

## INCENTIVES JANUARY 2011

Properties along the railroad within unincorporated Clark County are eligible for two powerful incentives.

### Fee Holiday

This fee holiday is in effect until December 31, 2011. Properties along the Chelatchie Prairie Railroad are eligible. For details, go to: <http://www.clark.wa.gov/commdev/FeeHoliday.html>

### Railroad Overlay Zone

This zoning provision increases flexibility for uses that require and take advantage of the Chelatchie Prairie Railroad.

### 40.250.070 RAILROAD OVERLAY DISTRICT (RR)

#### A. Purpose.

The purpose of the railroad overlay district (RR) is to allow the development of land uses that require and can take advantage of rail access.

#### B. Uses.

The uses set out in Table 40.250.070-1 are examples of uses allowable in the railroad overlay district. The appropriate review authority is mandatory.

- “P” – Uses allowed subject to approval of applicable permits.
- “C” – Conditional uses which may be permitted, subject to the approval of a Conditional Use Permit as set forth in Section [40.520.030](#).
- “X” – Uses specifically prohibited.

Table 40.250.070-1. Uses	RR	Special Standards
Primary Uses		
Plastic bottle manufacturing, blow molding	P	
Accessory uses		
Office space, not to exceed ten (10) percent of the total gross floor area of on-site buildings	P	

#### C. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, setbacks and building separation in Table 40.250.070-2, subject to the provisions of Chapter 40.200 and Section [40.550.020](#). Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

<b>Table 40.250.070-2. Lot Setbacks, Lot Coverage and Building Height Requirements</b>	
Minimum area for overlay district	One acre
Maximum area for overlay district	None
Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Maximum building height	60 feet for all buildings
Minimum building setback <sup>1</sup>	
Front/street side	20 feet; 50 feet if abutting a residential district
Side (interior) <sup>2</sup>	10 feet; 50 feet if abutting a residential district
Rear <sup>2</sup>	10 feet; 50 feet if abutting a residential district
Maximum lot coverage	50 percent
Minimum landscaped area/type <sup>1</sup>	20 percent

<sup>1</sup> Additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones. See Section [40.320.010](#). All utility or tower facilities shall be set back twenty (20) feet from all property lines, and provide additional landscaping, as required in Table 40.320.010-1. See Section [40.260.250](#) for requirements for wireless communications facilities.

<sup>2</sup> May be zero (0) feet for any side facing tracks.

2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
3. Off-street parking and loading. Off-street parking and loading shall be provided as required in Chapter 40.340.
4. Landscaping. Landscaping and buffers shall be provided as required in Table 40.230.080-2 and Chapter 40.320.

D. Performance Standards.

No land or structure shall be used or occupied within this district unless there is continuing compliance with the minimum performance standards pursuant to Section [40.230.080\(D\)](#).

(Added: Ord. 2010-12-12)