



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, June 5, 2024
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Oath of Office: Stephen Mullinax**
- 4. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the 05/01/2024 Meeting**

IV. PUBLIC HEARING/BUSINESS

- 1. Public Hearing - Spring 2024 Ridgefield Development Code Amendments - Claire Lust, Community Development Director**
- 2. Election of Chair and Vice Chair -**

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 5, 2024

AGENDA ITEM NAME: Approval of Minutes from the 05/01/2024 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 05.01.2024 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MAY 1, 2024**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Commission Member Amanda Swenson
Commission Member Richard Amerman
Commission Member Patrick Flynn
Commission Member John Rose
Vice Chair Mark Tyler

Commissioner Rose moved to excuse Commissioner Thompson. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

3. Late changes to the agenda

No late changes to the agenda.

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

III. CONSENT AGENDA

1. Approval of Minutes from the 3/6/2024 Meeting

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Patrick Flynn
SECONDER:	Commission Member Amanda Swenson
AYES:	Commission Member Amerman, Commission Member Flynn, Commission Member Rose, Vice Chair Tyler

Commissioner Flynn moved to approve the minutes from the last meeting. Seconded by Commissioner Swenson. Ayes all. Motion passed unanimously.

IV. BUSINESS

1. Revised Planning Commission Bylaws - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the proposed revisions to the Planning Commission Bylaws.

Discussion occurred regarding having two public comment periods.

Discussion occurred regarding section 6.2 Order of Business, item number 5.

Discussion occurred regarding section 6.2 Order of Business, item number 3.

Discussion occurred regarding 7.1 Attendance, striking the word consecutive.

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Richard Amerman
SECONDER:	Commission Member John Rose
AYES:	Commission Member Swenson, Commission Member Amerman, Commission Member Flynn, Commission Member Rose, Vice Chair Tyler

Commissioner Amerman moved to recommend approval of the revised rules and procedures to City Council. Seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director, advised that recruitment for the vacant Planning Commission seat is open, and six applications have been received. She advised that there may be an Oath of Office at the June meeting if a selection has been made. She advised that she would be presenting a round of code updates at the June meeting. She gave an update on the Comprehensive Plan and community outreach. She introduced Kaylee Moore, Administrative Assistant who is training to be the Planning Commission Clerk back up.

VII. FROM THE COMMISSION

Commissioner Amerman attended the Parks Board Meeting in April.

Commissioner Flynn thanked the City staff and welcomed Kaylee. He congratulated Katie Favela on being appointed to the City Council. He thanked Vice Chair Tyler for running the evening's meeting.

Commissioner Rose advised that June would be his last meeting because he is moving out of the area.

Commissioner Swenson congratulated Katie Favela on being appointed to the City Council. She thanked the City staff.

Commissioner Tyler attended the Public Hearing and City Council meeting where the candidates for Council were interviewed. He is glad to hear that there are six applicants for the vacant Planning Commission seat. He thanked the Commission members and Miss Lust for assisting him through the meeting.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Katie Favela, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 5, 2024

AGENDA ITEM NAME: Public Hearing - Spring 2024 Ridgefield Municipal Code Amendments

SUMMARY/BACKGROUND:

See attached staff report.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. A. 3.70___FEES_FOR_SERVICES
3. B. 7.04.040___Licensing_and_registration_requirements.
4. C. 7.04.110___Dangerous_dogs_Additional_requirements.
5. D. 7.04.130___Violations_Penalty.
6. E. 15.24.010___Definitions.
7. F. 18.100.032___L___definitions.
8. G. 18.205.020___Master_use_table.
9. H. 18.205.030___Limitations.
10. I. 18.206.020___Single_family_design_standards.
11. J. 18.206.040___Cottage_housing.
12. K. 18.210.060___Design_provisions_along_major_corridors.
13. L. 18.210.080___Vehicles_in_residential_zones.
14. M. 18.220.070___Design_provisions_along_major_corridors.
15. N. 18.220.095___Vehicles_in_residential_zones.
16. O. 18.230.080___Off_street_parking_and_loading.
17. P. 18.280.050___Submittal_requirements.
18. Q. 18.310.100___Appeal_procedure.
19. R. 18.401.040___Information_requirements.
20. S. 18.401.050___Approval_procedures.
21. T. 18.401.070___Zero_lot_line_standards.
22. U. 18.401.090___Site_plan_requirements.
23. V. 18.401.100___Limits_on_modifying_standards.
24. W. 18.401.150___Building_permits.
25. X. 18.500.040___Submittal_requirements.
26. Y. 18.550.020___Preliminary_binding_site_plan_application.
27. Z. 18.610.020___Preliminary_short_plat_application_contents.
28. AA. 18.620.030___Application_for_a_subdivision_Requirements. (1)
29. BB. 18.620.145___Homeowners_association.
30. CC. 18.710.040___Prohibited_signs.
31. DD. 18.720.040___Off_street_parking_lot_design.
32. EE. 18.810.208___Notice_statute_of_limitations.

33. FF. 18.840__TREES



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Spring 2024 Amendments to the Ridgefield Municipal Code Planning Commission Staff Report June 5, 2024

BACKGROUND

The Community Development Department is proposing a series of amendments to the Ridgefield Municipal Code (RMC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community. The majority of the proposed amendments are to [Title 18 – Development Code](#). Amendments related to the work of the Community Development Department are also proposed to [Title 3 – Revenue and Finance](#), [Title 7 – Animals](#), and [Title 15 – Abatement of Public Nuisances](#).

DISCUSSION

Types of Amendments

The proposed amendments intend to update the municipal code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, compliance items, and other policy changes.

1. Housekeeping items address clerical errors without substantive changes to the content of the code.
2. Compliance items ensure alignment with requirements imposed by the State of Washington, Ridgefield Engineering Standards, and best practices adopted by local jurisdictions.
3. Other policy changes add or modify content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.

Summary of Changes

The following tables are a guide to the proposed changes; full proposed text amendments are included as attachments.

Housekeeping items:

<u>Code section(s)</u>	<u>Reason(s) for proposed amendment</u>
7.04.040 – Animal regulations – Licensing and registration requirements.	Reference adopted master fee schedule .

18.206.020 – Single-family design standards.	Correct section numbering/lettering errors.
18.206.040.B.14 – Cottage housing – Standards – Impervious surface.	Remove and replace outdated code reference.
18.220.070 – Residential Medium Density Districts – Design provisions along major corridors.	Update the name of 45 th Avenue to Royle Road.
18.280.050 – Critical Areas Protections – Submittal requirements.	Correct section numbering/lettering errors.
18.310.100.B.4 – Appeal procedure – Information requirements.	Replace invalid code references with a reference to the adopted master fee schedule .
18.401.050.B – Planned Unit Developments – Approval procedures – Community Information Meeting.	Clarify that the community information meeting required prior to submittal of a PUD application shall be accessible to the public.
18.401.070.D.2 – Planned Unit Developments – Zero lot line standards.	Correct reference to Figure 18.401.070-D.
18.401.100.A.8 – Planned Unit Developments – Limits on modifying standards.	Correct reference to RDC 18.401.075.
18.401.150.B – Planned Unit Developments – Building permits.	Update reference to residential design standards.
18.620.145 – Procedure for Subdivision – Homeowners’ association.	Remove erroneous reference to Section B.
18.810.208 – Environmental Standards (SEPA) – Notice/statute of limitations.	Change section title to accurately reflect the statute title referenced therein.

Compliance with state statutes, consistency with Engineering Standards, and consistency with surrounding jurisdictions:

<u>Code section(s)</u>	<u>Reason(s) for proposed amendment</u>
7.04.110 – Animal Regulations – Dangerous dogs – Additional requirements.	Update surety bond sum and liability insurance coverage to match requirements in the Revised Code of Washington (RCW) 16.08.080 and Clark County code 8.18.060 .
	Add microchip requirement to the match Clark County code 8.18.060 .

7.04.130 (Table) – Animal Regulations – Dangerous dogs – Violations – Penalty.	Change misdemeanor to gross misdemeanor to comply with requirements of RCW 16.36.110 for quarantine violation penalty.
18.230.080.D – Commercial Districts – Off-street parking and loading – EV charging.	Currently electric vehicle charging requirements only apply to development in Commercial districts. Remove and replace with electric vehicle charging requirements in the chapter governing citywide parking standards, and require compliance with the more restrictive standards in the Washington Administrative Code (WAC) 51-50-0429 .
18.720.040.C – Off-street Parking and Loading – Off-street parking lot design.	
18.401.040 – Planned Unit Developments – Information requirements	Require developments to provide cross circulation to adjacent developable properties in compliance with the Ridgefield Engineering Standards, which are also going through an update to strengthen this requirement.
18.500.040 – Site Plan Review – Submittal requirements.	
18.550.020 – Binding Site Plan – Preliminary binding site plan application.	
18.610.020 – Short Plats – Preliminary short plat application contents.	
18.620.030 – Procedure for Subdivision – Application for a subdivision – requirements.	

Policy changes:

<u>Code section(s)</u>	<u>Reason(s) for proposed amendment</u>
3.70 – Fees for Services.	Authorize annual indexing of development and inspection fees.
15.24.010 – Public Nuisances – Definitions.	Expand definition of “Junk.”
18.100.032 – “L” definitions.	Revise definition of landscaping to include a broader range of vegetated areas on a site. Would allow developments to include vegetated critical areas in the overall landscaping calculation.
18.205.020 – Uses – Master use table.	Permit upper-story residential uses in the Commercial Neighborhood Business (CNB) zone to support creative housing production in neighborhood centers.
18.205.030.W – Uses – Limitations – Multifamily Residential.	

18.205.030.U – Uses – Limitations – Utility Facility.	Relax limitations on major utility facilities (a use including water towers) in the Employment zone adjacent to nonresidential zoning. Change from a conditionally permitted use subject to a quasi-judicial land use review process to an outright permitted use subject to an administrative review process.
18.206.040 – Cottage housing – standards.	Bring in elements of 18.206.020 – Single-family design standards to establish basic architectural design standards for cottage clusters.
	Eliminate standards regulating how far individual cottage developments must be from one another.
18.210.060 – Residential Low Density Districts – Design provisions along major corridors.	The intent of the code appears to be to disallow modifications to special design provisions along major corridors (25-foot setbacks, 6-foot walls, 5-foot landscape strip between wall and sidewalk). However, as written applicants could still submit for modifications to these standards through the adjustment/variance processes. Close this loophole. Also change the name of 45 th Avenue to Royle Road.
18.210.080 – Residential Low Density Districts – Vehicles in residential zones.	Allow recreational vehicles to be parked in driveways between the home and the front lot line during summer months. Currently there is a blanket prohibition against such RV parking in the RLD-4, RLD-6, and RMD-16 zones.
18.220.095 – Residential Medium Density District – Vehicles in residential zones.	
18.401.090 – Planned Unit Developments – Site plan requirements.	Require PUDs to work with the natural site topography to include limiting the use of retaining walls.
18.710.040 – Signs – Prohibited signs.	Currently, the City follows WSDOT's lead to prohibit signs in the Pioneer Street/SR 501 right-of-way. When a jurisdictional transfer is completed in Summer 2024, the City will have full ownership of Pioneer Street and will no longer be able to rely on WSDOT standards. Update prohibited sign code to support current practice, with input from City Attorney on legality.
18.840 – Trees.	Simplify language. Better align with Council's initial goals for tree preservation and protection by requiring developments to preserve and/or replace trees up to the site's pre-development tree density

	OR 20 tree units per acre, whichever is less.
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PROCESS

<u>Date</u>	<u>Milestone</u>
May 10, 2024	Notice of intent to adopt code amendments issued to Department of Commerce.
May 22, 2024	Notice of Planning Commission public hearing published.
June 5, 2024	Planning Commission public hearing and recommendation to City Council.
June 13, 2024	Notice of City Council public hearing.
June 27, 2024	City Council public hearing and 1 st ordinance reading.
July 11, 2024	City Council public meeting and 2 nd ordinance reading/vote on adoption.
August 14, 2024	Approximate effective date of codes adopted on July 11.

Staff have received no public comments as of the date of this report.

MOTION

Following the staff presentation, public hearing, and Commission deliberation, the Planning Commission

To forward a recommendation of approval of the proposed code amendments to City Council:

“I move to recommend approval of the proposed Spring 2024 Ridgefield Municipal Code amendments as presented” OR

“I move to recommend approval of the proposed Spring 2024 Ridgefield Municipal Code amendments with changes to [...]”

ATTACHMENTS

- A. RMC 3.70
- B. RMC 7.04.040
- C. RMC 7.04.110
- D. RMC 7.04.130
- E. RMC 15.24.010
- F. RMC 18.100.032
- G. RMC 18.205.020
- H. RMC 18.205.030
- I. RMC 18.206.020
- J. RMC 18.206.040
- K. RMC 18.210.060
- L. RMC 18.210.080
- M. RMC 18.220.070

N. RMC 18.220.095
O. RMC 18.230.080
P. RMC 18.280.050
Q. RMC 18.310.100
R. RMC 18.401.040
S. RMC 18.401.050
T. RMC 18.401.070
U. RMC 18.401.090
V. RMC 18.401.100
W. RMC 18.401.150
X. RMC 18.500.040
Y. RMC 18.550.020
Z. RMC 18.610.020
AA. RMC 18.620.030
BB. RMC 18.620.145
CC. RMC 18.710.040
DD. RMC 18.720.040
EE. RMC 18.810.208
FF. RMC 18.840

Chapter 3.70 FEES FOR SERVICES¹

Sections:

3.70.005 Purpose.

The purpose of this chapter is to establish the authority of the Ridgefield city council to establish fees for services including, but not limited to, planning, engineering, building, park and recreation, administrative and other fees as determined via resolution action, and to establish the conditions under which those fees for services may be reduced, deferred, or waived.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

3.70.010 Establishment of fees—Resolution action.

The Ridgefield city council shall establish as necessary fees for services including, but not limited to, planning, engineering, building, park and recreation, administrative and other fees as determined via resolution action. The resolution shall contain a mechanism for the annual adjustment of fees for services to address market-based impacts on the provision of these city services.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

3.70.030 Fees subject to deferral and waiver.

Notwithstanding other provisions of this code, development fees charged by the city for projects receiving final approval and occupancy after the effective date of the ordinance adopting these changes are subject to deferral and waiver as set forth in this chapter. Development fees are defined as monetary payment paid by the applicant or the applicant's agent to the city for building permits, critical area review permits, impact fees, and land use actions and permits such as conditional use permits and variances. This chapter shall not apply to defer or waive the following: any system development charges, any Washington State Building Code Council Surcharges, or fees collect on behalf of outside agencies.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

3.70.040 Impact fees.

Development impact fees are further regulated by Chapter 82.02 RCW and RMC 18.070. Any impact fee waiver shall comply with these regulations and the city must the pay the amount of the impact fee waived into the impact fee fund out of general funds or other sources of lawful funding as required by state law.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

¹Editor's note(s)—Ord. No. 1388, § 3(Exh. A), adopted Jan. 26, 2023, amended Ch. 3.70 in its entirety to read as herein set out. Former Ch. 3.70, §§ 3.70.005, 3.70.010, pertained to similar subject matter and derived from Ord. 886, § 4(Exh. C), adopted in 2005.

