this chapter; provided, however, if the modification does not increase the number of parking spaces required by greater than ten percent, no additional parking spaces need to be provided. (Ord. 475 § 1 (part), 1996)

17.60.040 Mixed uses.

In the case of mixed uses or occupancies, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately. (Ord. 475 § 1 (part), 1996)

17.60.050 Uses not specified.

In the case of a use not specifically listed in the use charts contained in this title, requirements for off-street parking shall be determined by the administrator. The determination shall be based upon the most comparable use listed and the specific needs of the development as determined by the administrator. (Ord. 475 § 1 (part), 1996)

17.60.060 Joint use.

The administrator may authorize the joint use of parking facilities for the following uses or activities under the conditions specified below:

A. Up to fifty percent of the parking facilities required by this chapter for a theater, bowling alley, dancehall, bar or restaurant, may be supplied by the off-street parking facilities referred to in this chapter as daytime use. For the purposes of this chapter, daytime uses are: banks, offices, retail outlets, personal services, shops, clothing and furniture stores, and such other similar businesses as determined by the administrator.

B. Up to fifty percent of the off-street parking facilities required by this chapter for any building or uses specified as daytime uses may be supplied by parking facilities provide by uses referred to in this chapter as nighttime uses. For the purposes of this chapter, nighttime uses are: auditoriums incidental to schools, churches, bowling alleys, dancehalls, theaters, bars and restaurants.

C. The hours of operation for uses which are utilizing joint use of off-street parking shall not substantially conflict.

D. A properly drawn legal instrument, executed by the parties participating in joint uses of off-street parking facilities, shall be filed with the city. The instrument shall grant the users the right to use the facilities as may be appropriate and necessary to meet the conditions of this chapter. Termination of the agreement shall result in termination of one or both joint uses until adequate separate off-street parking as required for each use is provided for in accordance with the requirements of this chapter. (Ord. 475 § 1 (part), 1996)

17.60.070 Paving.

For new commercial uses and multifamily dwellings, required parking areas shall be paved. Paving shall consist of asphalt, concrete or bituminous surface treatment. (Ord. 475 § 1 (part), 1996)

17.60.080 Size of stalls.

Each parking space shall be a minimum of nine feet by eighteen feet in area, except that for multifamily, commercial and industrial uses, up to forty percent of the required parking spaces may be eight by sixteen feet, provided that these spaces are marked as reserved for compact cars. (Ord. 475 § 1 (part), 1996)

17.60.090 Off-street parking requirement table.

Table 17.60.090, below, shall be used to determine the number of parking spaces required for specific developments. The following table establishes the required number of parking spaces for specified uses:
Table 17.60.090

Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Parking Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family dwellings and duplexes</td>
</tr>
<tr>
<td>Condominiums</td>
</tr>
<tr>
<td>Hotels and rooming houses</td>
</tr>
<tr>
<td>Schools and institutions</td>
</tr>
<tr>
<td>Stadiums and arenas</td>
</tr>
<tr>
<td>Libraries and auditoriums</td>
</tr>
<tr>
<td>Restaurants, funeral homes</td>
</tr>
<tr>
<td>Bars, drinking places</td>
</tr>
<tr>
<td>Dairies, except those primarily dealing in bulky items.</td>
</tr>
<tr>
<td>Appliance dealers, supplies, equipment dealers, or appliance stores, etc.</td>
</tr>
<tr>
<td>Social establishments (elementary)</td>
</tr>
<tr>
<td>Social establishments (other than elementary)</td>
</tr>
</tbody>
</table>

(CUPS) and to provide a method for their processing. This chapter also describes the criteria or conditions to be applied to specific conditional uses as listed for each district in the district use chart, Chapter 17.52. Certain conditional uses may require additional criteria and are listed as separate chapters to this title (e.g., Chapter 17.72, RV Parks). (Ord. 475 § 1 (part), 1996)

17.64.020 Type of application.

A CUP is a Type III application as set forth in Title 19 of the Bridgeport Municipal Code (BMC). The planning commission makes a final decision, which is appealable to the city council. A CUP is considered at a public hearing conducted pursuant to Chapter 19.05, BMC and after proper notice as set forth in Chapter 19.03, BMC. A use for which a CUP may be approved must be specifically identified and allowed as a conditional use in the use district provisions of this title. (Ord. 475 § 1 (part), 1996)

17.64.030 Preapplication conference.

A preapplication conference is required as set forth in Section 19.02.010. (Ord. 475 § 1 (part), 1996)

17.64.040 Requirements for a completed application.

A. In addition to the requirements for a completed application as set forth in Section 19.02.020, an applicant for a CUP shall submit the following:

1. A nonrefundable fee established by resolution of the city council. The permit application shall not be considered complete without this fee;

2. If required, a completed SEPA environmental checklist.

B. Applications shall be processed as set forth in Chapter 19.02 of the Bridgeport Municipal Code. (Ord. 475 § 1 (part), 1996)

17.64.010 Purpose.

The purpose of this chapter is to provide a procedure for applying for conditional use permits.
17.64.050 Criteria for approval.
The planning commission may approve a CUP only upon finding that:
A. The proposal is compatible with the intent of the comprehensive plan for the city;
B. The proposal is compatible with the surrounding neighborhood;
C. The surrounding neighborhood would not be negatively impacted by the size, arrangement or architectural design of the proposed use;
D. The proposal has no materially detrimental effects on neighboring properties due to excessive noise, lighting or other interference with the peaceful use and possession of said neighboring property;
E. The proposal has been designed to minimize adverse effects on neighboring property;
F. Landscaping materials are provided in sufficient quantities and locations to screen objectionable views, break up large parking areas, and present an aesthetically attractive appearance;
G. The proposal meets all other provisions of this title. (Ord. 475 § 1 (part), 1996)

17.64.060 Conditions.
The planning commission may impose any conditions upon granting the permit, subject to the following limitations:
A. The conditions imposed are reasonably calculated to achieve the standards identified in Section 17.64.050;
B. That such conditions are the minimum necessary to achieve these purposes;
C. That the proposed conditions will be in harmony with the terms of the comprehensive land use plan and this title;
D. That the proposed conditions will protect the public health, safety and welfare. (Ord. 475 § 1 (part), 1996)

17.64.070 Examples of conditions.
The following are examples of the types of conditions which the commission may impose:
A. Require a performance bond or acceptable surety in an amount and with conditions satisfactory to the planning commission, providing for and securing to the city the performance of conditions imposed on the construction of improvements;
B. Specify a time limit within which actions related to the permit shall be begun or completed or both;
C. Require an annual review of the issued permit to assure compliance with any imposed conditions;
D. Increase the required lot size or yard dimensions;
E. Conditions related to automobile and pedestrian traffic control and design;
F. Requirements to install landscaping, fencing, screening, or other visual barriers to separate incompatible uses;
G. Controls on hours of operation;
H. Controls on the generation of noise, color, air pollution, wastes, vibration, traffic, or similar neighborhood concerns. (Ord. 475 § 1 (part), 1996)
use; some are allowed to be licensed as home businesses; and some are outright prohibited.