3.70.050 Eligibility.

The following conditions must be met for an applicant to be eligible for a waiver of fees:

- A. The development project must be located within the following areas:
 - 1. The Ridgefield central mixed use zoning district (CMU) as set forth in the city's zoning code; or
 - 2. The Ridgefield waterfront mixed use zoning district (WMU) as set forth in the city's zoning code.
- B. The applicant must demonstrate that the development project is for the redevelopment of the property and the development project meets or exceeds the development and design standards for the underlying zone.
- C. No federal, state, or local rule or regulation prohibits the waiver.
- D. The waiver shall not apply to any fees or portions of any fees that the City would be required to remit to the state or another government entity.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

3.70.060 Application and approval process.

- A. An application for a fee waiver must be made to the city in a form and manner prescribed by the city and contain information showing the location of the development project, compliance with the eligibility criteria, the schedule for completion, and such other information required by the city.
- B. The application for a fee waiver must be submitted prior to final city approval of the development project associated with the development permit fee being waived; provided however, that no fees paid to the city will be reimbursed but instead such payments may be deferred in advance by the city until a decision on the waiver application has been made by the city council.
- C. The issuance of a waiver of any or all or any portion of a fee authorized under this chapter is wholly within the sole discretion of the city council.
- D. The city may consider the applicant's eligibility and may also consider the following factors:
 - 1. The nature of the development project and the impact the redevelopment will have on downtown and waterfront areas;
 - 2. Comparable waivers or deferrals issued by the city;
 - 3. Any other identified public benefit resulting from the development project; and
 - 4. Any other factor the city deems appropriate.
- E. The city manager or designee is authorized to defer development fees payment from the time of the application until the city council issues a decision on the fee waiver application.
- F. Any decision by city council is a final decision of the city.
- G. In the event the waiver application is denied:
 - 1. The applicant must pay all deferred fees within ten days;
 - 2. The amount of the fee shall be determined by the fee schedule in effect at the time of the application for deferral;
 - 3. The city may refuse to issue further permits or approvals until any deferred fees have been paid; and

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4. Any deferred fees which are not paid within thirty days shall become a lien on the property in favor of the city for the amount of the unpaid fees.

(Ord. No. 1388, § 3(Exh. A), 1-26-2023)

3.70.070 Development review and inspection fees.

A. Development review and inspection fees are enumerated in Sections B (Land Use Planning Permits), C (Public Works Permits) and D (Building Permits) of the adopted master fee schedule.

B. Development review and inspection fees shall be updated annually using the following procedures:

1. The Finance Director shall calculate annual inflation adjustments in development and inspection fee rates. The development and inspection fees shall not be adjusted for inflation should the index remain unchanged.
2. The annual inflation adjustment shall be equal to the West Region Consumer Price Index (CPI-U) annual changes calculated after the first half of the year.
3. The indexed development review and inspection fee rates shall be calculated January 1, or as soon thereafter as the latest West Region CPI-U index information is available and shall become effective immediately thereafter. A copy of the indexed fee rates shall be provided to the City Council, but the indexed rates shall become effective without further council review, except for subsection (4).
4. The development review and inspection fee rates may only be increased three consecutive years without further council review. In the event that the indexed fee rates would rise for a fourth consecutive year if the index were applied, City Council shall review the proposed increase during a public hearing at a regularly scheduled meeting to establish a new fee rate.

Chapter 7.04 – ANIMAL REGULATIONS

7.04.040 Licensing and registration requirements.

- A. Failure to License a Pet Animal. Except as otherwise provided in this chapter, it is unlawful for any person to own, keep or have control of any dog or other pet animal over the age of six months and for whom a license is required in the city of Ridgefield unless the person has procured a license.
1. The application for a license must be made within thirty days of acquisition of a new dog, unless the dog is under the age of six months.
 2. The application for a license must be made within thirty days after a newly acquired dog has developed a permanent set of canine teeth or is six months or older.
 3. The application for a license must be made within thirty days after a new resident to the city with an unlicensed dog has established residency.
- B. Issuance of License Tag. Animal services or agents thereof shall provide an appropriate identification tag for each dog, or other pet animal for which a license is required, licensed to persons applying, upon payment of the appropriate license fee. It shall be the responsibility of the owner of a dog or other pet animal to keep a collar or harness on the animal, except as detained within kennels, with the license tag firmly attached if the animal is off the owner's property.
- C. There are three types of licenses:
1. Licenses for individual dogs;
 2. Licenses for hobby kennels; and
 3. Licenses for commercial kennels.
- D. The fee for each new dog license shall be in accordance with the most recently adopted master fee schedule of the City of Ridgefield.:
- ~~1. For individual dogs, in accordance with the most recently adopted master fee schedule of the city of Ridgefield;~~
 - ~~2. Twenty five dollars for hobby kennels;~~
 - ~~3. Fifty dollars for commercial kennels.~~
- E. The person registering the dog shall submit the following information to the police department:
1. The name, address and phone number of the legal owner of the dog being registered;
 2. The name, address and phone number of the person having custody of the dog, if that person is one other than the legal owner;
 3. The address of the property at which the dog is ordinarily kept or maintained if different from the legal owner of custodian;
 4. The name, age, breed, color and sex of the dog being registered, and whether or not the dog has been neutered or spayed;
 5. A certificate of a veterinarian including the last date on which the dog received an initial or booster vaccination against rabies, along with the expiration date of the vaccination. Should the dog be unable to be immunized against rabies for medical reason, the signed statement of a veterinarian shall be accepted as proof in lieu of the rabies vaccination certificate;

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6. A current photograph of the dog.
- F. Persons who obtain licenses for less than four dogs shall obtain individual licenses. Persons who obtain licenses for five to ten dogs shall obtain a hobby kennel license. Persons who obtain licenses for more than ten dogs shall obtain a commercial kennel license; provided, however, that a commercial kennel license may not be issued unless satisfactory proof of proper zoning is furnished.
- G. Supplemental Identification. Tattooing or microchip implantation are acceptable auxiliary means of identification but do not replace the license.
- H. Lack of Authorized and Current Tag. A dog or other pet animal without an authorized and current license tag may be impounded, except as otherwise set forth in this chapter.
- I. Annual License Fees. License fees shall be established by resolution of the city council.
- J. Date Due. All licenses granted under this chapter shall be valid for one year, the licensing year commencing on January 1 and running through December 31. As a condition to issuance or reissuance of a license, the license applicant shall provide proof that the pet animal for which the license is intended has a current rabies vaccination certification.
- K. Licenses Nontransferable. Licenses shall not be transferable from one pet animal to another.
- L. Tag Removal Unlawful. It is unlawful for any person to remove a tag from any pet animal, or to obliterate any tattoo or microchip registered under this chapter without the permission of the owner or issuing authority other than in a medical emergency.
- M. Kennel or Cattery Permit. A permit for a kennel or cattery, as defined in the zoning ordinance, may be granted for those zones where such use is not prohibited.

(Ord. 1016 § 1 (part), 2008).

(Ord. No. 1189, § 2(Exh. A), 7-23-2015)

Chapter 7.04 – ANIMAL REGULATIONS

7.04.110 Dangerous dogs—Additional requirements.

- A. The animal control department shall issue a license to the owner of a dangerous dog only if the owner presents to the animal control department sufficient evidence of:
1. A proper enclosure to confine a dangerous dog and the posting of the premises with a clearly visible warning sign that there is a dangerous dog on the property. In addition, the owner shall conspicuously display a sign with a warning symbol that informs children of the presence of a dangerous dog; and
 2. A surety bond issued by a surety insurer qualified under Chapter 48.28 RCW in a form acceptable to the animal control department in the sum of at least two hundred fifty thousand dollars payable to any person injured by the dangerous dog; and-or
 3. A policy of liability insurance, such as homeowner's insurance, issued by an insurer qualified under RCW Title 48 in the amount of at least two hundred fifty thousand dollars, insuring the owner for any personal injuries inflicted by the dangerous dog.
 4. Evidence that the labeled dog has been implanted with a microchip and placed on the local and national registry, at the owner's expense, must be submitted to the office of animal control. This must be accomplished within five (5) days after receipt of the dangerous dog declaration issued by the City of Ridgefield animal control representative.
- B. The owner of a dangerous dog shall not permit the dog to be outside the proper enclosure unless the dog is muzzled and restrained by a substantial chain or leash and under physical restraint of a responsible person. The muzzle shall be made in a manner that will not cause injury to the dog or interfere with its vision or respiration but shall prevent it from biting any person or animal.

(Ord. 1016 § 1 (part), 2008).

(Ord. No. 1189, § 2(Exh. A), 7-23-2015)

Chapter 7.04 – ANIMAL REGULATIONS

7.04.130 Violations—Penalty.

Violation of the this chapter shall constitute a class 2 civil infraction, except as otherwise set forth in this chapter and the table herein, and violators shall be assessed the maximum penalty set forth in RCW Chapter 7.80, as adopted or hereafter amended:

Code Section	Violation	Fine/Penalty
	All violations not otherwise specified herein	Class 2 civil infraction; penalties as set forth in RCW 7.80.120
7.04.040(L)	Tag removal unlawful	Misdemeanor
7.04.050(D)	Injury to person or animal	Misdemeanor
7.04.050(F)	Failure to provide humane care	Misdemeanor
7.04.050(G)	Failure to meet terms of quarantine	<u>Gross</u> Misdemeanor
7.04.056	Cruelty to animals	Misdemeanor
7.04.058	Confinement or restraint of a pet animal	Misdemeanor
7.04.060	Unlawful possession of exotic animal	Misdemeanor
7.04.062	Unlawful release of pet animal	Misdemeanor
7.04.120(A)	Violation of dangerous dog regulations	Gross Misdemeanor
7.04.120 (B) and (C)	Dangerous dog attack	Class C Felony

(Ord. No. 1189, § 2(Exh. A), 7-23-2015)

Editor's note(s)—Ord. No. 1189, § 2(Exh. A), adopted July 23, 2015, amended § 7.04.130 in its entirety to read as herein set out. Former § 7.04.130, pertained to infractions, and derived from Ord. 1016, § 1(part), adopted in 2008.

Chapter 15.24 – PUBLIC NUISANCES

15.24.010 Definitions.

The words and phrases used in this chapter, unless the context otherwise indicates, shall have the following meanings:

"Abandoned structure" means any property, real or personal, which is unattended and either open or unsecured so that admittance may be gained without damaging any portion of the property, or which evidence indicates that no person is presently in possession. Evidence of abandonment may include, but is not limited to, disconnected utilities, accumulated debris, uncleanness, and disrepair. In the case chattels, location, length of time or any particular state of mind of the owner or person entitled to possession are not conclusive in determining whether the property is abandoned.

"Abate" means to repair, replace, remove, destroy or otherwise remedy the condition in question by such means and in such a manner and to such an extent as the enforcement officer, in his or her judgment, determines it necessary in the interest of the general health, safety and welfare of the community. It shall include stopping, discontinuing, or doing away with a condition on any premises which is in violation of this chapter or any part of the Ridgefield Municipal Code which defines a public nuisance.

"Attractive nuisance" means any property, real or personal, constituting or containing a dangerous condition which might reasonably be expected to attract children of tender years, including, but not limited to, abandoned or unoccupied dwellings or structures, abandoned wells, ice boxes or refrigerators with doors and latches, shafts, basements or other excavations, abandoned or inoperative vehicles or other equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation or other debris, abandoned property either real or personal as interpreted in the definition of abandoned.

"Building materials" mean and include lumber, plumbing materials, wallboard, sheet metal, plaster, brick, cement, asphalt, concrete block, roofing materials, cans of paint and similar materials.

"Dangerous building" means any structure fitting the definition as contained in Chapter 3, Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.

"Director" means the community development director or designee.

"Enforcement officer" means the nuisance abatement officer under the supervision of the director of community development.

"Graffiti" means the writing, painting, or drawing of any inscription, figure, or mark of any type on any public or private building or other structure or any real or personal property owned by any other person unless that person has given permission to the perpetrator for such conduct.

"Grass" or "uncut grass" means any grass which is more than twelve inches tall.

"Junk" means and includes all old appliances, machinery or furniture or parts thereof, ~~all old iron, or other metal, or machinery of any kind or of any major parts thereof, glass, grass, cardboard, old lumber, old wood, or tires old or scrap metal, grass or other yard debris, cardboard, paper, trash, glass, waste or used lumber, old wood, old tires, batteries, dismantled vehicles or parts thereof, plastic or discarded household goods or hardware, or other waste.~~

"Premises" means any building, lot, parcel, real estate or land or portion of land whether improved or unimproved, including adjacent sidewalks, parking strips and street.

"Refuse" means and includes all trash, dirt, garbage, discarded food, animal and vegetable matter, cans, bottles, and ashes.

"Responsible person" means the owner, any agent, lessee or tenant of any premises.

"Storage area" means any open area of a parcel of land in a residential, commercial and industrial use district.

(Ord. 867 § 1 (part), 2005).

Chapter 18.100 – Definitions.

18.100.032 "L" definitions.

Lamp. See "Lighting: Lamp."

Land use action. Any decision by the planning director, planning commission, hearing examiner, or city council related to land use, including but not limited to development approvals, and plan or code amendments.

Land use application. An application for approval to develop property consistent with Title 18 on forms prepared by the city of Ridgefield.

Land use decision. A final determination on a land use action or application made by the applicable review authority.

Landfill. A disposal site or part of a site at which refuse is deposited.

Landscape architect. A person licensed by the State of Washington to engage in the practice of landscape architecture as defined by RCW 18.96.030.

Landscaping. An approved arrangement of vegetation including trees, grass, bushes, shrubs, flowers and garden areas. For purposes of calculating landscape area, vegetated critical areas, critical area buffers, parks, trails and recreational areas ~~fountains, patios, street furniture, and ornamental concrete or stonework areas other than sidewalks~~ may be included. Landscaping does not include fountains, patios, street furniture, ornamental concrete or stonework areas, or utility facilities including stormwater facilities ~~protected critical areas or buffers, utility facilities including stormwater facilities, or developed parks, trails or recreational areas~~.

Landslide. Episodic down slope movement of a mass of soil or rock that includes, but is not limited to, rock falls, slumps, mudflows, and earth flows.

Landslide hazard areas. See RDC 18.280.170, Critical Areas Protection Definitions.

Light. See "Lighting: Light."

Light manufacturing. A use in which articles are produced by hand or by machinery, from raw or prepared materials, by giving to those materials new forms, qualities, properties, or combinations, in a process characterized by the repetitive production of items made to the same or similar specifications. Light manufacturing uses typically have little or no potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution. Items produced are generally sold directly to other businesses, or are sold at wholesale. The retail sale of items to the general public is incidental to the production of goods.

Light pollution. See "Lighting: Light pollution."

Light trespass. See "Lighting: Light trespass."

Lighting definitions.

Accent lighting. Any luminaire that emphasizes a particular object or draws attention to a particular area for aesthetic purposes.

Cut-off angle (of a luminaire). The angle, measured from the lowest point between a vertical line from the center of the lamp extended to the ground and the first line of sight at which the bare source is not visible.

Exterior lighting. Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outside. Fixtures that are installed indoors that are intended to light something outside are considered exterior lighting for the intent of this ordinance.

Exterior lighting fixture. A luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.

Fixture (also called a "luminaire"). A complete lighting unit including the lamps, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

Floodlight. Light that produces up to one thousand eight hundred lumens (see Addendum 1 for light output of various lamps) and is designed to "flood" a well-defined area with light. Generally, floodlights produce from one thousand to one thousand eight hundred lumens.

Foot-candle. A measure of illuminance or a measure of how bright a light appears to the eye. One foot-candle is equal to one lumen/ft². As an example, a typical sixty-watt incandescent lamp (eight hundred forty lumens) produces an illuminance of 0.1 foot-candles at a distance of about twenty-five feet.

Fossil fuel light. Any exterior lighting fixture producing light directly by the combustion of natural gas or other fossil fuel.

Glare. Intense light that results in discomfort and/or a reduction of visual performance and visibility.

Lamp. The light-producing source installed in the socket portion of a luminaire.

Light. The form of radiant energy acting on the retina of the eye to make sight possible; brightness; illumination; a lamp, as defined above.

Light pollution. General sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see the natural night sky.

Light trespass. Any light emitted by an exterior luminaire that shines directly beyond the property on which the luminaire is installed, or indirectly shines beyond the property on which the luminaire is installed at a brightness (illuminance) that exceeds 0.1 foot-candles when measured at a point five feet within the adjacent property line at a height of five feet and facing the light fixture(s).

Lighting. Any or all parts of a luminaire that function to produce light.

Luminaire. See definition for "Lighting: Fixture."

Shielding. Materials or orientation such that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture.

Spotlight. Any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Limited use. See "Use: Limited use."

Live/work unit. A structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

Loading space. A space for the temporary parking and maneuvering of a vehicle while loading or unloading cargo or passengers.

Loop. Road of limited length forming a loop, having no other intersecting road, and functioning mainly as direct access to abutting properties. A loop may be designated for one-way or two-way traffic.

Lot definitions.

Corner lot. A lot abutting two or more streets at their intersection, or a lot abutting a street with an interior angle of one hundred thirty degrees or less.

Flag lot. A lot containing two distinct portions that does not meet minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway. A flag lot consists of the flag portion, the main portion of the lot suitable for building, and the pole portion, which is the narrow portion connecting the flag to the street which provides the only street frontage for the lot.

Interior lot. A lot or parcel of land other than a corner lot.

Lot. A parcel of land used or which is capable of being used under the regulations of this title, lawfully created as such in accordance with the subdivision laws or ordinances in effect at the time of its creation.

Lot area. The computed area contained within the lot lines, exclusive of street or alley rights-of-way.

Lot coverage. That portion of the lot that is covered by buildings, structures or impervious surface.

Lot depth. The horizontal distance between the midpoint of the front and opposite, usually, the rear lot line. In the case of a corner lot, the depth shall be the length of its longest front lot line.

Lot frontage. The length of the front lot line measured at the street right-of-way line.

Lot line. A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot line—Front. The property line abutting or facing a street, or approved private road or easements; where there is a question, the street address shall determine the front lot line.

Lot line—Rear. A lot line opposite and most distant from the front lot line; there may be more than one rear lot line if the lot is irregularly shaped.

Lot line—Side. Lot lines which are not a front lot line or a rear lot line.

Lot line—Street side. A corner lot side lot line abutting a street.

Lot of record. A lot as shown on the records of the county assessor or county auditor which meets the following:

1. The lot existed at the time of the passage of the ordinance codified in this chapter;
2. The lot was created in accordance with laws and regulations in effect at that time.

Lot width. The horizontal distance measured at the building setback line between the two opposite side lot lines. Average lot width shall be the average of the front and rear lot lines.

Minimum lot area. The smallest lot area established by the code on which a use or structure may be located in a particular district.

Through lot. An interior lot having a frontage on two streets and/or highways. Through lots are strongly discouraged by this title.

Low impact development (LID). A set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of this title.

Luminaire. See "Lighting: Fixture."

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017)

Chapter 18.205 - USES

18.205.020 Master use table.

A. Table 18.205.020-1 details uses for the following zones:

1. RLD-4, 6, 8: Residential Low Density 4, 6, 8.
2. RMD 16: Residential Medium Density 16.
3. CNB: Commercial Neighborhood Business.
4. CCB: Commercial Community Business.
5. CRB: Commercial Regional Business.
6. CMU: Central Mixed Use.
7. WMU: Waterfront Mixed Use.
8. WLS: Waterfront Low Scale.
9. E: Employment.
10. Reserved.
11. P/OS: Parks/Open Space.
12. PF: Public Facilities.

Table 18.205.020-1

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU ¹	WLS	E	P/OS	PF
Single-Family Detached Residential (RDC 18.206.020)	P	P-L									
Cottage Housing (RDC 18.206.040)	P	P									

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Duplex (RDC 18.206.050)	P	P									
Triplex (RDC 18.206.050)	P	P									
Townhouse (RDC 18.206.060)	P-L	P-L				P-L	P-L				
Accessory Dwelling Unit (RDC 18.206.030)	L	L									
Home Occupation (RDC 18.205.030)	L	L	L	L		L	L	L			
Multifamily Residential (RDC 18.206.070)		P	<u>P-L</u>			P-L	P-L	P-L			
Manufactured Home Park (RDC 18.730.020)	P	P									

GROUP RESIDENCES											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P			C		
Community Residential Facility	C-L	P	P-L	P-L	P	P-L					

TEMPORARY LODGING											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L			
Hotel and Motel				P	P	C	P	P			
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L			

Recreational Vehicle Park				C	C		P-L				
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF	
General Retail Trade/Services			P	P	P	P	P-L	P	P-L			
Marijuana Retail												
Eating and Drinking Establishment		C-L	P	P	P	P	P-L	P	P-L			
Artisan and Specialty Goods Production			L	L	L	L	L	L				
Motor Vehicle Related Use				P	P		P-L	P-L	C			
Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P	
Gasoline Service Station				P	P	P	P		L			
Animal Kennel and Shelter				C-L	C-L				C-L			
Veterinary Clinic and Hospital			L	L	L	L	L	L	L			
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P			
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L		P	P					P-L	P-L	
Boat and RV Storage Facilities									C-L			

EMPLOYMENT

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office			P	P	P	P	P-L	P	P		P
Light Manufacturing					C	C	¹	C	P		
Research and Development				C	C	C	P		P		
Freight/Cargo Movement and Storage				C	C				C*		
Heavy Equipment and Truck Related Use											
Fleet Service				C	C	C			C*		
Warehousing									C*		
Wholesale Retail									P		
Marijuana Processing											
Marijuana Production											
Medical Cannabis Collective Gardens											
Self-storage									C		
Computer and Electronics Manufacturing					C				P		
*These uses shall only be permitted in facilities developed prior to January 19, 2020; any alteration is limited to 20% of the existing facilities, and shall be subject to Section 18.350.030, "Adjustment."											

ENTERTAINMENT AND RECREATION											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Adult Use Facility				L	L	L					
Indoor Entertainment Facility				P-L	P-L	P-L	P-L				

Community Recreation and Social Facility	C-L	C-L	C	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L
Gambling Use											
Outdoor Performance Center					C		P		C		
Park or Trail ²	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
College and University				P	P	P	P	P	P		C
School: Elementary/Middle/High	C	C				P	P		P		P-L
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P		C
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P		C
Religious Institution	C	C	P	P	P	P	P	P	P		C
Cultural Institution	C	C	P	P	P	P	P	P	P		C

HEALTH											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital			C-L	P-L	P-L	C-L			P-L		
Medical Clinic/Laboratory			P	P	P	P	P	P	P		
Nursing and Personal Care Facility		C	C	P	P	P	P	C	C		

INFRASTRUCTURE, CIVIC AND REGIONAL										
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Emergency Services	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L		P-L
Public Agency or Utility Yard					P-L		P-L	P-L		P
Utility Facility	P- L/C-L	P- L/C- L	P- L/C- L	P	P	P- L/C- L	P- L/C-L	P- L/C- L	P- L/C- L	P
Wireless Communication Facility	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L
Broadcasting and Telecommunications Facility					P	P	P			C
Interim Recycling Facility	P-L	P-L	P-L	P- L/L	P- L/L	P-L				C-L
Waste-Related Facility				C	C					C
Airport or Heliport										C
Bus Base				C	C					C
Park and Ride Lot	L	L	L	P	P	L				P
Detention and Post-detention Facility					C-L					

MARINE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage							P	P			
Marina or Boating Facility							P	P			

Table Notes:

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- (1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.
 - (2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. B), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1266, § 2(Exh. A), 9-13-2018; Ord. No. 1272, § 2(Exh. A), 10-25-2018; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1304, § 3(Exh. A), 12-5-2019; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

Chapter 18.205 - USES

18.205.030 Limitations.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in Chapter 18.100.

- A. Accessory Dwelling Unit. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.
- B. Adult Use Facility.
 - 1. Adult use facilities are subject to a Type I limited use review.
 - 2. Adult use facilities are prohibited within four hundred feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors.
- C. Artisan and Specialty Goods Production.
 - 1. All uses require a Type I limited use review and shall provide a public viewing or a customer service space as defined below.
 - a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;
 - b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
 - c. Drive-through facilities are prohibited.
- D. Animal Kennel and Shelter.
 - 1. In the CCB, CRB and E zones, animal kennels and shelters are allowed subject to Conditional Use Permit approval provided the following standards are met:
 - a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;
 - b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more.
 - c. Kennels and shelters shall be located at least one thousand feet from any residence
 - d. Animals are allowed outside the primary structure only during daylight hours.
 - e. Solid waste shall be collected daily and placed in an appropriate receptacle. The receptacle shall be emptied at least weekly by the franchise waste collection provider.
 - f. Kennels and shelters shall not cause or permit noise which exceeds the maximum permissible noise levels set forth in WAC 173.60.040
 - g. Kennels and shelters intended to house animals shall only be permitted in CCB or CRB zones in conjunction with an approved veterinary clinic.
 - 2. All cleaning materials and/or chemicals used to clean areas where animals can be present on the subject property shall be appropriately disposed of, and in no instance shall any chemical product enter the storm sewer system.

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3. Animals, for the purposes of this section, refer to "pet animals" as defined by Title 7 and Title 18 of the Ridgefield Municipal Code.
- E. Bed and Breakfast.
1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:
 - a. The use is an accessory to the permanent residence of the operator.
 - b. Serves only breakfast and only to paying lodgers.
 - c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.
 2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.
- F. Boarding Houses. In an RLD-4, RLD-6, or RLD-8 zone, a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
- G. Boat and Recreational Vehicle Storage Facilities.
1. The total boat and recreational vehicle storage spaces within the Ridgefield corporate boundary shall not exceed five percent of the 2018 Washington State Office of Financial Management population estimate for the city of Ridgefield. This calculation is to be construed as the total allowable boat and recreational vehicle storage spaces within Ridgefield, not on a single site basis.
 2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
 3. One residential dwelling unit is permitted for a caretakers residence. The dwelling unit must be incorporated as part of an enclosed structure compliant with Section 18.205.030(G)(4)(a) below. A separate entrance shall be required for any residential use.
 4. In addition to conditional use permit criteria found in RDC 18.340 a conditional use review for new boat and recreational vehicle storage facilities shall include the following:
 - a. All storage spaces adjacent to a public right-of-way shall be located within fully enclosed structures, subject to the design standards of the Employment (E) zone, or commercial design standards if adjacent to Interstate 5.
 - b. Boat and recreational vehicle storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification.
 - c. Areas designated for boat and recreational vehicle storage that are adjacent to a site boundary not abutting the public right-of-way shall be covered, but not fully enclosed. The rooflines and visible architectural treatments shall substantially match those of the structures adjacent to public right-of-way.
 - i. Boat and RV storage areas not adjacent to a public right-of-way must provide a ten-foot wide L3 landscape buffer along the perimeter of the site and a minimum six-foot high solid fence or wall. At the discretion of the community development director landscaping shall not be required if a sight obscuring intervening element separates the proposed storage facility from any adjacent

parcels. Examples of a sight obscuring intervening element include vegetated critical areas or an existing structure which provides the necessary visual shielding. A solid fence or wall shall be required in all instances.

- ii. A maximum of twenty percent of on-site storage spaces may be uncovered. Any uncovered storage areas shall be located at the interior of the site and shall not be visible at grade from the exterior boundaries of the site.
- 5. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
- 6. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
- H. Community Recreation and Social Facility.
 - 1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.
 - 2. Shooting ranges, as defined under community recreation and social facility, are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
 - 3. Axe throwing lounges, as defined in RDC 18.100.010, are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060.
 - 4. Archery facilities are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
- I. Community Residential Facility (CRF).
 - 1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.
 - 2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
 - 3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.
- J. Conference Center.
 - 1. A conference center is permitted conditionally in the residential zones and permitted outright in the CNB zone within a building listed on the National Register of Historic Places, the Washington Heritage Register, or the Clark County Heritage Register.
- K. Daycare facility.
 - 1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:

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- i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.
 - ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.
 - iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.
 - iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licenser.
 - v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning
 - vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
 2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:
 - i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
 - ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.
 - iii. Restrict the hours of operation to ensure compatibility with surrounding development.
 3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.
- L. Detention and Post-Detention Facility.
1. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade twelve students.
 2. SCTFs are permitted as an SCTF Special Use-Type III action granted by the city council, in the CRB and E zones provided:
 - a. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.
 - b. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.
 - c. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.
 - d. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within six hundred feet of unobstructed sight distance or two hundred feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the two hundred-foot criteria shall not apply if the state department of social and health services determines it is not needed to protect public safety.

The distances specified in this subsection shall be measured by following a straight line from the nearest point of the building in which the SCTF is to be located, to the nearest point of the property line of the lot occupied by the risk potential activity or facility.

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- e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.
 - f. Applicants shall submit the following items in addition to the standard permit application:
 - i. The siting process used for the SCTF, including alternative locations considered.
 - ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
 - iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
 - iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
 - v. A schedule and analysis of all public input solicited during the siting process.
 - g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:
 - i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
 - ii. The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
 - iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and
 - iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.
 - M. Reserved.
 - N. Eating and Drinking Establishment.
 - 1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
 - 2. In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.
 - 3. In the WMU zone, drive-through restaurants are prohibited.
 - O. Electric Vehicle Infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as an accessory use to a lawfully established primary use. Rapid charging stations and battery exchange stations are prohibited.
 - P. Emergency Services. In the residential and CNB zones:
 - 1. In the residential and CNB zones, any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;

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2. In the residential and CNB zones, outdoor storage is not permitted; and
 3. In the residential and CNB zones, if a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.
 4. Law enforcement training facilities are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
- Q. Funeral Home/Crematorium/
Columbarium/Cemetery.
1. In the residential zones:
 - a. Funeral homes, crematoria, columbaria, and cemeteries are allowed conditionally as an accessory to a church or other religious use, provided that the area dedicated to the use may not be counted toward the required landscaping.
 - b. Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.
 2. In the P/OS and PF zones, funeral homes, crematoria, columbaria and cemeteries are permitted outright, provided permanent structures are setback a minimum of one hundred feet from adjoining residential zones and uses.
- R. General Retail Trade/Services.
1. In the E zone no more than fifteen percent of the gross area of a property may be dedicated to general retail uses. The retail use is permitted outright as an accessory use to a primary use allowed outright or conditionally in the zone. All other retail uses are permitted conditionally.
 2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.
- S. Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:
1. Exempted home occupations. Home occupations that occupy less than 25 percent of a residence (up to one thousand square feet of combined space) and generate no more than an average of one additional vehicle trip per day associated with the home occupation use, including trips by customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles, are exempt from the home occupation permitting requirements of this section. The home occupation development standards of this section and the Ridgefield business license requirement still apply.
 2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.
 - a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.
 - b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.