B. It is the intent of this chapter to recognize the needs of citizens who are engaged in small-scale business ventures which could not be sustained if it were necessary to lease commercial quarters for them, or which, in the nature of the home occupation, cannot be expanded to full-scale enterprises. (Examples: supplemental retirement income, juvenile self-employment, single parents who must support and remain at home with pre-school children, etc.) It is the intent of this chapter that full-scale commercial or professional operations, which would ordinarily be conducted in a commercial or industrial district, continue to be conducted in such districts and not at home. (Ord. 497 § 2(part), 1998: Ord. 475 § 1(part), 1996)

17.68.020 Accessory uses.

In residential districts, uses that meet the following criteria shall be considered accessory uses and are allowed outright:
A. There are generally no customers or clients visiting the home for the conduct of business;
B. There are no retail sales physically conducted on the premises;
C. There is no physical manifestation of the fact that a business is being conducted on the premises (including signs); and
D. There are no employees working on the premises. (Ord. 497 § 2(part), 1998)

17.68.030 Licensed home businesses.

Home businesses that do not qualify as accessory uses according to the criteria in Section 17.68.020 of this chapter may be allowed as licensed home businesses if they meet the standards listed below:
A. The use of the dwelling unit for the home business shall be clearly incidental and subordinate to its use for residential purposes with not more than twenty-five percent of the gross floor area of the entire structure being used for conducting the home business.
B. The home business shall be fully enclosed within the primary residential structure or its accessory buildings.
C. No structural alterations shall be allowed to accommodate the home business unless required by law.
D. No persons other than immediate residents of the structure and one outside employee at any one time may be employed in the home occupation.
E. There shall be no exterior or window displays, signs, storage of materials, or sample commodities displayed outside of the premises.
F. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, smoke, dust, fumes, odors, heat or electrical interference with any radio or television receivers, or causes fluctuation in line voltage off the premises which would exceed that normally produced by a single-family residence.
G. No materials or commodities shall be delivered to or from the home occupation which are of such bulk or quantity as to require delivery by commercial vehicle or trailer having more than a single axle.
H. No parking shall be allowed beyond that normal to a residential area and no excessive vehicular or pedestrian traffic shall be present as a result of the home occupation.
I. The hours of operation for uses involving non-resident employees and the delivery of materials shall be limited solely to between six a.m. and nine p.m.
J. Buffers or screens will be provided when deemed necessary to reduce potential impacts to adjacent properties. (Ord. 497 § 2(part), 1998: Ord. 475 §1(part), 1996)

17.68.040 Type of application and procedure.

A home business is a Type 11A application and the administrator makes the final decision. Obtaining a home business license requires that an application be completed and submitted to the administrator (or designee) at City Hall. The administrator (or designee) shall review the application to ensure
that standards are met and may issue the license within ten days of its submittal. If the administrator determines that the proposed business is such that standards for operating the home business cannot be met, the license shall not be issued. All other requirements for processing shall be completed as set forth in Chapter 19.02 of this code. The applicant may appeal this determination to the city council according to appeal procedures as set forth in Chapter 19.06 of this code. (Ord. 497 § 2 (part), 1998: Ord. 475 § 1 (part), 1996)

17.68.050   Permit and license required.  
A. It is unlawful for a person or individual company, corporation or association or any other entity to engage in a home business as defined in Section 17.08.470 within the city limits without first having obtained a license in compliance with the provisions of this chapter unless it meets the criteria in 17.68.020 deeming it an accessory use. The license shall not be transferred, nor shall it be valid at any address other than the one appearing on the license.  
B. All other permits required by the city ordinances or state law, included but not limited to a city business license, must be applied for and obtained as is required for any similar business operating as a permitted use in any zoning district of the city, even if it is an accessory use under 17.68.020. (Ord. 497 § 2 (part), 1998: Ord. 475 § 1 (part), 1996)

17.68.060   Exemptions.  
The following uses shall be exempt from the provision of this chapter. Additional exemptions may be established through amendments to this chapter.  
A. Babysitting and family day care facilities for up to twelve children at any time in addition to those children living in the home; provided, the business meets licensing requirements of the State of Washington;  
B. Newspaper delivery; and  
C. Garage and yard sales as long as the sale involved only the sale of household goods, none of which were purchased for the purpose of resale and the sale does not continue for more than three consecutive days in any calendar month is not in violation of any other provisions of the Bridgeport Municipal Code or other city ordinance. (Ord. 497 § 2 (part), 1998: Ord. 475 § 1 (part), 1996)

17.68.070   Requirements for a completed application.  
A. In addition to the requirements for a completed application as set forth in Section 19.02.020, an applicant for a home business license shall sign the application provided by the administrator that clearly identifies the criteria identified in Section 17.68.030 BMC and a statement that the applicant acknowledges the limitations set forth in the criteria for home business. (Ord. 497 § 2 (part), 1998: Ord. 475 § 1 (part), 1996)

17.68.080   Revocation of license.  
A license issued under this chapter to conduct a home business is revocable upon a determination by the administrator that there has been a violation of any condition imposed by the chapter.  
A. In the event of an alleged violation, a written notice describing the violation and the corrective measures that must be taken shall be mailed by the administrator to the permit holder. Such notice shall advise the license holder that the corrective measures to bring the business into compliance with criteria included in Section 17.68.030 within ten days of the date of the notice or the license will be revoked by the administrator.  
B. Upon revocation of the license, a written notice of the revocation shall be sent by certified mail by the administrator to the permit holder together with a written statement of the commission’s findings upon which the revocation is based and procedures for appeal.  
C. Appeal of the revocation of a license may be made to the city council by following the procedures and administrative timelines set forth in Section 19.01.030(C) and in Chapter 19.06 of the Bridgeport Municipal Code. (Ord. 497 § 2 (part), 1998: Ord. 475 § 1 (part), 1996)
17.68.090  **Violation—Penalty.**
A. Any person who violates any of the provisions of this chapter or any order or decision of the city entered pursuant to this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as set forth in BMC Section 1.20.020 as presently enacted or hereafter amended.
B. The instigation of misdemeanor proceedings in accordance with subsection (A) of this section shall not prevent the city from exercising all available civil remedies to force removal of prohibited conditions or compliance with the chapter. (Ord. 497 § 2 (part), 1998; Ord. 475 § 1 (part), 1996)

**Chapter 17.72**

**RECREATIONAL VEHICLE PARKS**

**Sections:**
- 17.72.010 Purpose.
- 17.72.020 General requirements.
- 17.72.025 Type of application.
- 17.72.030 Criteria for locating a recreational vehicle park.
- 17.72.040 Conditional use permit required.
- 17.72.050 Health district approval required.
- 17.72.060 Application and site plan.
- 17.72.070 Completion prior to occupancy—Phasing.
- 17.72.080 Design standards.
- 17.72.090 Accessory uses.
- 17.72.100 Recreational vehicle park administration.

**17.72.010 Purpose.**

The purpose of this chapter shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the occupants of such parks and the citizens of the city of Bridgeport. (Ord. 475 § 1 (part), 1996)

**17.72.020 General requirements.**

A. No recreational vehicle (RV) shall be used as a permanent place of abode, or dwelling, for indefinite periods of time. Occupancy in a RV park by any occupied RV for more than thirty consecutive days shall require the operator of the RV park to register the RV for extended stay in the RV park with the city clerk-treasurer. Unoccupied RVs may be stored for indefinite periods of time provided that they are stored in a clean manner and not unsightly. Also, a manager or host of an RV park shall be exempted from the extended stay requirements. An appropriate registration fee may be charged as determined by resolution of the city council.
B. Any action toward removal of wheels of an RV, except for temporary purposes of repair, or placement of the unit on a foundation, is prohibited.
C. RV parks shall be maintained in a tidy manner. The accumulation of debris, outdoor storage of equipment not directly related to recreational use, or derelict vehicles (as defined in Section 10.36.020 as the same exists now or may hereafter be amended) shall not be permitted.
D. No external appurtenances, such as carports, cabanas or patios, (excluding retractable awnings and table tarps) may be attached to any RV while it is in an RV park.
E. No space within an RV park shall be rented for any purpose other that those expressly allowed by this chapter. RVs shall only be located in appropriate areas within designated RV sites, and not in buffer or open space areas.
F. Electrical power generators shall not be permitted.
G. No person, company or corporation shall establish or expand a RV park without first complying with the provisions of this chapter. (Ord. 475 § 1 (part), 1996)
17.72.025 Type of application.
An application for a private RV park CUP is a Type III application and the planning commission makes the final decision. The application shall be processed as set forth in Chapter 19.02 of the Bridgeport Municipal Code. (Ord. 475 § 1 (part), 1996)

17.72.030 Criteria for locating a recreational vehicle park.
Privately-owned RV parks may only be established on property within the city which meet the following criteria:
A. RV parks shall be permitted in the public use district, traffic commercial district (TRC) and the tourist commercial (TC) district, subject to first obtaining a conditional use permit upon application and pursuant to criteria established in this title.
B. The minimum site area of a RV park shall be one and one-half acres.
C. RV parks shall be located with direct access to a minimum of a minor arterial as designated in the Bridgeport area comprehensive plan. Appropriate frontage must be available to permit appropriate design of entrances and exits. No entrance or exit from a RV park shall be permitted though a residential district nor require movement of traffic from the RV park through a residential district.
D. The planning commission shall approve an RV park conditional use permit application if the commission finds that the proposed project complies with the provisions of Chapter 17.64 and will likely not result in unreasonable impacts to a particular neighborhood because of the cumulative size and number of RV parks in the neighborhood, taking into consideration the RV park development for which application is made, or if the planning commission finds other impacts which cannot be reasonably mitigated by applying the standards and provisions of this title. (Ord. 475 § 1 (part), 1996)

17.72.040 Conditional use permit required.
A recreational vehicle park shall be allowed only upon the issuance of a conditional use permit (CUP) pursuant to this title and Title 19.02 of the BMC. (Ord. 475 § 1 (part), 1996)

17.72.050 Health district approval required.
Prior to occupancy of a RV park, the owner shall obtain any permits required by the Chelan-Douglas health district and shall comply with all rules, regulations and requirements of said district. Said permit must be kept current at all times, or the park will be closed. The rules, regulations and requirements of the health district shall be construed as being in addition to the provisions of this chapter. (Ord. 475 § 1 (part), 1996)

17.72.060 Application and site plan.
In addition to the requirements of a completed application as set forth in Section 19.02.020 of the BMC, an applicant for an RV park CUP shall submit a site plan. The site plan shall be subject to review, modification, approval or denial by the Bridgeport planning commission. An approved site plan shall constitute an integral part of the CUP for the RV park, and shall be binding upon the owner of the property, its successors and assigns. All development within the RV park shall be consistent with the approved site plan. Such site plan may be modified or amended at the request of an owner upon receiving written approval of the zoning administrator; provided, that if said modification or amendment is determined by the administrator to be substantial in nature, then such modification or amendment shall be resubmitted to the planning commission for review and reviewed as if it were an initial application. (Ord. 475 § 1 (part), 1996)

17.72.070 Completion prior to occupancy—Phasing.
All required site improvements and other conditions of this permit and site plan shall be met prior to occupancy of any site by an RV; provided, that completion may be accomplished by phases if such phases are identified and approved in the CUP. (Ord. 475 § 1 (part), 1996)
17.72.080 Design standards.

The purpose of this section is to establish minimum design standards for RV parks.

A. Density. The number of RVs permitted in an RV park shall not exceed a density of twenty-two units per gross acre. The planning commission may limit density further to insure compatibility with the surrounding areas.

B. RV Site Size. Each individual RV Site shall be not less than eight hundred square feet in size. Open space and buffer areas shall not be included in calculating allowed RV site size.

C. Access Points. Entrances and exits to the RV park shall be designed for safe and convenient movement of traffic into and out of the RV park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the RV park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of approaching driver in the right lane of the street within one hundred feet of the intersection with the RV park entrance.

D. Parking. At least one off-street parking space shall be provided on each site. At least one off-street parking space for each fifteen sites shall be provided for visitor parking in the RV park.