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- c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.
 - d. Uses the planning director finds to be materially similar to the above-listed uses.
3. Type II Review.
- a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.
 - b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.
 - c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:
 - i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and
 - ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.
 - d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.
4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:
- a. The principal operator of the home occupation must be a full-time resident of the dwelling.
 - b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.
 - c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
 - d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
 - e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.
 - f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.
 - g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.

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- v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
 - vi. Trip reservation.
 - vii. Vesting.
 - viii. System development charge and impact fee credits.
 - ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.
 - 2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.
- U. Indoor Entertainment Facility.
- 1. Shooting ranges, as defined under indoor entertainment facility, are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
 - 2. Axe throwing lounges, as defined in definitions, are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060.
 - 3. Archery facilities are subject to a Type II "special use" review through community development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
- V. Motor Vehicle Related Uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales, rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.
- W. Multifamily Residential.
- 1. ~~Reserved-In the CNB zone, residential uses are limited to upper stories.~~
 - 2. In the WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
 - 3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
 - 4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
- X. Office.
- 1. In the WMU zone, drive-through banks are prohibited.
- Y. Park and Ride Lots.
- 1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:

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- a. Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use.
 - b. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to site plan review pursuant to RDC 18.500 and shall:
 - i. Be limited to fifty stalls in the RLD or RMD zones;
 - ii. Provide screening and/or landscaping on interior setbacks that abut residentially zoned properties; and
 - iii. Provide additional landscaping along street frontages; and
 - iv. Direct lighting to the interior of the site and away from adjacent residentially zoned properties, as required by RDC 18.715.
- Z. Public Agency or Utility Yard.
- 1. In the CRB, WLS and E zones, utility yards are permitted only when co-located with utility offices.
 - 2. In the WMU zone, public agency and utility yards may include storage of port-related machinery and equipment, and production and assembly of materials and equipment for port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.
- AA. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner. The following standards apply:
- 1. Only one RV may be occupied on a lot at any time.
 - 2. Occupancy is subject to the city's animal, public health, and nuisance standards.
 - 3. An occupied RV shall be parked on-street or in allowed off-street parking areas outside of required setbacks.
 - 4. Commercial activity is not permitted in the RV.
 - 5. RVs shall not use generators while parked in a residential zone.
 - 6. Unoccupied RVs may be parked off-street in any zone in any parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.080.
- BB. Recreational Vehicle Parks. In the WMU zone, recreational vehicle parks are limited to no more than twenty-five percent of the total area zoned WMU, whether in a single location or multiple locations within the zone.
- CC. School: Elementary/Middle/High. In the PF zone, schools are a permitted use. Modular classroom units shall be reviewed through a Type I limited use review and site plan review, consistent with RDC 18.500.
- DD. Self-Storage.
- 1. Self-storage facilities within the Ridgefield corporate boundary shall not exceed eight and thirty-two-hundredths square feet per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable self-storage space within Ridgefield, not on a single site basis.
 - 2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.

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3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for self-storage shall include the following:
 - a. Self-storage units shall gain access from the interior of the building(s) or site. No unit doors may face public right-of-way.
 - b. Self-storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification. Self-storage facilities shall not be located adjacent to, or visible from, Interstate 5.
 - c. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.
 4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
 5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
 6. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.
 7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage pods or shipping containers is permitted.
- EE. Townhouses.
1. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.
 2. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
 3. Number of units allowed per townhouse building.
 - a. RLD zones: No more than four townhouses shall be allowed in a single building.
 - b. RMD-16 zone: No more than six townhouses shall be allowed in a single building.
 - c. All other zones: No more than four townhouses shall be allowed in a single building.
- FF. Single-Family Detached Residential.
1. For PUD subdivisions, see standards in RDC 18.401.060.
 2. Only single story single-family detached structures are permitted in the RMD-16 zone. This limitation does not apply to cottage housing.
- GG. Specialized Instruction and Vocational School.
1. In the RLD-4, RLD-6, RLD-8 and RMD-16 zones, specialized instruction schools are permitted conditionally provided:
 - a. The number of students is limited to twelve at one time; (Schools serving four or fewer students are permitted as a home occupation.)
 - b. Fifty percent or more of the instruction area shall be within an enclosed structure; and
 - c. Structures and areas used for instruction must be set back a minimum of twenty-five feet from property lines.

HH. Tent Cities.

1. The use shall be authorized by a temporary and revocable use permit reviewed through a Type II decision, not to exceed ninety days during one calendar year.
2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The city manager shall approve the time and location of the meeting and the applicant shall notify all property owners within one thousand feet of the proposed site by U.S. Mail at least fourteen days prior to the information meeting. This meeting shall supersede the notification required for a Type II review by RDC 18.310.070.
3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.
4. Tent cities are not permitted in critical areas or buffers.
5. Permanent structures are prohibited.
6. The maximum size of a tent city is one hundred occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.
7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.
8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

II. Utility Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB, CMU, WMU, WLS, ~~OFF~~ and P/OS zones:
 - a. Minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500.
 - b. Major utility facilities are permitted conditionally.
2. In the E zone:
 - a. Minor utility facilities are permitted outright subject to the site plan review requirements of RDC 18.500.
 - b. Major utility facilities are permitted outright adjacent to nonresidential zones subject to the site plan review requirements of RDC 18.500.
 - c. Major utility facilities are permitted conditionally adjacent to residential zones subject to the site plan review requirements of RDC 18.500 and the conditional use review requirements of RDC 18.340.
3. In the WMU zone, municipal wastewater treatment facilities are prohibited.

JJ. Veterinary Clinic and Hospital. Veterinary clinics and hospitals are permitted under the following provisions:

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.

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3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
 4. The provisions of RMC Chapter 7 relative to animal keeping are met.
 5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.
- KK. Wireless Communication Facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.
- LL. Gasoline Fueling Stations. Gasoline fueling stations are permitted in Employment zones "E" within one thousand feet of an intersection of two road alignments classified arterial or greater.

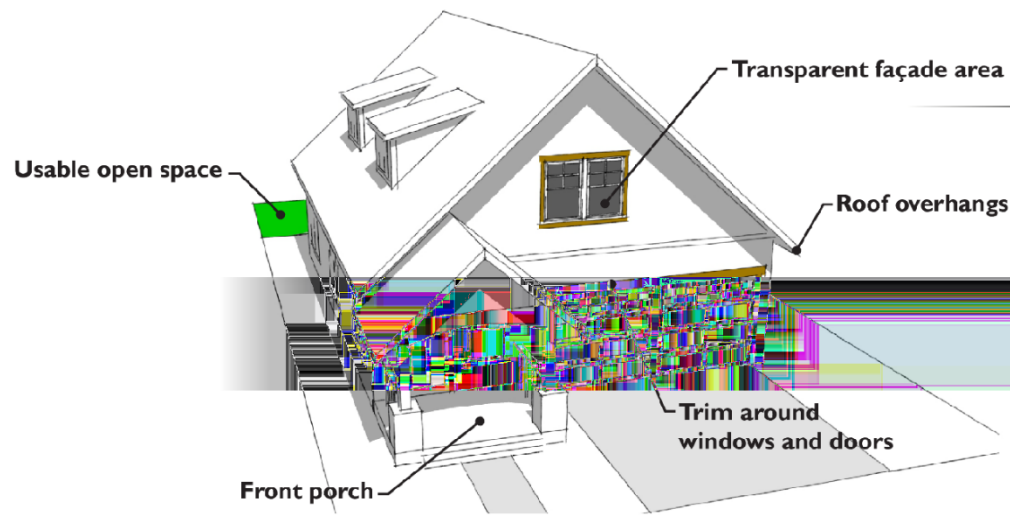
(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. A), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018; Ord. No. 1266, § 2(Exh. A), 9-13-2018; Ord. No. 1272, § 2(Exh. A), 10-25-2018; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

18.206.020 Single-family design standards.

- This bonus is available for a limited percentage of each development's total dwelling units as follows. Once the percentage cap is reached, such dwelling units are counted as one full dwelling unit.

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Figure 18.206.020-D
Example of required design features.



- E. Architectural design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:
1. Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.
 - a. Structural elements.
 - i. Covered porch area with a minimum of fifteen square feet.
 - ii. Dormers.
 - iii. Gables.
 - iv. Hipped, gable, gambrel, mansard or similar pitched roof.
 - v. Bay windows.
 - vi. Twelve-inch offset from one exterior wall to another.
 - vii. Balconies.
 - viii. Roofline offset of at least two feet from the top surface of one roof to the other.
 - ix. Vertical breaks/horizontal walls.
 - x. Recessed building entry at least two feet deep by four feet wide.
 - xi. Other structural element that adds comparable visual interest to the features above, as approved by the community development director.
 - b. Decorative elements.

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- i. Decorative garage doors.
 - ii. Pillars/posts.
 - iii. Decorative eave or barge boards with two material variations.
 - iv. Decorative shingles or varied siding in gables.
 - v. Decorative siding (shingles, shake, batten board, wainscoting, or similar).
 - vi. Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area.
 - vii. Variable siding; the use of two or more types of siding.
 - viii. Fiber-cement horizontal lap siding between three and seven inches wide.
 - ix. Shed roof above window(s).
 - x. Belly Band cladding.
 - xi. Functional shutters or louvers.
 - xii. Corner boards/posts.
 - xiii. Knee or eave braces.
 - xiv. Enlarged trim on garage door headers at least six inches wide.
 - xv. Other architectural elements, other than color, glass or lighting, approved by the community development director.

Figure 18.206.020-E.1
Example of front façade features.



- A. Covered porch, dormer, pitched roof, pillars/posts, stone accents, variable siding, belly band cladding, knee/eave braces.
- B. Covered porch, pitched roof, exterior wall offsets, roofline offsets, pillars/posts, variable siding, and "other" decorative elements being window trim keystones and extruding joists.
- C. Covered porch, pitched roof, pillars/posts, variable siding, decorative windows/trim, and knee/eave braces.
- D. Pitched roof, covered porch, exterior wall offsets, variable siding, and decorative window treatments.

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2. Garage design and integration. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following features listed below. For lots less than fifty feet wide and featuring driveways wider than twelve feet wide and/or two-car garages facing the street, see the garage design and integration standards in subsection (E)(3) of this section.
 - a. Set back the garage or carport from the front building facade or front face of a covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of fifty percent of the street-facing building facade that is not devoted to the garage, and must be at least six feet wide.
 - b. Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (E)(1) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Figure 18.206.020-E.2
Garage design integration examples.



Left: Garage set back from the front covered porch at least four feet. Right: Garage set back less than four feet, and the front façade includes enhanced architectural details including a covered porch, variable siding, pillars/posts, balcony, and other details.

3. Garage design and integration for lots less than fifty feet wide and featuring driveways wider than twelve feet wide and/or two-car garages facing the street. Standards:
 - a. The home must feature at least one of the following massing elements:
 - i. Upper floor living space and/or covered deck that projects at least eighteen inches in front of ground level street façade surrounding the garage. The projecting living space and/or covered deck area must occupy a space at least seventy-five percent of the width of the garage door.
 - ii. An upper floor living space that is recessed from the ground level street façade surrounding the garage by at least eighteen inches. A roofline must separate the first floor from the façade of the second floor. The second floor roofline must be modulated (one continuous roofline is not allowed).

- iii. Other massing designs that effectively deemphasize the garage doors and add visual interest to the streetscape.
- See Figure 18.206.020-E.3 for acceptable and unacceptable examples of both subsections (i) and (ii).
- b. The home must also comply with at least one of the following design/detail options:
 - i. Minimum front façade window transparency: At least twelve percent. This applies to all vertical surfaces of the street façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to fifty percent of the minimum transparency requirement.
 - ii. Provide enhanced architectural details on the street facade, using minimum of eight elements from elements lists under subsection (E)(1) of this section, including at least three elements from the structural elements list and at least three elements from the decorative elements list.
 - c. Any balconies over the driveway should have structural design, materials, and color that is well-integrated into the composition of the façade.
 - d. The front door must be located on the street façade elevation. Front doors that are tucked behind the garage door do not meet this requirement. For clarification, the homes in images C and D in Figure 18.206.020-E.3 meet this requirement, while the homes in images E and F do not meet this requirement.
 - e. Garage doors are encouraged to be colored consistent with the body of the house. Transparent and semi-transparent garage doors are an exception.

Figure 18.206.020-E.3
Garage design integration examples on narrow lots.



- A. Acceptable: Covered deck projects over garage/driveway. The prominent entry, mix of materials, detailing, and roofline modulation also help emphasize the living areas over the garage.
- B. Acceptable: Living areas project over the garage/driveway. The mix of materials, detailing, and roofline modulation also help.



C and D. Acceptable: Upper floor living area is recessed behind garage-wall and separated by rooflines in both examples. While the front doors are set back from the street, they are facing the street and visible from the street. The mix of materials, detailing, and roofline modulation also help. Images courtesy of urbannw.com.



- E. NOT acceptable: The front door is tucked behind the garage and largely not visible from the street. While the recessed second floor, rooflines, material changes and detailing help, the garage takes up the entire ground level of the street façade. Also, the façade transparency does not meet the minimum twelve percent threshold.
 - F. NOT acceptable: These homes feature flat street facades with the garage door dominating the ground level elevation. While the balcony helps, it's not covered and appears tacked-on to the façade. Also, the front doors are not visible from the street.
4. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the street.
- F. Minimum Useable Open Space.
1. Every home shall provide a minimum one hundred-square-foot covered outdoor area at the side or rear of the dwelling.
 2. Every lot shall provide a useable open space equivalent to at least ten percent of the lot area, with a minimum dimension of fifteen feet on all sides of the useable open space. For example, a four thousand-square-foot lot would require a contiguous open space of at least four hundred square feet. Porches, patios, and the covered outdoor area required above may be used to fulfill this requirement provided they are part of an open space that meets the minimum dimension requirement.
 3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least fifty percent transparent. Vegetative matter which functions as a fence has no height limit.
 4. Driveways shall not count in the calculations for usable open space.

5. Additions must not create or increase any nonconformity with this standard.

Figure 18.206.020-F.1

Examples of how to integrate minimum useable open space on small lots.