E. Internal Park Roads. All internal RV park roads shall be privately owned and maintained. They shall be constructed to Category III street standards contained in the Okanogan County road and street standards and guidelines for developments. Park roads shall have minimum improved width as follows:
   1. One-way road, no parking: twelve feet;
   2. One-way road, parking on one side: eighteen feet;
   3. Two-way road, no parking: twenty-two feet;
   4. Two-way road, parking on one side: twenty-eight feet;
   5. Two-way road, parking on both sides: thirty-six feet.

F. Open Space/Recreational Facilities. A minimum of twenty percent of the RV park shall be set aside and maintained as open space for the recreational use of RV park occupants. Such spaces and locations shall be accessible and usable by all residents of the RV park for passive or active recreation. Parking spaces, driveways, access streets and storage areas are not considered to be usable open space. The percentage requirement may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool or tennis courts) are provided.

G. Setbacks. No RV site shall be closer than twenty feet to any exterior RV park property line abutting upon a major arterial, shoreline, or residential district, or fifteen feet from any other exterior RV park property line. Permanent structures within an RV park shall have minimum front and rear property line setbacks of twenty feet each, and minimum side yard setbacks of ten feet each.

H. Landscaping/Screening. The RV park shall provide visual screening and landscaping as required in perimeter setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees, provided that they are installed prior to the first occupancy of the park and are of such species and size as would normally fulfill a screening function within five years of being planted. Site development shall be sensitive to the preservation of existing vegetation. All trees, flowers, lawns and other landscaping features shall be maintained by the RV park owner in a healthy growing condition at all times. The landscaped area shall include a designated pet exercise area, if pets are permitted in the RV park.

I. Fencing. In addition to landscaping requirements, a six-foot high view-obscuring perimeter fence may be required by the planning commission when deemed appropriate.

J. Signs. Recreational vehicle parks shall be limited to one park entrance sign and such interior directional or informative signs as may be needed for the convenience of guests. All signs are subject to provisions for accessory uses in the use district.
for which they are located and, in the case that the RV park is within the jurisdiction of the Bridgeport Shoreline Master Program, the most restrictive provisions shall apply. All park spaces shall be marked by numbered sign posts.

K. Utilities. Water, sewer and electricity shall be provided to each recreational vehicle site. All utility lines in the park shall be underground and shall be approved by the agency responsible for inspection.

L. Storm Drainage. Storm drainage control facilities shall be installed in accordance with the requirements of Title 14 of the Bridgeport Municipal Code and applicable state laws.

M. Public Facilities. RV parks shall provide the following facilities in such quantity, size and location as required by the planning commission:
   1. A water distribution system connected to the city’s water utility. Fire hydrants, in number and location, shall be required as specified by the fire chief and the city public works superintendent;
   2. A water station for filling recreational vehicle water storage tanks;
   3. Restroom facilities containing showers and toilets connected to the city’s sewer utility, the minimum number of which shall be one commode and one shower for each gender for each twenty-two RV sites;
   4. A sanitary waste station for emptying sewage holding tanks of recreational vehicles;
   5. Refuse containers for solid waste in adequate quantity shall be placed in approved locations, as specified in the site plan, and picked up by the city’s garbage collection service. Garbage can and/or dumpster locations shall be screened from view by a fence or landscaped enclosure, as specified on the site plan.

N. Walkways. When required, pedestrian walkways shall have a three-foot minimum thread width.

O. Americans With Disabilities Act. RV parks shall be designed to comply with the Americans With Disabilities Act. (Ord. 475 § 1 (part), 1996)

17.72.090 Accessory Uses.

Management headquarters, recreational facilities, restrooms, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of an RV park are permitted as accessory uses to the RV park. In addition, grocery stores and convenience shops shall be permitted as accessory uses in the discretion of the planning commission, subject to the following restrictions:
   A. Such establishments and parking areas primarily related to their operations shall not occupy more than five percent of the gross area of the RV park.
   B. Unless allowed in the district, such establishments shall present no visible evidence from any street outside the RV park of their commercial character which would attract customers other than occupants of the RV park.
   C. Unless allowed in the district, the structures housing such facilities shall not be located closer than fifty feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the RV park. (Ord. 475 § 1 (part), 1996)

17.72.100 Recreational vehicle park administration.

The owner of a RV park shall be responsible for the development and maintenance of the RV park in strict conformity with the site plan, the CUP, and all applicable laws and ordinances. A contact person shall be identified who can be contacted and respond within a maximum of thirty minutes at any time of day regarding emergencies or other problems that may occur within the RV park. (Ord. 475 § 1 (part), 1996)

Chapter 17.76

MOBILEHOME PARKS

Sections:

17.76.010 Mobile/manufactured home park zone.
17.76.020 Purpose.

The purposes of the MHP classification are:

A. To provide a suitable living environment within a park-like atmosphere for persons residing in mobile/manufactured homes;

B. To encourage variety in housing styles within areas designated for other residential development;

C. To permit flexibility in the placement of mobile/manufactured homes on a site in order to minimize costs associated with development of roads, utilities, walkways and parking facilities, while providing adequate common and private open space. (Ord. 475 § 1 (part), 1996)

17.76.030 Permitted uses.

In the MHP zone the following uses are permitted:

A. Mobile/manufactured home parks, subject to the requirements of this chapter;

B. Mobile/manufactured homes, located only within an approved mobile/manufactured home park;

C. Recreational facilities located within and primarily for the use of residents of an approved mobile/manufactured home park;

D. Recreational vehicle and boat storage facilities located within and limited to use by residents of an approved mobile/manufactured home park. (Ord. 475 § 1 (part), 1996)

17.76.035 Type of application.

An MHP overlay zoning classification is a Type IVA application, and the city council makes the final decision after recommendation by the planning commission. The application shall be processed as set forth in Title 19 of the BMC. (Ord. 475 § 1 (part), 1996)

17.76.040 Procedures for review and approval.

Application Contents. In addition to the requirements of a completed application as set forth in Section 19.02.020, an applicant for a MHP overlay zoning classification shall comply with the following:

A. Rezone. For an MHP overlay zoning classification to be enacted, all procedural requirements, including filing fees, shall be complied with in full as set forth in Chapter 19.08.

B. Preliminary Site Plan. A preliminary site plan meeting the requirements of Section 17.76.060A shall be submitted with all applications for MHP rezones to the planning commission. The site plan shall be subject to review, modification, approval or denial by the city council as an integral part of the MHP rezone process. There shall be no grading, clearing, construction or other development activities commenced on an approved mobile/manufactured park until a preliminary site plan is upgraded to a binding site plan, and the same is approved and filed.