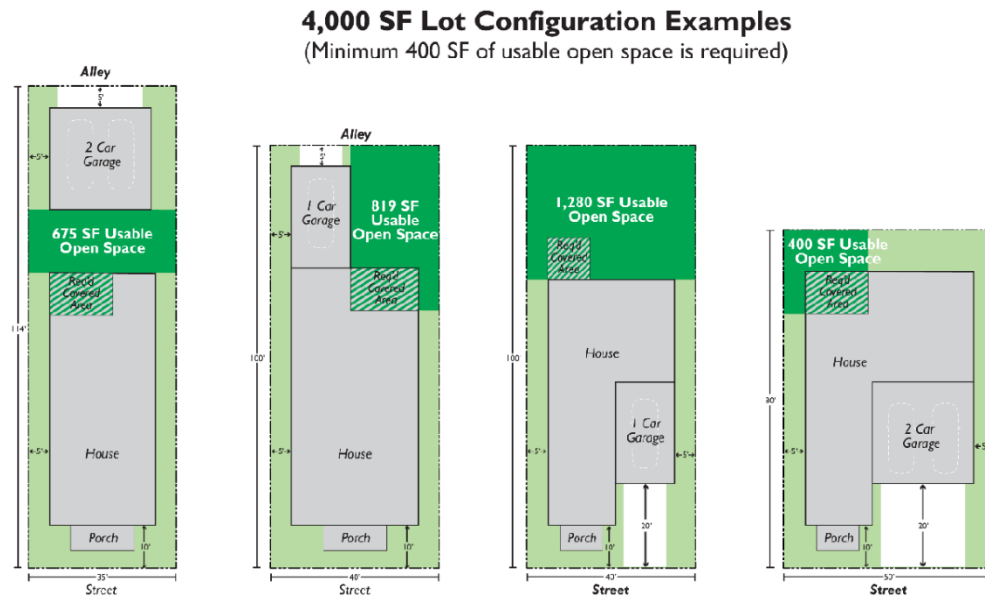


Figure 18.206.020-E.2

Good and bad examples of useable open spaces.



Left: Alley loaded lot that uses a zero-lot line configuration that allows for a wider/consolidated side yard (at least fifteen feet wide) where the adjacent home excludes windows on the facing wall. Right: Open space that is both too narrow and awkwardly located to be useable.

- G. Driveway standards. The following standards apply to driveways on lots less than fifty feet wide with vehicular access from the street.

1. Driveways are limited to twelve feet in width, except as provided in subsection (2) below.

-
2. Driveways may be up to twenty feet in width when on-street parking is prohibited on the near side of the street and the subject homes comply with the design provisions of subsection (E)(3) of this section.
- H. Tree Standards. Trees shall be integrated on new lots at the time of occupancy as provided below.
1. Lots less than seven thousand square feet in area: Minimum three trees.
 2. Lots seven thousand square feet in area or greater: Minimum four trees.
 3. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
 4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Figure 18.206.020-G
Examples of integrating existing trees into a new subdivision.



Right: Google Streetview showing one of those large trees, where the lot pattern was shifted to accommodate the tree.
(Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

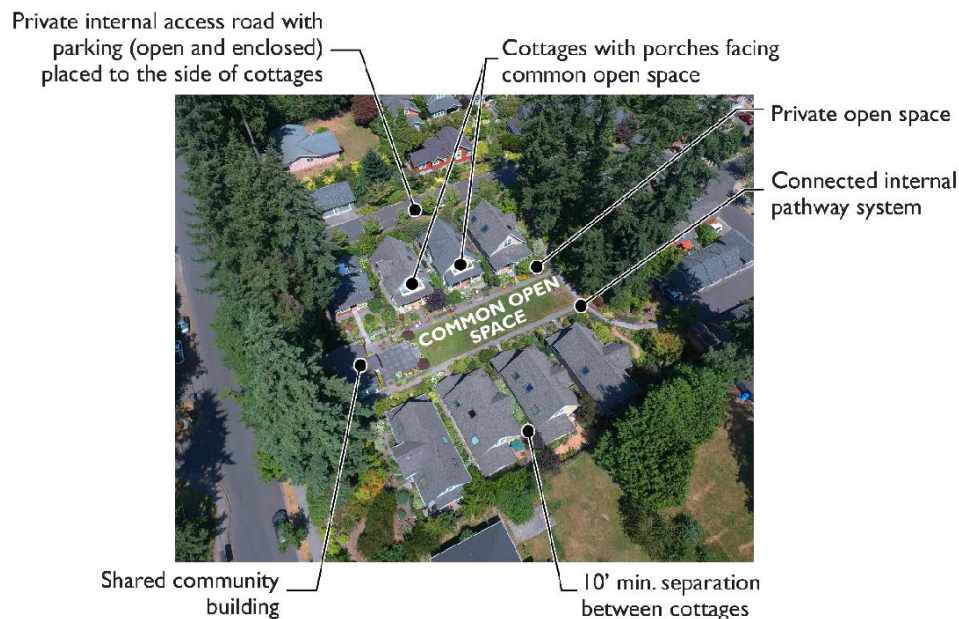
Chapter 18.206 – RESIDENTIAL USE STANDARDS

18.206.040 Cottage housing.

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Ridgefield Urban Area Comprehensive Plan.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of the residential neighborhood.
6. Provide usable open space for residents.
7. Create a sense of community among residents.

Figure 18.206.040-A
Cottage housing site plan example.



B. Standards.

1. Lot Standards.
 - a. Cottages are exempt from minimum lot area and lot width standards, provided they comply with density and design standards herein.
 - b. Impervious surface is calculated for the entire development and must meet the standard for the zone.

-
2. Cottage size.
 - a. Cottages must contain no more than one thousand two hundred square feet gross floor area in total, not including attached garages. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.
 - b. Garages attached to cottages shall not exceed three hundred square feet.
 3. Density.
 - a. Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.
 - b. Where cottage dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
 - ~~4. Location. Cottage developments may not be located closer than the distance noted below to another development approved under the provisions of this chapter:~~
 - ~~a. One to nine units: two hundred fifty feet.~~
 - ~~b. Ten to nineteen units: five hundred feet.~~
 - ~~c. Twenty to twenty-four units: seven hundred fifty feet.~~
 - ~~54.~~ Minimum and maximum number of cottages.
 - a. Cottage housing developments must contain a minimum of three cottages.
 - b. Three to twelve cottage structures may make up a cluster. There is no limit on the number of clusters, provided all other standards are met.
 - c. In the RLD-6, RLD-8, and RMD-16 zones, attached duplex cottages are allowed. In the RMD-8 and RMD-16 zones, attached triplex cottages are allowed.
 - d. Existing single-family detached dwelling units may remain on the subject property and each will be counted as one dwelling unit for the purpose of density calculations.
 - ~~65.~~ Setbacks and separation.
 - a. The minimum setbacks of the zone apply to the development frontage and external side and rear property lines of the entire cottage development.
 - b. Individual cottages must be separated from other cottages by at least ten feet. Permitted projections into required side yard setbacks in RDC 18.210.040 and 18.220.040 apply.
 - c. Cottages must be set back at least five feet from any internal pedestrian path. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply.
 - d. Cottages must be set back at least ten feet from any internal access lanes that provide access to four or more cottages. For access lanes serving less than four cottages, at least five feet of separation is required between access lanes and cottages. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply for setbacks to internal access lanes.
 - ~~76.~~ Building height.
 - a. Cottages have a maximum building height of twenty-five feet. All parts of the roof above eighteen feet must be pitched with a minimum roof slope of 6:12.

-
- b. Accessory structures in cottage housing developments are subject to the standards of the underlying zone.

7. ~~8~~ Design features. Each cottage shall contain the following features:

- a. Contrasting trim measuring a minimum of three inches wide on all wall openings.
- b. Roof overhang measuring a minimum of six inches.
- c. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the buildingcottage entry is required for new dwellings.
- d. All new dwellings must provide a coveredCovered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
- e. Transparent windows and/or doors are required on at least ten percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.

~~Entries.~~

- a. ~~Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.~~
- b. ~~All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).~~

~~9. Facade transparency. Transparent windows and/or doors are required on at least ten percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.~~

8. Design variety. Cottages within a cluster shall have a cohesive design signature, however, adjacent cottages may not be identical to one another.

109. Common open space.

- a. Minimum Size. Common open space must be at least four hundred square feet per cottage.
- b. Minimum Dimensions. Common open space must have no dimension less than fifteen feet. Areas used to meet private open space requirements may not be double-counted as common open space.
- c. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be usable and may not include critical areas, critical area buffers, or slopes greater than fifteen percent. LID stormwater BMPs, like rain gardens, may be integrated in up to twenty-five percent of the minimum required usable open space area.
- d. Orientation. Common open space must have cottages abutting on at least two sides. At least fifty percent of the cottages in each cottage housing cluster must abut common open space. Cottages abutting the common open space must be oriented around and have the primary entrance face the common open space.
- e. Access. Cottages must be within one hundred feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.
- f. Fences. Fences are not allowed within required open space areas unless required as a condition of approval.

-
- g. Landscaping. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs (see related standards in RDC 18.725.090). Integration of existing trees into common open space is encouraged (see related standards in RDC Chapter 18.840).

1110. Shared community buildings.

- a. A shared community building may be integrated into the required common open space but it must not be included in the minimum common open space area calculations.
- b. Nonresidential use. A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than daycare are prohibited (see RDC 18.205.030.K).
- c. Height. Shared community buildings have a maximum building height of twenty-five feet. All parts of the roof above eighteen feet must be pitched with a minimum roof slope of 6:12.
- d. Size. Shared community buildings have a maximum ground floor footprint of one thousand two hundred square feet.
- e. Other standards. Except for the height and size exceptions identified in subsections (10)(c)—(d) of this section, shared community buildings are subject to the accessory structure standards of the underlying zone.

1211. Private open space.

- a. Minimum size. The minimum private open space adjacent to each cottage must be at least two hundred square feet.
- b. Minimum dimensions. The private open space must have no dimension less than ten feet.
- c. Access. The private open space must have direct access from the cottage via a door or porch.
- d. The required porch [see subsection (12)(e) of this section] does not count as private open space for the size or dimension requirements of this section. The private open space is encouraged to be located between the cottage and the common open space.
- e. Porches. Cottage facades facing the common open space or common pathway must feature a roofed porch at least seventy square feet in size with a minimum dimension of seven feet on any side. Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (B)(7) of this section.
- f. Private open space must be usable and may not include critical areas or critical area buffers, including slopes greater than fifteen percent.

1312. Access and parking.

- a. See the Ridgefield Engineering Standards for driveway and access requirements.
- b. Off-street parking standards, including guest parking provisions, are set forth in RDC Chapter 18.720.
- c. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.
- d. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type L1, L2, or L3 landscaping (see RDC 18.725.030) must be provided between the parking area and the abutting residential use.

-
- e. Parking is encouraged to be consolidated under cover. Shared detached garage structures may not exceed four single-wide garage doors per building, a total of one thousand two hundred square feet. The massing, materials, and roof pitch of shared detached garages must be similar and compatible to the dwelling units within the development.
 - f. Uncovered parking must be located in clusters of not more than six adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages is exempt from this provision.
 - g. Attached garages must not be located adjacent to the common open spaces. This requirement may be waived provided the combination of the common open space design, garage location and design, and landscaping/architectural design features helps to create a common open space that meets the purposes of the standards and the design mitigates the impact of the garages on the common open space.

1413. Impervious surface standards. The maximum impervious surface standards ~~per Table 18.210.025-1 of the base zone~~ apply to the whole cottage development rather than for individual cottage dwellings.

1514. Tree standards. Trees shall be integrated into cottage developments at the time of occupancy as provided below.

- a. A minimum of two deciduous and one and one-half evergreen trees are required per cottage.
- b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, within private open space adjacent to cottages, and/or within common areas.
- c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
- d. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

1615. Accessory dwelling units are not permitted in cottage housing developments.

(Ord. No. 1339, § 2(Exh. A), 5-27-2021)

Chapter 18.210 – RESIDENTIAL LOW DENSITY DISTRICTS

18.210.060 Design provisions along major corridors.

- A. The following standards apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), ~~45th Avenue~~, and ~~South Royle Road~~. Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element. These standards may not be modified through the Planned Unit Development (PUD), administrative adjustment, or variance processes.
- B. Setbacks. All yard setbacks for applicable lots are twenty-five feet from the major corridor right-of-way.
- C. Fencing and Walls. All residential lots shall comply with the following fencing and wall standards in addition to RDC 18.210.110 and Chapter 18.740.
 - 1. Install a fence or wall continuously along major corridors as listed in subsection (A) of this section, and located directly behind the planting strip required in subsection (D) of this section. The fence or wall must comply with the site clearance provisions of Section 2.15 of the city engineering standards.
 - 2. The fence or wall must be a minimum of six feet high and be constructed to give the appearance of earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material. The fence or wall design shall be compatible with nearby fences and walls along the major corridors and shall match the design of any previous fences or walls in the same subdivision. The design shall be approved by the community development director.
 - 3. The property owner, developer or homeowners association is responsible for the maintenance of the fence or wall.
 - 4. The fence or wall shall not be built until the city issues a fence permit consistent with RDC 18.740.050, the city issues a building permit for a wall, or grants approval through the development review process.
- D. Landscaping. The following standards are in addition to the requirements in RDC 18.725. Figure 18.210.065-D is an example of design adhering to these standards.
 - 1. A minimum five-foot wide planting strip shall be required between the property lines of abutting lots, tracts or parcels and the required fence listed in subsection (C) of this section. Vegetation within this planting strip shall satisfy the following standards:
 - a. Proposed vegetation shall be detailed in a landscape plan, consistent with the requirements of RDC 18.725.070, that addresses plant location, plant type, quantity, initial and mature planting sizes and method of irrigation.
 - b. The planting strip shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcover. Water features (creeks, fountains, etc.) may augment or replace the landscaping feature.
 - c. All plantings shall remain fifty percent opaque year round.
 - d. An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials.
 - e. The perpetual maintenance and operation of the planting strip shall be the responsibility of a homeowner's association and/or the developer.

Figure 18.210.060-D
Major corridor plan-view example.