C. Site Plan. Following final approval by the city council of an MHP rezone, but before development activities commence on the property, the owner shall submit a site plan, meeting the requirements of Section 17.76.060B. The city staff and the planning commission shall review the site plan to determine whether it conforms to the ap-
proved preliminary site plan, the MHP rezone, and applicable state laws and city ordinances which are in effect at the time of the development permit application filed subsequent to the MHP rezone approval. Upon such conformity being found the site plan shall be signed by the zoning administrator, or, in the zoning administrator’s discretion, referred to the city council for final acceptance. An approved site plan shall constitute an integral part of an MHP zoning overlay, and shall be binding upon the owner of the property, its successors and assigns. All development within a mobile/manufactured home park shall be consistent with the approved site plan.

D. Subdivision Exemption. If all land within a mobile/manufactured home park remains completely under individual ownership, compliance with an approved MHP rezone and approved site plan shall preclude the necessity to plat the park or comply with city subdivision laws or ordinances.

E. Amendment of Site Plan. An approved site plan may be modified or amended at the request of the applicant upon receiving administrative approval by the city zoning administrator; provided, that if the modification or amendment is determined by the zoning administrator to be substantial in nature, then such modification or amendment shall be resubmitted to the planning commission and city council as a rezone application pursuant to Chapter 19.08.

F. Duration of Approval. An MHP rezone and the site plan which is an integral part thereof, if not developed fully, shall be effective for three years from the date of approval of the rezone by the city council. An applicant who files a written request with the city council at least thirty days before the expiration of the approval period may be granted a one year extension(s) upon a showing that the applicant has attempted in good faith to progress with the development of the MHP.

G. Completion Prior to Occupancy. All required improvements and other conditions of the MHP rezone and binding site plan approval shall be met prior to occupancy of any site by a mobile/manufactured home; provided, that completion may be accomplished by phases if approved by the city council.

H. Compliance. Any use of land which requires an MHP rezone and approved site plan, as provided in this chapter, and for which such review and approval is not obtained, or which fails to conform to an approved MHP rezone and site plan, constitutes a violation of this title. (Ord. 475 § 1 (part), 1996)

17.76.050 Size and density standards.
The purpose of this section is to establish minimum development standards for mobile/manufactured home parks.

A. Density. The number of mobile/manufactured home park shall not exceed the maximum allowable density of the underlying district or eight units per acre, whichever is less.

B. Site Area. The minimum site area of a mobile/manufactured home park shall be three acres. (Ord. 475 § 1 (part), 1996)

17.76.060 Required elements of site plans.
All new mobile/manufactured home parks, expansions to, or increases in density of existing parks, shall be subject to site plan approval, as provided in this chapter. The site plan shall be accurately drawn at a scale of not less than one inch for each forty feet, and shall include, at a minimum, the following:

A. Preliminary site plan containing:
   1. The title and location of the proposed park, together with the names, addresses and telephone numbers of the owners of record of the land, and if applicable, the names, addresses and telephone numbers of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;
   2. Area of the site;
   3. Project staging or phases, if any;
   4. The number of mobile/manufactured homes to be accommodated;
   5. A vicinity map at a minimum scale of two inches for each mile, showing sufficient area and
detail to clearly locate the project in relation to arterial streets, natural features, landmarks and municipal boundaries;

6. A list of names and addresses of all adjacent property owners within an area of three hundred feet from the exterior boundaries of the proposed MHP;

7. The location, identification and dimensions of all property lines, streets, alleys and easements. Indicate the conditions of all public rights-of-way;

8. The location of all existing and proposed structures, including but not limited to buildings, fences, culverts, bridges, roads and streets;

9. The proposed location of all mobile/manufactured homes and accessory structures with setback lines sufficiently accurate to ensure compliance with setback requirements and lot coverage limitations;

10. The location of all proposed open space, buffer strips and landscaped areas, showing existing trees and plants, materials to be preserved, and conceptual plantings, berms and other features which are proposed;

11. The location and intended use of outdoor storage areas; and

12. The location and intended use of recreational areas and facilities.

B. Final site plan containing:

1. All elements of the preliminary site plan, as approved by the city council and such additional details as requested by the city council at the time of approval of the preliminary site plan;

2. Original and proposed topography at maximum five-foot contour intervals, and preservation measures for fill and cut slopes;

3. Typical cross-sections of all proposed internal circulation streets;

4. The existing edge and width of pavement of any adjacent roadways and all proposed internal streets, off-street parking facilities, driveway approaches, curbing, sidewalks or walkways, street channelization and type of surfaces;

5. The location, size and type of all proposed signs;

6. The location, type and wattage of all outdoor lighting with typical standards illustrated;

7. The location of all water mains, valves and fire hydrants;

8. The location of all sewer mains, laterals, manholes, pump stations and other such appurtenances;

9. The location of all stormwater drainage facilities, retention/detention ponds and oil/water separators;

10. A statement that all development of the mobile/manufactured home park shall be in strict conformity with the MHP rezone, the site plan, and with all applicable provisions of the Bridgeport Municipal Code, and that no mobile/manufactured homes shall be occupied in the park until all required improvements have been completed to the satisfaction of the city;

11. A certificate of approval prepared for the signature of the administrator;

12. An as-built certification prepared for the signature of the zoning administrator upon satisfactory completion of the mobile/manufactured home park or a designated phase thereof. (Ord. 475 § 1 (part), 1996)

17.76.070 Design standards.

The purpose of this section is to establish minimum design standards for mobile/manufactured home parks.

A. Lot Coverage. All buildings, including accessory buildings and structures, but not including any open space areas used to provide parking spaces or private outdoor recreational uses, shall not cover more than fifty percent of the area of an individual mobile/manufactured home site.

B. Yard Requirements. All mobile/manufactured homes, together with their additions and appurtenant structures, accessory structures and other structures on the site (excluding fences), shall observe the following setbacks (excluding any hitch or towing fixture) which supersede the standards of the underlying zoning district:

1. All mobilehomes shall be located at least twenty feet from the property boundary line abutting upon a street or highway, and at least fifteen feet from other boundary lines of the development.
2. There shall be a minimum distance of ten feet between the mobilehome stand and the abutting MHP street.