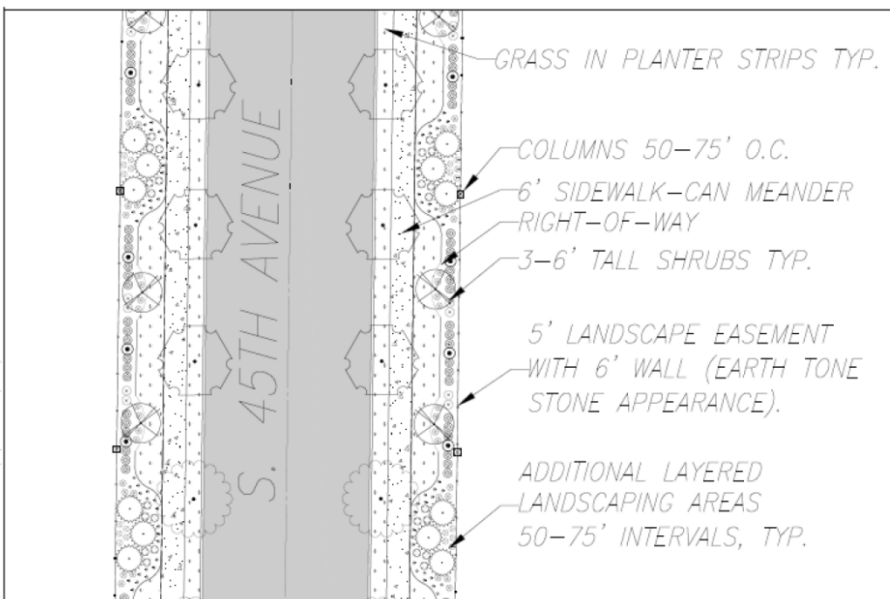
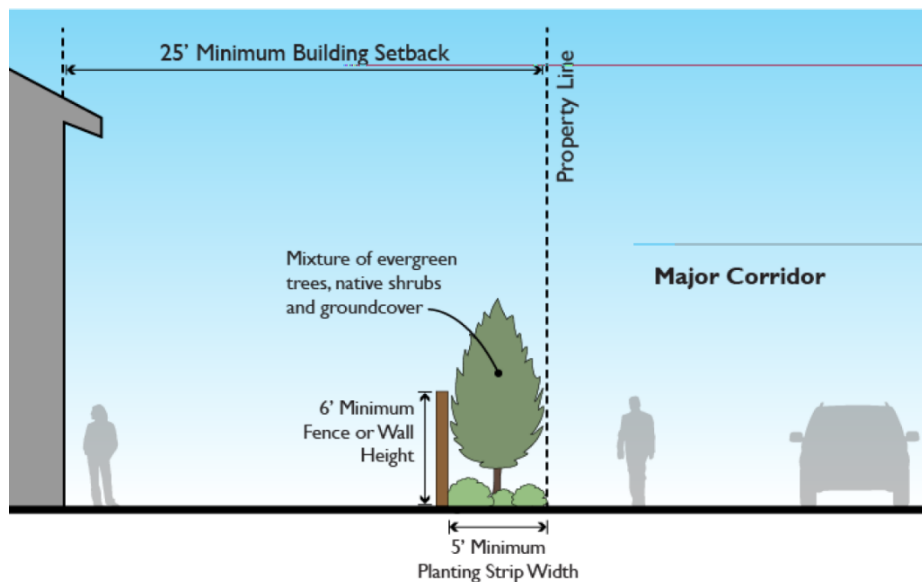


Figure 18.210.060-D.2
Major corridor cross section example.



(Ord. No. 1339, § 2(Exh. A), 5-27-2021)

Editor's note(s)—Ord. No. 1339, § 2(Exh. A), adopted May 27, 2021, amended § 18.210.060 in its entirety to read as herein set out. Former § 18.210.060 pertained to neighborhood design standards and derived from Ord.

No. 1132, § 2(Exh. A), adopted July 11, 2013; Ord. No. 1232, § 2(Exh. A), adopted April 27, 2017; Ord. No. 1253, § 2(Exh. A), adopted Dec. 7, 2017; and Ord. No. 1325, § 2(Exh. A), adopted Sep. 24, 2020.

Chapter 18.210 – RESIDENTIAL LOW DENSITY DISTRICTS

18.210.080 Vehicles in residential zones.

- A. Purpose. Parking lots and outdoor storage of vehicles or recreational vehicles shall not be a primary use of any low density residential lot. Violation of this section is a public nuisance.
- B. Applicability. These regulations apply to all residential uses in RLD-4, RLD-6, and RLD-8 zones.
- C. Restrictions.
 - 1. Off-street parking is only permitted on approved driveways, parking lots or in garages.
 - 2. Passenger vehicles, light trucks and trucks under two ton gross weight may park in any approved parking area, including the street, or garage, so long as they do not pose an impediment to pedestrian or other vehicular traffic.
 - 3. Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year.
 - 4. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas ~~as follows~~, including driveways, so long as they are not parked between the front lot line and the primary façade of the dwelling outside of the period between Memorial Day and Labor Day.
 - a. ~~RLD-8 zone, in allowed off-street parking area;~~
 - b. ~~RLD-6 and RLD-4 zones, in allowed off-street areas, including driveways; so long as they are not parked between the front lot line and the primary facade of the dwelling.~~
 - 5. Recreational vehicles are further subject to the provisions of RDC 18.205.020 and 18.205.030.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

Chapter 18.220 – RESIDENTIAL MEDIUM DENSITY DISTRICT

18.220.070 Design provisions along major corridors.

- A. The provisions of RDC 18.210.060 apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), ~~45th Avenue,~~ and ~~South~~ Royle Road. Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

(Ord. No. 1339, § 2(Exh. A), 5-27-2021)

Editor's note(s)—Ord. No. 1339, § 2(Exh. A), adopted May 27, 2021, amended § 18.220.070 in its entirety to read as herein set out. Former § 18.220.070 pertained to additional design provisions along major corridors and derived from Ord. No. 1132, § 2(Exh. A), adopted July 11, 2013; and Ord. No 1207, § 2(Exh. A), adopted May 26, 2016.

Chapter 18.220 – RESIDENTIAL MEDIUM DENSITY DISTRICT

18.220.095 Vehicles in residential zones.

- A. Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year.
- B. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas, including driveways, so long as they are not parked between the front lot line and the primary facade of the dwelling outside of the period between Memorial Day and Labor Day.

(Ord. No. Ord. No. 1234, § 2(Exh. A), 6-22-2017)

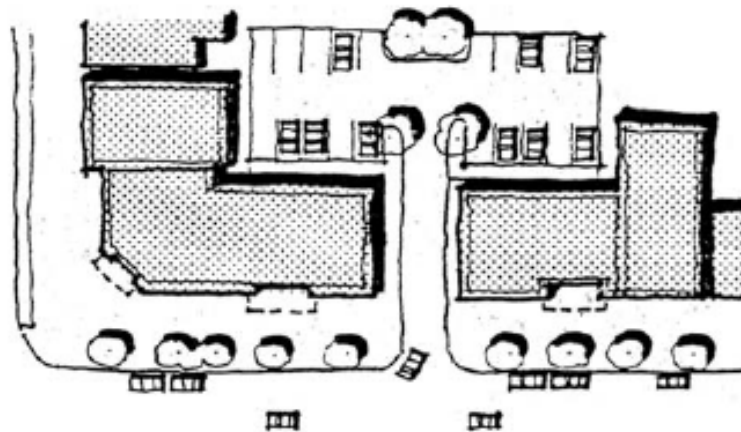
Chapter 18.230 – COMMERCIAL DISTRICTS

18.230.080 Off-street parking and loading.

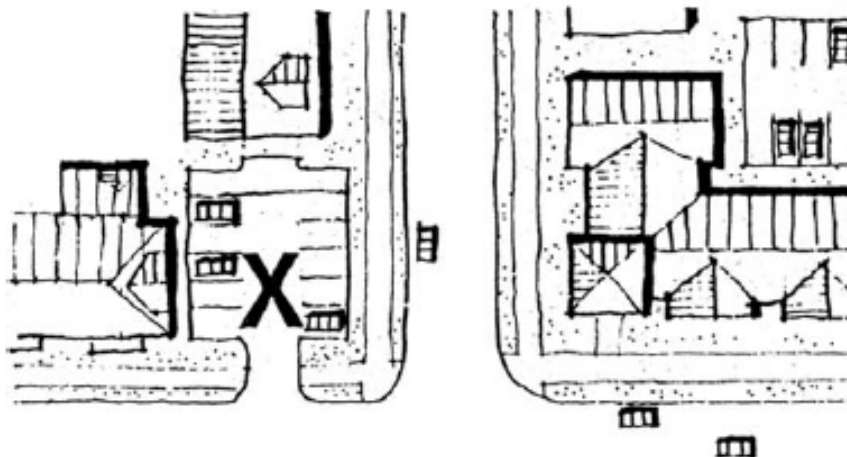
- A. Off-street parking and loading shall be provided as required in Chapter 18.720.
- B. Parking areas shall be located to minimize their visual and functional impact, generally by locating parking areas along the rear and sides of the buildings, and shall comply with the following standards in lieu of compliance with RDC 18.720.040.C.1.

ACCEPTABLE

Parking behind shops



UNACCEPTABLE



Street corners are not appropriate locations for parking lots.

1. For sites along pedestrian streets, parking areas shall not be placed forward of the maximum setback or the front building façade, whichever is closer to the property line, for more than twenty percent of

-
- the site's street frontage not encumbered by critical areas or significant vegetation, with the exception of driveways and drive aisles perpendicular to the street frontage.
2. For sites along major corridors, parking areas shall not be placed forward of the maximum setback or the front building façade, whichever is closer to the property line, for more than fifty percent of the site's street frontage not encumbered by critical areas or significant vegetation, with the exception of driveways and drive aisles perpendicular to the street frontage. Slip lane parking lots per RDC 18.230.080.C. are also exempt from this standard.
 3. For sites located on a corner lot or other lot with multiple frontages, both frontages must meet the applicable limitations for parking area locations. No parking area shall be closer than one hundred feet to any corner formed by two public streets, unless the length of the frontage along both streets is less than one hundred feet in which case the parking area shall be located as far as practicable from the corner.
 4. The area between the property line and the parking area, with the exception of driveways and drive aisles providing access to the parking area, shall be fully landscaped to an L2 standard.
- C. Slip lane parking lots are permitted along the street frontage of major corridors, and are exempt from the 50 percent street frontage limitation for parking lots in RDC 18.720.040.C.1.
1. Slip lane parking lots may consist of one, one-way drive aisle and one row of parking stalls arranged parallel or angled, meeting the dimensional standards of RDC Table 18.720.040-1. The combined width of the drive aisle and parking stalls shall not exceed forty-four feet.
 2. Slip lane parking lots shall include a sidewalk with a minimum width of five feet between the parking lot and the interior of the site, running the full length of the slip lane parking lot.
 3. Along a minimum of seventy-five percent of the length of the slip lane parking lot, buildings shall be set back no more than five feet from the back edge of the required sidewalk.
 4. Buildings fronting the slip lane parking lot shall provide a primary pedestrian entrance directly facing the parking lot.
 5. Where practicable, slip lane parking lots shall extend to the edge of the property line to allow seamless continuation along the adjoining properties.
 6. Slip lane parking lots shall only be allowed if the public works director approves access onto the arterial, which may include limitations on driveway spacing and restricted turn movements.

~~D. Off-street parking lots containing fifty parking spaces or more in all commercial zones shall provide pedestal or wall-mounted Level 2, two-hundred forty-volt electric vehicle chargers, or similar alternative fueling stations as approved by the planning director. Stations shall be provided at a minimum of one station per fifty parking spaces up to a maximum of five such stations.~~

(Ord. No. 1108, § 2, 7-26-2012; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

Chapter 18.280 – CRITICAL AREAS PROTECTION

18.280.050 Submittal requirements.

- A. Preparation by Qualified Professional. Any required critical areas report shall be prepared by a qualified professional as defined herein.
- B. General Critical Areas Report Contents. At a minimum, the critical areas report shall have been prepared within five years prior to submittal and contain the following:
 - 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested.
 - 2. A copy of the site plan for the development proposal including:
 - a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and
 - b. Proposed stormwater management and sediment control plan for the development including a description of any impacts to drainage alterations.
 - 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site.
 - 4. Identification and scientific characterization of all critical areas and buffers.
 - 5. An assessment of the probable impacts to critical areas and buffers and risk of injury or property damage including permanent, temporary, temporal, and indirect impacts resulting from development of the site and the operations of the proposed development.
 - 6. A written response outlining how a project will avoid and minimize probable impacts to critical areas and buffers and a rationale when impacts cannot be avoided and minimized.
 - 7. A written response to each of the approval criteria in RDC 18.280.060.
 - 8. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with RDC 18.280.050.E (Mitigation Plan Requirements).
 - 9. A copy of the SEPA checklist, if required by RDC 18.810.
- C. Other Reports or Studies. Unless otherwise provided, a critical areas report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the community development director or designee. Provided, the site conditions shall not have changed since the earlier report or study was completed.
- D. Critical Areas Report—Modifications to Requirements. The applicant may consult with the community development director or designee prior to or during preparation of the critical areas report to obtain city approval of modifications to the required contents of the report where, in the judgment of a qualified professional, more or less information is required to adequately address the potential impacts to any critical areas or buffers and the required mitigation. The community development director or designee may also initiate a modification to the required report contents by requiring either additional or less information, when determined to be necessary to the review of the proposed activity in accordance with this chapter.
- E. Mitigation Plan Requirements. When mitigation is required, the applicant shall submit a mitigation plan as part of the critical areas report. The mitigation plan shall include:

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1. Detailed Construction Plans. The mitigation plan shall include descriptions of the mitigation proposed, such as:
 - a. The proposed construction sequence, timing, and duration.
 - b. Grading and excavation details.
 - c. Erosion and sediment control features.
 - d. A planting plan specifying plant species, quantities, locations, size, spacing, and density.
 - e. Measures to protect and maintain plants until established.
 - f. These written descriptions shall be accompanied by detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome.
 2. Monitoring Program. The mitigation plan shall include a program for monitoring construction of the mitigation project and for assessing a completed project. A protocol shall be included outlining the schedule for site monitoring, and how the monitoring data will be evaluated to determine if the performance standards are being met. A monitoring report shall be submitted as needed to document milestones, successes, problems, and contingency actions of the mitigation project. The mitigation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five years. For example, ten years or more of monitoring are typically needed for forested wetlands or scrub-shrub communities. The city shall notify the responsible party in writing once the conditions of the monitoring plan are met.
 3. Adaptive Management. The mitigation plan shall include identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.
- F. One original copy of all application materials is required. Electronic copies of all materials that include graphic and text files are required.
- FG.** Tree Preservation and Protection Plan. The applicant shall submit a tree preservation and protection plan consistent with the requirements in RDC 18.840.
- (Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1372, § 2(Exh. C), 10-13-2022; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

Chapter 18.310 - PROCEDURES

18.310.100 Appeal procedure.

- A. A decision regarding an application subject to a Type I or II procedure may be appealed by an interested party only if, within fourteen days after written notice of the decision is sent, a written appeal is filed with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision.
- B. The appeal shall contain the following information:
 - 1. The case number designated by the city and the name of the applicant;
 - 2. The name and signature of each petitioner and a statement showing that each petitioner is entitled to file the appeal under subsection A of this section. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative for all contact with the planning director. All contact with the planning director, concerning procedures appeal issues, regarding the petition, including notice, shall be with this contact representative;
 - 3. The specific element(s) of the decision being appealed, the reasons why each element is in error as a matter of fact, law or policy, and the evidence relied on to prove the error. If the appeal concerns a Type III decision, and the petitioner wants to introduce new evidence in support of the appeal, the written appeal also must explain why such evidence should be considered; and
 - 4. An appeal fee pursuant to ~~Sections 18.060.030(A)(7) and 18.060.070~~the adopted master fee schedule; provided that eighty percent of the fee shall be refunded if the appellant files with the planning director at least twenty-eight days before the appeal hearing a written statement withdrawing the appeal.
- C. Within forty-five days of receipt of the appeal, the hearing examiner shall hear appeals of Type I and II decisions in an open record hearing. Notice of an appeal hearing shall be posted on the city website and sent to parties entitled to notice of the decision. A staff report shall be prepared, an open record hearing shall be conducted, and a decision shall be made and noticed within ninety days.
- D. Appeals of a Type III decision shall be filed with the Clark County Superior Court pursuant to state law.
- E. Appeals of SEPA and shoreline permit decisions are governed by Chapters 18.810 and 18.820, and relevant WACs.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

Chapter 18.401 – Planned Unit Developments

18.401.040 Information requirements.

The planning director shall not consider an application for a PUD unless it satisfies all of the requirements of this section. The review authority shall not accept an application which proposes development, other than required public facilities, on unbuildable land as defined in Chapter 18.280. Accuracy of all data and information submitted on or with a preliminary development plan shall be the responsibility of the applicant. The review authority shall determine whether an application is technically complete, pursuant to Chapter 18.310, and shall thereafter process an application.

- A. Preliminary PUD application requirements. An application for a preliminary PUD shall include one original copy of all application materials and electronic copies of all materials. The applicant shall provide a proposed site plan which shall include (but is not limited to) the following:
 - 1. The proposed boundaries and legal description of the property to be developed, together with the names, addresses and telephone numbers of the recorded owners of the land and the applicant, and if applicable, the name and telephone number of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;
 - 2. A calculation of site area including:
 - a. Gross site area.
 - b. Protected critical areas and buffers.
 - c. Right-of-way to be dedicated.
 - d. Additional public and private infrastructure, including private streets and stormwater facilities.
 - e. Net developable area, as defined in RDC 18.100.036.
 - f. Open space area, consistent with the requirements of RDC 18.401.080.B, including total area, main facility area, area for each dispersed facility, total developable and undevelopable portions across the site, and developable and undevelopable portions for each facility.
 - 3. A calculation of net density based on net developable acres, including any density modifications proposed under RDC 18.280.070 or 18.401.100. Indicate whether the applicant elects to include or exclude open space in the calculation of net developable acres as allowed under RDC 18.401.080.B.10. Calculations shall be provided for the entire site as well as broken down for each project area or phase.
 - 4. Concept plan(s) showing all proposed improvements and natural features, including (but not limited to):
 - a. Proposed uses, lot dimensions and building envelopes for all lots and tracts,
 - b. Open space and recreational facilities, including parks and trails, showing conceptual development plans and noting proposed ownership,
 - c. Existing site features to be retained and removed (natural slopes, stands of trees, etc.), and proposed features including walls, fences, refuse areas, streets, sidewalks, paths, landscaping ,

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- d. Proposed building areas and densities, setbacks and height,
 - e. Topographical maps of existing and proposed terrain showing a maximum five-foot contour interval where slopes equal or exceed twenty-five percent and a maximum two-foot contour interval where slopes are less than twenty-five percent, including one hundred-year floodplains (identified under the National Flood Insurance program),
 - f. Proposed site grading including cut and fill areas and site elevations after development,
 - g. All existing and proposed transportation systems for vehicles and people, including streets, sidewalks, trails, other pedestrian facilities, and any transit facilities, showing circulation within the site and connections off-site in compliance with the Ridgefield Engineering Standards.
 - h. All existing and proposed utility systems, including sanitary sewers, water, public facilities and storm drainage collection, conveyance and treatment systems,
 - i. Proposed off-street parking facilities,
 - j. Proposed landscaping, including existing trees of six inches dbh and vegetation communities proposed to be retained, and
 - k. The proposed lot dimensions, yard setbacks and treatment of the perimeter of the PUD, including materials and techniques such as screens, fences and walls;
- 5. Geotechnical and environmental reports required by the city engineer or planning director;
 - 6. Vicinity map showing the development in relation to the surrounding area and its uses, both existing and proposed, including land uses, zoning classifications, densities, circulation systems, public facilities and critical areas or other prominent natural features
 - 7. A proposed phasing and/or timing schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed;
 - 8. Compliance with Chapter 18.810, Environmental Standards, by filing of a SEPA checklist.
 - 9. Map of dedication showing all land dedicated to the public for the purpose of roadway, drainage, flood control, utility line, emergency or service vehicle access, or other public use, and all easement rights dedicated for private purposes, including, but not limited to, trails, open space, parks, and storm ponds.
- B. Final PUD Application. An application for a final PUD shall include a site development plan which shall contain (but is not limited to) all of the following:
- 1. Final and complete set of plans, specifically showing all requirements contained in Section 18.401.040(A);
 - 2. Road, drainage and utility plans with recommendations by the city engineer;
 - 3. Assurance of building code compliance with recommendations by the city building department;
 - 4. Assurance of fire code compliance with recommendations by the fire marshal;
 - 5. Documentation of compliance with any conditions of approval required by the review authority;
 - 6. Maps showing existing and finished contours at two-foot intervals, provided, however, that five-foot contours shall be sufficient for unbuildable areas where no development is proposed;
 - 7. Submission of declaration of covenants, conditions and restrictions for the planned unit development;

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8. Documentation of bonding or other security in compliance with Section 18.401.120;
 9. Binding site plan and other documentation required by Sections 18.401.130 and 18.401.160; and
 10. Documentation of compliance with Chapter 18.810, Environmental Standards;
 11. Documentation of compliance with the subdivision final plat process.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1296, § 2(Exh. A), 10-10-2019)

Chapter 18.401 – PLANNED UNIT DEVELOPMENTS

18.401.050 Approval procedures.

- A. Pre-Application Conference. Prior to making application, the applicant shall participate in a pre application conference held pursuant to RDC 18.310.030. The conference is mandatory and may not be waived.
- B. Community Information Meeting. Prior to submitting an application for preliminary PUD, the developer shall host a community information meeting, in a workshop format. The community information meeting shall be required for any proposed PUD located in a residential zone or within two hundred feet of a residential zone. The meeting shall be held at a ~~publically~~ publicly accessible location within city limits, on a weekday between the hours of five and nine p.m. At this meeting the applicant shall present the development proposed to interested residents. Information shall reflect updated studies and concepts based on input of the pre-application conference. Notice shall be posted on the city website and given in the local newspaper of record at least fourteen days prior to the meeting date. Written notice, including a fact sheet describing the proposed plan of development, shall be mailed first-class to all property owners within a radius of not less than three hundred feet of the exterior boundary of the property subject to the application and a copy shall be posted in city hall in the customary place. A copy of all the information intended for use at the meeting shall be available at the city hall for public review at least fourteen days prior to the meeting date. Any alleged failure of any property owner to actually receive the notice of meeting shall not invalidate the proceedings.
- C. Preliminary Development Plan Review.
 - 1. An applicant shall submit a PUD application and SEPA checklist pursuant to Section 18.401.040. The application shall address the entire property and shall include the information and guidance from the pre-application conference and community workshop.
 - 2. The planning director shall make a determination of technical completeness, pursuant to Chapter 18.310.050 and shall consider the recommendations from the community information meeting.
 - 3. If, after the planning director determines the application to be technically complete, the applicant makes major modifications to the proposed PUD, the planning director may toll the one hundred twenty-day decision clock to allow the public an opportunity to review and comment on the proposed modifications. A modification will be considered major or minor consistent with the provisions of RDC 18.401.060(B). If the application is determined to be a major modification the planning director shall conduct a new review for technical completeness.
 - 4. The city clerk shall provide public notification of the determination of major modification in the local newspaper of record and shall mail the notice to property owners within three hundred feet of the proposed site boundaries.
- D. Hearings Requirements.
 - 1. Each preliminary development plan shall require a public hearing pursuant to Chapter 18.310.080. At the public hearing the applicant will present the preliminary PUD development plan and the other technical documents pertaining to the application.
 - 2. A decision of the hearing examiner shall be final and is subject to appeal pursuant to Section 18.310.100.
- E. Final Development Plan. Where the PUD request involves a subdivision of land, the applicant shall submit a final development plan in accordance with the requirements of Section 18.401.040(B), together with the final subdivision plat, map of dedication, and any required and SEPA documentation, to the planning director. The final PUD shall be submitted within the subdivision vesting timeframe established by RCW

58.17.140, generally within five years following the approval of the preliminary plan unless qualifying for an exemption under RCW 58.17.140. Where the PUD request does not involve a subdivision of land, within three years following issuance of a final decision on the preliminary plan, the applicant shall submit a final development plan in accordance with the requirements of Section 18.401.040(B), together with any required map of dedication and SEPA documentation, to the planning director.

1. An extension of time for development permit application may be made in writing by the applicant. The planning director may grant no more than one extension of time for a period not to exceed one year if:
 - a. Unforeseen circumstances or conditions necessitate the extension of the preliminary development plan;
 - b. Termination of the preliminary development plan would result in unreasonable hardship to the applicant, and the applicant is not responsible for the delay; and
 - c. An extension of the preliminary development plan will not cause substantial detriment to existing uses in the immediate vicinity of the subject property or to the community as a whole.
2. If the city does not issue a development permit within the applicable period, including an extension of time, the PUD approval shall become null and void and shall not take effect.
3. Final approval/disapproval of the final PUD shall be made by the city council combined with final approval/disapproval of the final subdivision plat, if the PUD involves a subdivision of land. A public hearing is not required if the final development plan does not vary substantially from the previously approved preliminary development plan. If substantial modifications are proposed, the provisions of Section 18.401.060(B)(2) shall apply. If the final plan complies with the approved preliminary plan, required SEPA mitigation measures and all other standards of this code, the final plan shall be approved.

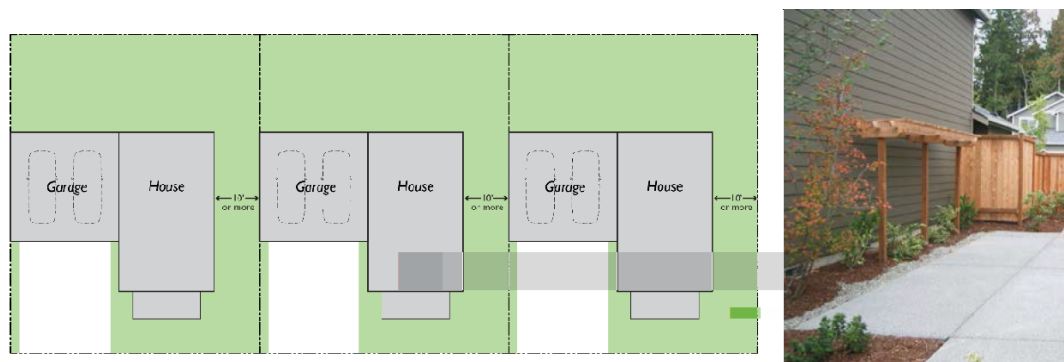
(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1296, § 2(Exh. A), 10-10-2019)

Chapter 18.401 – PLANNED UNIT DEVELOPMENTS

18.401.070 Zero lot line standards.

- A. Purpose. To allow a house and/or garage to be built up to one of the side property lines, providing the opportunity for more usable side setback space.
- B. Applicability. Zero lot line configuration is an option for single-family lots in PUD subdivisions.
- C. Relation to other standards. Also see RDC 18.206.020 for single-family standards, including minimum usable open space requirements. Dimensional standards for townhouse developments are in RDC 18.206.060.
- D. Standards.
 - 1. Dwelling units and accessory structures may be placed on one interior side property line that is part of the development. The opposite side setback shall be at least ten feet. The horizontal distance between homes shall not be less than ten feet, including when a zero lot line lot is adjacent to a standard lot.
 - 2. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the interior side setback of the adjacent lot. Examples include clerestory or obscured windows. See Figure 18.410.070-~~C~~-D below for an example of a privacy wall for a zero lot line house.
 - 3. Eaves along a zero lot line may project a maximum of eighteen inches over the interior side property line.
 - 4. Lots intended for zero lot line homes shall be noted on the plat, together with minimum side setback areas and maximum building envelopes.
 - 5. Lot lines which are contiguous with the development's exterior property line shall meet the standard setback requirements of the underlying zone.

Figure 18.401.070-D
Zero lot line design.



Zero lot line layout example (left). The right image shows the side setback and privacy wall for a zero lot line house.

(Ord. No. 1339, § 2(Exh. A), 5-27-2021)

Chapter 18.401 – PLANNED UNIT DEVELOPMENTS

18.401.090 Site plan requirements.

The development standards in this chapter are intended to accomplish the following design criteria objectives in all PUDs. The applicant shall bear the burden of supporting any change in requirements. If a modification of any criteria is proposed, the applicant must provide justification, including clear demonstration that the proposed modification complies with the purposes of this chapter as stated in Section 18.401.010. The city may increase any requirement necessary to make the project conform to the purposes of this chapter.

- A. ~~A. Natural Landscape and Topography. Residential lots, o~~Open spaces, pedestrian and vehicular circulation facilities, parking facilities and other ~~pertinent~~ amenities shall be ~~an integral part of the~~integrated into the existing landscape, ~~and particular attention shall be given to the retention of natural landscape features of the site. Site design shall preserve and maximize the use of natural landscape features and reduce adverse impacts on existing natural features. Natural topography shall be maintained to the extent practicable by designing the PUD to fit natural slopes and limiting retaining wall height to six feet or less.~~
- B. Facilities and Utilities. The layout of structures and other facilities shall effect conservation in street and utility improvements.
- C. Recreation. Recreational areas (active and passive) shall be located to maximize access from all dwelling units, in consultation with the community development director.
- D. Improvements and Amenities. Every PUD shall make adequate provision for utilities, drainage, lighting, pedestrian and vehicular circulation and access, public safety, landscaping and accommodation of environmentally sensitive features and other similar items. With respect to drainage:
 - 1. All lots shall be provided with adequate storm drainage connected to the storm drainage system of the city or other system approved by the city engineer; and
 - 2. When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least twenty feet wide shall be provided for storm drainage, and when possible, such easements shall be located along the centerlines of such facilities.
- E. Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.
- F. Multifamily and Commercial Off-Street Parking. Except as modified below, off-street parking shall be as required in RDC Chapter 18.720. Parking shall be located in the rear or side of multifamily residential and all nonresidential structures.
- G. Attachment of Conditions. In conjunction with the approval of a preliminary PUD, final PUD or modified final PUD; conditions shall be attached which will assure that the property will be developed and maintained in accordance with this title, other applicable state or federal statutes or regulations, and the approved development plan and subdivision plat. (See Section 18.401.120.)
- H. Perpetual Maintenance. All improvements and amenities that are held in common and are part of the PUD shall be perpetually maintained in a good, safe and serviceable condition at no expense to the city. The city shall have the right to compel the maintenance of such improvements, amenities or common areas if the review authority finds that the public health, safety or welfare may be compromised unless such maintenance is completed. The documents necessary to provide assurance of perpetual maintenance shall be approved by the city attorney. (See Section 18.401.120.)
- I. Minimum Frontage.

1. Each lot used for single-family detached residential development shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage.
2. Each lot used for duplex, triplex, townhouse, and multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage.
3. Lots developed consistent with the cottage housing provisions of RDC 18.206.040 are exempt from these frontage requirements.