3. Side Yard Setback. All mobile/manufactured homes, together with their habitable additions, but excluding open porches and carports, shall be set back not less than three feet from mobilehome space side yard lines.

C. Height. No building or structure and no accessory building or structure shall exceed a height of thirty-five feet.

D. Structure Separations. A minimum ten-foot separation shall be maintained between all mobile/manufactured homes, together with their habitable additions, and other mobile/manufactured homes. One-hour fire-resistant accessory structures and/or service buildings shall maintain a minimum three-foot separation from adjacent mobilehomes. Non-fire-rated accessory structures and/or service buildings shall maintain a minimum six-foot separation between themselves and mobilehomes, except that carports may abut the unit to which they are an accessory use.

E. Accessory Structures.

1. Buildings or structures accessory to individual mobile/manufactured homes are permitted, provided that the total developed coverage of the space shall not exceed the maximum lot coverage requirements.

2. Buildings or structures accessory to the mobile/manufactured home park as a whole, and intended for the use of park occupants, are permitted, provided the building area does not exceed fifty percent of the common open space.

F. Access and Circulation. All mobile/manufactured home developments shall be provided with safe and convenient vehicular access from an abutting public street. Internal MHP access shall be provided for MHP-owned streets and driveways. No city arterial or secondary arterial street shall be within a mobilehome park. More specifically, the following standards shall apply:

1. Right-of-Way Standards. All interior park roads shall be constructed within a private right-of-way which shall be sufficient to construct and maintain the roadway plus provisions for utilities, but in no case shall be less than twenty-four feet in width.

2. Pavement Width. Park roads shall have a minimum paved width of twenty-four feet, including the area improved with curbs and gutters. Cul-de-sac turnarounds shall have a minimum paved diameter of seventy feet.

3. Public/Private Streets. The public works superintendent shall determine whether the streets within the park shall be public or private. If the streets are to be public they shall be constructed to public street standards.

4. Roadway Surfaces. All access roadways and drive surfaces shall be bituminous surfacing or better and shall be finished to a Category IV street standard as appropriate for the proposed average daily traffic (ADT), as set forth for internal roads in the Okanogan County road and street standards and guidelines for development, unless otherwise specified herein.

G. Parking Requirements.

1. At least two dust-free parking spaces, located adjacent to each respective mobile/manufactured home, shall be provided for each unit.

2. Improvement standards shall be as specified in subsection (F)(4) of this section, Roadway Surfaces.

3. Fifty percent of off-street parking standards contained in Chapter 17.60 shall be applied for such uses as clubhouses or community buildings within the MHP.

4. The front and side yard setbacks for mobile/manufactured home units shall not be calculated for purposes of meeting the minimum parking requirements.

5. All off-street parking spaces shall have a minimum dimension of nine feet by eighteen feet.

H. Utility Requirements.

1. All mobile/manufactured home parks shall provide permanent electrical, water and sewage disposal connections to each mobile/manufactured home in accordance with applicable state and local rules and regulations.

2. All sewage and wastewater from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laun-
dries and all other sanitary fixtures in a park shall be drained into a public sewage collection system.

3. All water, sewer, electrical and communication service lines shall be underground and shall be approved by the city. Gas shut-off valves, meters and regulators shall not be located beneath mobile/manufactured homes.

I. Open Space/Recreational Facilities.

1. Mobile/manufactured home parks developed at an overall density of more than four dwelling units per acre shall include a minimum of ten percent of the overall development set aside and maintained as open space for the recreational use of park occupants. In mobilehome parks of ten to fifteen acres, recreation facilities may be decentralized with at least one area large enough for team games (two-thirds of an acre). Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Recreation areas may include space for community buildings and community use facilities, such as indoor service buildings. Parking spaces, driveways, access streets and storage areas are not considered to be usable open space.

2. The area shall be exclusive of the required perimeter buffer, centrally located, and of such grade and surface to be suitable for active recreation.

J. Sidewalks/Walkways. The park shall contain pedestrian walkways to and from all service and recreational facilities. Such walkways shall be adequately surfaced and lit. A portion of the roadway surface may be reserved for walkways, provided that the same are marked and striped and provided that the roadway width is widened accordingly. Walkways shall be a minimum of three feet.

K. Lighting. Outdoor lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. Lights shall be sized and directed to avoid adverse impact on adjacent properties.

L. Storm Drainage. Storm drainage control facilities shall meet the requirements of Title 14 of the Bridgeport Municipal Code.

M. Landscaping/Screening.

1. The park shall provide visual screening and landscaping as required in perimeter setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees, provided that they are installed prior to the first occupancy of the park, and are of such species and size (minimum of six feet), as would normally fulfill a screening function. Site development shall be sensitive to the preservation of existing vegetation.

2. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy, growing condition at all times.

3. The following minimum requirements for landscaping and screening shall apply:
   a. Along the exterior site boundary, screening shall be provided in the form of wood fencing. A landscaping plan including satisfactory maintenance may be approved by the planning commission to achieve the same purpose.
   b. Where abutting a major arterial, a wood sight-obscuring fence and/or an approved landscaping plan shall be used to ensure that the development is buffered sufficiently.
   c. Perimeters of common parking areas and bulk storage areas shall be landscaped to provide visual screening.
   d. All mobilehome developments shall be screened by fences and/or natural growth along all property boundary lines.

4. Screening shall be a minimum height of five feet and in the case of natural growth a width of at least five feet. Screening operations shall be commenced before thirty days prior to occupancy of the mobile/manufactured home park, and planting shall be completed no more than nine months after occupancy. The city may require the owner to bond for the completion of screening.

N. Signs. Signs and advertising devices shall be prohibited in a mobile/manufactured home park except as permitted in the underlying zoning district. (Amended during 1996 codification; Ord. 475 § 1 (part), 1996)

17.76.080 Park administration.

A. The owner of a mobile/manufactured home park shall be responsible for the development and
maintenance of the park in strict conformity with the MHP rezone, the approved site plan and all applicable laws and ordinances.

B. A mobile/manufactured home park shall have internal rules and regulations governing, at a minimum, the following:

1. A requirement that all tenants comply with city and State inspection codes at the time a mobile/manufactured home is installed or modified;
2. A requirement that all tenants comply with the city zoning code restrictions relating to the use of their mobile/manufactured home and lot;
3. A requirement that all landscaping, buffer areas, recreational areas and facilities, storage areas, streets, walkways and other common areas and facilities be continuously maintained to at least the minimum standards required by the city and approved by the zoning administrator at the time of initial occupancy.

C. A contact person shall be identified who can be contacted and respond within a maximum of thirty minutes at any time of day regarding emergencies or other problems that may occur within the MHP. (Ord. 475 § 1 (part), 1996)

17.80.080 Abatement of public nuisance.

Chapter 17.80

NONCONFORMING USES AND STRUCTURES

Sections:

17.80.010 Purpose.
17.80.020 Nonconforming lots.
17.80.030 Nonconforming use of land.
17.80.040 Nonconforming structures.
17.80.050 Repairs, maintenance and safety of nonconforming structures.
17.80.060 Moving a nonconforming structure.
17.80.070 Changes to a nonconforming use.
17.80.080 Abatement of public nuisance.

17.80.090 Nonconforming manufactured home.

17.80.010 Purpose.

It is recognized that certain existing lots, structures and uses will not conform to this title at the time of its adoption. The purpose of this chapter is to protect owners and/or tenants of property from unreasonable loss and hardship where such nonconformity is created as a result of the adoption of provisions contained in this title. It is also realized that land, structures and uses of land and structures which do not conform to the provisions of this title can become nuisances, can disrupt the orderly development of the city, and can create unsafe, hazardous and unhealthful conditions; therefore, the city declares that, over time, most nonconforming structures and uses shall be terminated as provided in this chapter. (Ord. 492 § 2, 1998: Ord. 475 § 1 (part), 1996)

17.80.020 Nonconforming lots.

A structure and its customary accessory buildings may be erected on any legal lot created before the effective date of the ordinance codified in this title. This provision shall apply even though such lot fails to meet the minimum dimensional requirements of the underlying zoning district; provided, that such structure is allowed within that zoning district and all uses of the nonconforming lot shall comply with all other provisions of this title including setbacks, dimensional standards and lot coverage requirements. (Ord. 475 § 1 (part), 1996)

17.80.030 Nonconforming use of land.

Where lawful use of the land exists on the effective date of the ordinance codified in this title, which is not permissible under the terms of this title, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such use shall be enlarged or increased, nor extended to occupy a greater area of land, dimensions or volume than was occupied at the effective date of the ordinance codified in this title without the issuance of a conditional use permit
(CUP). The city council shall not approve such a CUP unless the following criteria are met:

1. It is found that expansion of such use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated, and

2. Expansion of such a use shall not include new uses that are not allowed in the district, and

3. Expansion of such a use shall conform to all other standards of this title unless special circumstances should allow a variance to be issued in strict accordance with Chapter 17.88 of this title;

B. If a nonconforming use is discontinued or inactive for a period of one year, it shall be deemed a discontinued nonconforming use. A discontinued nonconforming use cannot be reestablished. Further use of the property must conform to the provisions of this title. (Ord. 492 § 3, 1998: Ord. 475 § 1 (part), 1996)

17.80.040 Nonconforming structures.

Where a lawful structure exists on the effective date of the ordinance codified in this title, which structure could not be built under the terms of this title, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

A. No such structure shall be enlarged or altered in a way which increases its nonconformity without the issuance of a conditional use permit, consistent with the provisions of BMC Chapter 17.64 Conditional Use Permits; and

B. Nothing in this title shall require any change in plans, construction, alteration or designated use of a structure for which a legal valid building permit existed prior to the adoption of the ordinance codified in this title and continues to exist on the date of adoption of this title and any subsequent amendments to this title, except that if the structure will be nonconforming it shall be built to conforming standards if not complete within two years of the date of adoption of this title or any amendment to this title; and

C. A nonconforming structure which has been destroyed, damaged or has incurred a loss may be rebuilt within the existing footprint of the damaged or destroyed building, provided, no more than twelve months shall be allowed in which to resume activity or rebuild, or the structure shall be deemed nonconforming and any rebuilding must conform to the provisions of this title. (Ord. 543 § 1, 2004; Ord. 475 § 1 (part), 1996)

17.80.050 Repairs, maintenance and safety of nonconforming structures.

Repairs and maintenance work may be undertaken on a nonconforming structure and nothing shall prevent the city from requiring repair of any nonconforming structure to protect health and safety. Maintenance work and repair on a nonconforming structure shall conform to all provisions, modifications and amendments to the city building codes. (Ord. 475 § 1 (part), 1996)

17.80.060 Moving a nonconforming structure.

If a nonconforming structure is moved, it shall conform to the zoning regulations of the zone to which it is moved. (Ord. 475 § 1 (part), 1996)

17.80.070 Changes to a nonconforming use.

A nonconforming use shall not be changed to another nonconforming use. A nonconforming use changed to a conforming use may not thereafter be changed back to a nonconforming use. (Ord. 475 § 1 (part), 1996)

17.80.080 Abatement of public nuisance.

Regardless of any provision in this title, any nonconforming use or structure deemed to present a hazard to the public health or safety or deemed be a public nuisance by the city council may be terminated through civil legal proceedings commenced in Douglas County superior court. (Ord. 475 § 1 (part), 1996)
17.80.090  Nonconforming manufactured home.

Notwithstanding any other provision in this chapter or in this title, existing HUD certified manufactured homes and state-certified manufactured homes that legally exist upon the date of adoption of this section, but do not meet the dimensional or design standards of the district in which such home is located, may be replaced with a more conforming, by dimension and design standards, HUD certified manufactured home. (Ord. 475 § 1 (part), 1996)

Chapter 17.84

ADMINISTRATION
AND ENFORCEMENT

Sections:
17.84.010  Administration and enforcement.
17.84.020  Interpretation and application.
17.84.030  Building permits required.
17.84.040  Permit applications, generally.
17.84.050  Permit processing.
17.84.060  Schedule of fees, charges and expenses.
17.84.070  Complaints regarding violations.
17.84.080  Penalties for violations.

17.84.010  Administration and enforcement.

A.  An administrative official designated by the city council shall administer and enforce this title. The administrator may be provided with the assistance of such other persons as the city council may direct.

B.  If the administrative official shall find that any of the provisions of this title are being violated, the administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The administrator shall order discontinuance of any illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this title to insure compliance with or to prevent violation of its provisions. (Ord. 475 § 1 (part), 1996)

17.84.020  Interpretation and application.

A.  In interpreting and applying the provisions of this title, they shall be held to be the minimum requirements for promotion of health, safety and general welfare to the public. Therefore, when the provisions of this title impose a greater restriction upon the use of buildings and premises or upon the height of buildings and structures, or require larger open spaces that are imposed or required by other laws, ordinances, codes, easements, regulations or covenants, the provisions of this title shall control.

B.  The planning commission may review and make recommendations on any questions regarding the proper interpretation or application of the provisions of this title that may be requested by any property owner, tenant, government officer, department, board or commission affected. If the planning commission undertakes such review, within thirty days following the planning commission’s completion of its review, the planning commission shall prepare findings, conclusions and a recommended decision and provide the same to the city council. The city council shall review the planning commission’s recommendation and make a final determination on any questions involving the proper interpretation or application of the provisions of this title. The council’s decision shall be in keeping with the spirit and intent of this title and of the city’s comprehensive land use plan.

C.  The city council shall prepare written findings of fact for all rulings made pursuant to this section and a record of said rulings and findings shall be kept as a guide for future administrations. (Ord. 475 § 1 (part), 1996)
17.84.030 Building permits required.

No building or other structure shall be erected, moved, added to or structurally altered without a permit thereof, issued by the city building official. No building permits shall be issued except in conformity with the provisions of this title and no building permit will be issued to construct a building unless sufficient evidence is produced indicating that the building permit applies to a legally created lot. (Ord. 475 § 1 (part), 1996)

17.84.040 Permit applications, generally.

A. Applications for land use permits required by this title shall be made on forms provided as set forth in Section 19.02.020 and in addition, shall be accompanied by the following:

1. Plans in duplicate unless otherwise specified, drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and location(s) on the lot(s) of buildings already existing, if any; and the location and dimensions of the proposed building(s) or alterations(s); and

2. Other information as lawfully may be required by the zoning administrator and/or this title, including existing or proposed buildings or alterations; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; landscaping plans for commercial uses or multifamily dwellings; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this title.

B. Use or arrangement of land, or construction at variance with that shown and authorized in the submitted building plans, shall be deemed a violation of this title and shall be punishable as provided in this chapter. (Ord. 475 § 1 (part), 1996)

17.84.050 Permit processing.

Permits shall be processed in accordance with Title 19 of the BMC. (Ord. 475 § 1 (part), 1996)

17.84.060 Schedule of fees, charges and expenses.

Applicants for appeals, variances, conditional use permits, and other matters pertaining to this title, shall pay application fees with the submittal of their application. No application shall be accepted except when accompanied by the designated fee. Amounts of such fees will be determined from time to time by resolution of the city council. (Ord. 475 § 1 (part), 1996)

17.84.070 Complaints regarding violations.

Whenever a violation of this title occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the zoning administrator. The administrator shall record properly such complaint, immediately investigate, and within ninety days shall take action thereon as provided by this title. (Ord. 475 § 1 (part), 1996)

17.84.080 Penalties for violations.

A. Violation of the provisions of this title or failure to comply with any of its requirements shall constitute a civil infraction. Any person who violates this title or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars, and in addition shall pay all costs and expenses involved in the case. Upon the decision of the court, each day of such violation may be counted as a separate violation.

B. Every violation of this title shall be a separate and distinct offense, and in case of continuing violation, every day’s continuance thereof shall be deemed to be a separate and distinct civil infraction offense. The existence of a civil infraction remedy, or the pendency of a civil infraction proceeding, under provisions of this title, shall not be construed to affect the right of the city to proceed through its proper officers with the enforcement of the provisions hereof by civil proceedings whether at law or equity in any court of competent jurisdiction. (Ord. 475 § 1 (part), 1996)
Chapter 17.88

VARIANCES

Sections:
17.88.010 Variance—Generally.
17.88.020 Type of application.
17.88.030 Requirements for a complete application.
17.88.040 Public hearing and notification.
17.88.050 Criteria for approval.
17.88.060 Conditions of approval.
17.88.070 Appeal.

17.88.010 Variance—Generally.
Applications for variances from the terms of this title, the official zoning map, or other land use regulatory ordinances of the city may be permitted pursuant to the terms and conditions set forth in this chapter. (Ord. 475 § 1 (part), 1996)

17.88.020 Type of application.
A variance is a Type III application, and the city council shall make the final decision. The application shall be processed as set forth in Title 19 of the BMC. (Ord. 475 § 1 (part), 1996)

17.88.030 Requirements for a complete application.
In addition to the requirements for a completed application set forth in Section 19.02.020, an applicant for a variance shall submit the following: a nonrefundable fee established by resolution of the city council. No application shall be complete and no action shall be taken upon an application until the fee has been paid. (Ord. 475 § 1 (part), 1996)

17.88.040 Public hearing and notification.
Before a request for a variance is acted upon by the city council, the council shall consider the application at a public hearing pursuant to the time and notice requirements as set forth in Title 19 of the BMC. (Ord. 475 § 1 (part), 1996)

17.88.050 Criteria for approval.
Decisions of the city council on variance applications shall include written findings of fact to support the decision. Applications for variances may be granted only if the city council finds:

A. The variance does not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located;
B. The variance is necessary, because of size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated. (Ord. 475 § 1 (part), 1996)

17.88.060 Conditions of approval.
In approving any variance, the city council may impose reasonable conditions to ensure that the variance shall not be materially detrimental to the public welfare or injurious to property or improvements in the area. (Ord. 475 § 1 (part), 1996)

17.88.070 Appeal.
All appeals of any decision by the city council shall be made in accordance with Title 19 of the Bridgeport Municipal Code. Decisions of the zoning administrator may be appealed pursuant to Chapter 19.06 of the BMC. (Ord. 475 § 1 (part), 1996)

Chapter 17.92

APPEALS

Sections:
17.92.010 Administrator actions.
17.92.020 Planning commission actions.
17.92.030  City council actions.

17.92.010  Administrator actions.
           Decisions of the administrator may be appealed to the city council. Such appeals must be submitted to the city clerk-treasurer in writing within ten days of the action in question, and must cite the specific action of the administrator which the appellant believes was in error and the sections of this title which support this claim. Such appeals shall be heard at the next regular meeting of the city council. (Ord. 475 § 1 (part), 1996)

17.92.020  Planning commission actions.
           Decisions of the planning commission may be appealed to the city council pursuant to Chapter 19.06 of the Bridgeport Municipal Code. (Ord. 475 § 1 (part), 1996)

17.92.030  City council actions.
           All actions of the city council shall be final. Council's decisions shall be subject to judicial appeal as set forth in Section 19.06.060 of the BMC. (Ord. 475 § 1 (part), 1996)