J. Through Lots.

1. Through lots are strongly discouraged. The following standards apply to through lots in PUD subdivisions abutting collector and arterial roads which are not major corridors (the collector and arterial roads listed in RDC 18.210.060):
 - a. Provide a separate tract at least ten-feet wide between the collector or arterial right-of-way and the rear property lines of the through lots.
 - b. Establish landscaping in the tract which softens the appearance of fences and walls and/or which provides a measure of privacy for residents in their rear yards.
 - c. The tract shall be maintained by the homeowner association.
2. Except on major corridors, alternative lot designs are strongly encouraged. An alternative design includes alley-loaded lots with deep front yards and alley access running parallel to the collector or arterial street.

Figure 18.401.090.J
Through lot alternative.

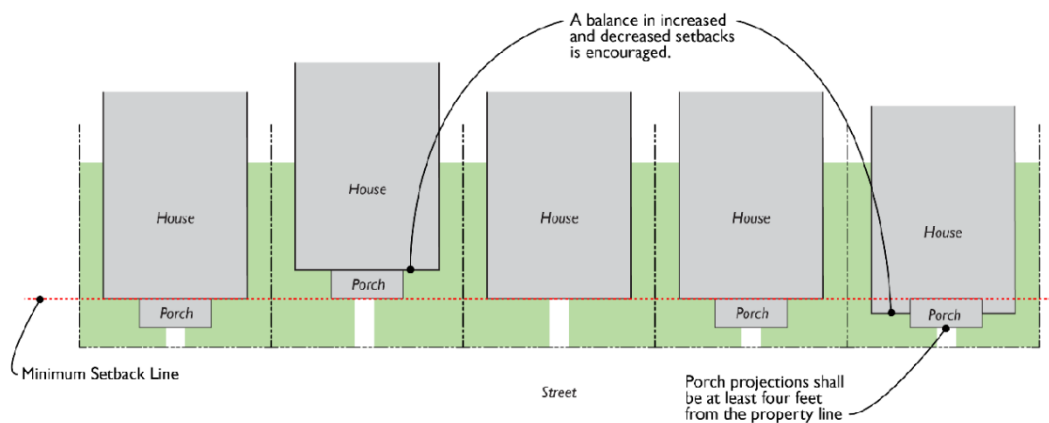


Alley-loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets.

K. Minimum Yards and Setbacks.

1. The minimum setbacks of the underlying zone shall apply to lots abutting or adjacent to exterior project boundaries, consistent with RDC 18.401.080.C.
2. Setbacks for lots within the interior of the PUD may be adjusted, provided that side and rear setbacks may not be less than five feet.
3. For lots within the interior of the PUD, front yard setbacks shall be modulated to avoid repetitive design, consistent with all of the following standards. Corner lots and lots on curving streets are exempt.
 - a. No more than three consecutive homes on the same side of the street may feature identical setbacks.
 - b. Minimum front yard setbacks may be reduced by up to thirty percent. Porch projections shall be at least four feet from the property line (see also RDC 18.210.040.C.f and 18.220.040.B.f).
 - c. A balance in increased and decreased yard setbacks is encouraged.
 - d. Setbacks meeting this standard shall be noted on the face of the plat.

Figure 18.401.090.K
Examples of front yard setback variety.



- L. **Maximum Building Height.** A building or structure within a PUD shall not exceed thirty-five feet in height as measured from the established grade of the building.
- M. **Signage Standards.** Signage standards for uses in the PUD shall be as provided in RDC Chapter 18.710.

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- N. Storage Standards. All storage in the PUD shall be within a closed building, except for the storage of retail products which are for sale or rent which may be stored outdoors during business hours only, and not within any required front or side yard nor in any public or private street, road right-of-way or pedestrian circulation route. The review authority may approve screened outdoor storage of recreation vehicles, boats or similar items of property.
- O. Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half feet high sight-obscuring fence or wall with a sight-obscuring gate for access. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
- P. Mechanical Equipment. All rooftop mechanical equipment shall be placed behind a permanent screen, completely screened from public view.
- Q. Utilities. All utilities shall be underground.
- R. Pedestrian Circulation Facilities. Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems (see RDC 18.401.065 for trail standards), public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be:
1. Functionally and safely convenient to each dwelling unit served;
 2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the project, and functionally convenient to a larger pedestrian circulation system outside the PUD;
 3. Hard surfaced to accommodate a variety of users; and
 4. Compliant with city engineering standards.
- S. Public Transit. All PUDs requiring twenty or more parking spaces shall provide transit loading and shelter facilities if so required by the review authority in consultation with Clark Transit (C-Tran).
- T. Traffic Impacts. The developer shall be responsible for determining traffic impacts and construct improvements necessary to mitigate identified impacts, consistent with service levels established in the Comprehensive Plan, and:
1. Private access to collector and arterial streets shall be minimized; and
 2. No development shall exceed adopted level of service (LOS) standards.
- U. Attractive Streetscapes. The PUD design shall ensure an attractive streetscape, especially along collector and arterial streets, by planting street trees and other vegetative buffers, minimizing the visibility of parking lots and garages, and providing attractive street-facing facades.
- V. Subdivisions. Except where specifically exempted under this section, the subdivision standards and procedural requirements of RDC Chapters 18.600, 18.620, and 18.630 shall also apply to PUDs.
- W. Lighting. All lighting shall be shielded and aimed downward to prevent light trespass and glare as provided in RDC 18.715.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1345, § 2(Exh. A), 7-8-2021; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

Chapter 18.401 – PLANNED UNIT DEVELOPMENTS

18.401.100 Limits on modifying standards.

- A. The city, using the PUD process, may allow the following development standards to be modified if the proposed modifications are consistent with the requirements of this chapter and provided the applicant demonstrates that the modifications are consistent with the PUD objectives in RDC 18.401.010:
1. Building setbacks, including front yard setbacks as necessary to meet the front yard modulation standard (RDC 18.401.080.J) and side yard setbacks as necessary to meet the optional zero lot line standard (RDC 18.401.070).
 2. Height of non-residential buildings or structures;
 3. Landscaping requirements;
 4. Lot size, provided that no lot is less than sixty-five-percent of the minimum lot area in the underlying zone, or four thousand square feet, whichever is greater, except in the RMD-16 zone;
 5. Lot width;
 6. Maximum density—Density may only be increased a maximum of twenty-percent of the underlying base zone or to a maximum of eight dwelling units per acre, whichever is less;
 7. Width of street right-of-way and pavement; or
 8. On-street or off-street parking (see RDC 18.410401.075).
- B. The following zoning code requirements may not be varied with the PUD process:
1. Any provision of this chapter, except that the open space provisions in RDC 18.401.080.B may be modified by a maximum of twenty percent for PUDs in the RLD-4 zone.
 2. Standards pertaining to SEPA and development in environmentally sensitive areas;
 3. Any provision that specifically applies to development on a regulated slope;
 4. Regulations pertaining to uses permitted in the underlying zone;
 5. Any provision pertaining to the installation and maintenance of stormwater retention/detention facilities;
 6. Any provision pertaining to the installation of public improvements;
 7. Any provision regulating signs; and
 8. Any provision regulating arterial or collector streets.
 9. Modifications cannot be used to modify explicit policy provisions of the RUACP.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1339, § 2(Exh. A), 5-27-2021)

Chapter 18.401 – PLANNED UNIT DEVELOPMENTS

18.401.150 Building permits.

The city shall issue building permits and other permits required for the construction or development of the property under the provision of this section only when the following conditions are met:

- A. In the opinion of the planning director, the work to be performed meets the requirements and conditions of approval of the final plan and program elements of the PUD.
- B. In the opinion of the planning director, the proposed building meets the applicable standards for facade differentiation in RDC ~~18.210.060.D.1 or RDC 18.220.140.B.3 and 418.206.~~
- C. The building permit application must identify the location and dimensions of the proposed building in relation to all lot lines for the site and must provide proposed building elevations.
- D. No vertical construction may take place until the necessary fire flow and emergency vehicle access have been provided to the building(s).
- E. All required improvements have been completed or contracts have been entered into or security guarantees have been approved in Section 18.401.120 such that improvements approved in the final PUD will be completed.
- F. Partial or complete construction of structures shall not relieve the developer from, nor impair city enforcement of, conditions of PUD approval.
- G. Once issued, any building permit shall be valid only so long as there is compliance with the final development plan as accepted by the city. Any deviation from that plan shall operate to automatically invalidate the building permit and shall be a violation of this chapter.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

Chapter 18.500 – Site Plan Review

18.500.040 Submittal requirements.

- A. Basic site plan review applications shall be accompanied by one original copy of all required submittal materials, and one electronic copy of all materials. All site plan applications shall contain complete site plans drawn to scale and produced in such a way as to clearly indicate compliance with all applicable zoning and site design standards, and shall include the following:
1. Dimensions and orientation of the parcel;
 2. Locations of existing and proposed buildings and structures;
 3. Location and layout of off-street parking and loading facilities;
 4. Curb cuts and internal traffic circulation;
 5. External cross circulation and/or joint access in compliance with applicable provisions of the Ridgefield Engineering Standards.
 56. Location of walls and fences, indication of their height and construction materials;
 67. Existing and proposed exterior lighting, meeting the submittal requirements of RDC 18.715.070;
 78. Location and size of exterior signs and outdoor advertising;
 89. General location and configuration of proposed landscaping, meeting the submittal requirements of RDC 18.725.070;
 910. General location and configuration of proposed open space and recreation areas, if required;
 1011. Contour lines at two-foot elevation intervals for slopes less than twenty-five percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
 1112. Height and conceptual appearance of building facades for all buildings and structures;
 1213. Indication of proposed use of all buildings;
 1314. The location of any historically or archaeologically significant feature; or natural feature, including stream corridors, wetlands, wildlife habitat areas, well head protection areas, geologically unstable areas, constrained and unbuildable land, areas with native vegetation, areas with tree cover, rock outcroppings or similar natural or historic features;
 1415. Other architectural or engineering data which may be necessary to determine compliance with applicable regulations;
 1516. Traffic analysis may be required if the proposed use could generate more than ten p.m. peak hour trips;
 1617. Map of dedication, if applicable, showing all land dedicated to the public for the purpose of roadway, drainage, flood control, utility line, emergency or service vehicle access, or other public use, and all easement rights dedicated for private purposes, including, but not limited to, trails, open space, parks, and storm ponds; and
 1718. Tree preservation and protection plan, meeting the submittal requirements of RDC 18.840.
- B. Applications for minor site plan review shall be accompanied by one original copy of the submittal requirements of RDC 18.500.040.A and one electronic copy of all materials.

C. The planning director may waive select submittal requirements on a case-by-case basis if the submittal is not applicable or relevant to the proposed site development or use.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1372, § 2(Exh. D), 10-13-2022)

Chapter 18.550 – Binding Site Plan

18.550.020 Preliminary binding site plan application.

- A. An application for a binding site plan may be made by an owner or owners of land, or by an authorized agent of an owner or owners.
- B. The applicant shall submit one original copy of all application materials and electronic copies of all materials. The application shall contain the following:
 - 1. The entire lot or parcel constituting the applicants land;
 - 2. Proposed name of the binding site plan (if any);
 - 3. Accurate and complete legal description of the proposed binding site plan;
 - 4. Scale, north arrow and date;
 - 5. Boundary lines based upon a recent land survey of the land proposed to be divided and boundary lines of all proposed lots and streets;
 - 6. Location and size of water and sewer lines utility easements: and drainage system proposed to serve the lots within the proposed binding site plan and their point of connections with existing services;
 - 7. Location, size, purpose and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land;
 - 8. Location of any streets, rights-of-way or easements proposed to serve the lots within the proposed binding site plan with a clear designation of their size, purpose and nature;
 - 9. External cross circulation and/or joint access in compliance with applicable provisions of the Ridgefield Engineering Standards.
 - 910. Parcels of land intended or required to be dedicated for streets, open space, or other public purposes;
 - 1011. Contour lines at two-foot elevation intervals for slopes less than twenty-five percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
 - 1112. Accurate mapping of critical areas, including wetlands, stream corridors, slopes of fifteen to twenty-four percent, slopes of twenty-five percent and greater, floodplains and slope hazard areas;
 - 1213. Name, mailing address and telephone number owner and/or developer and/or preparer of information;
 - 1314. Environmental checklist, if required by RDC 18.810;
 - 1415. Names and addresses of adjacent land owners shown on the records of the Clark County assessor located within three hundred feet of any portion of the boundary of the binding site plan;
 - 1516. Modifications or variations requested, if any;
 - 1617. Tree preservation and protection plan, meeting the submittal requirements of RDC 18.840; and
 - 1718. Copy of the binding site plan reduced to fit on eight and one-half by eleven-inch paper.

(Ord. No. 1291, § 2(Exh. A), 5-23-2019; Ord. No. 1372, § 2(Exh. E), 10-13-2022)

Chapter 18.610 – Short Plats

18.610.020 Preliminary short plat application contents.

- A. An application for a short subdivision may be made by an owner or owners of land, or by an authorized agent of an owner or owners, or by a representative of any governmental agency if the short subdivision is sought for a governmental purpose and such application shall be filed with the city.
- B. The prospective subdivider shall submit one original copy of all application materials and electronic copies of all materials. The application shall contain the following:
 - 1. The entire lot or parcel constituting the applicants land;
 - 2. Proposed name of the short subdivision this name shall not duplicate any name used on a recorded plat or subdivision in Clark County, including the municipalities of Clark County;
 - 3. Accurate and complete legal description of the proposed short subdivision;
 - 4. Scale, north arrow and date;
 - 5. Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets;
 - 6. Location and size of water and sewer lines utility easements: and drainage system proposed to serve the lots within the proposed short subdivision and their point of connections with existing services;
 - 7. Location, size, purpose and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land;
 - 8. Location of any streets, rights-of-way or easements proposed to serve the lots within the proposed short subdivision with a clear designation of their size, purpose and nature;
 - 9. External cross circulation and/or joint access in compliance with applicable provisions of the Ridgefield Engineering Standards.
 - 910. Parcels of land intended or required to be dedicated for streets, open space, or other public purposes;
 - 1011. Contour lines at two-foot elevation intervals for slopes less than 25 percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
 - 1112. Accurate mapping of critical areas, including wetlands, stream corridors, slopes of fifteen to twenty-four percent, slopes of twenty-five percent and greater, floodplains and slope hazard areas;
 - 1213. Name, mailing address and telephone number owner and/or developer and/or preparer of information;
 - 1314. Environmental checklist, if required by RDC 18.810;
 - 1415. Names and addresses of adjacent land owners shown on the records of the Clark County assessor located within three hundred feet of any portion of the boundary the proposed short subdivision;
 - 1516. Modifications or variations requested, if any;
 - 176. Tree preservation and protection plan, meeting the submittal requirements of RDC 18.840; and
 - 1718. Copy of the plat map reduced to fit on eight and one-half by eleven-inch paper.

(Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1372, § 2(Exh. F), 10-13-2022)

Chapter 18.620 – Procedure for Subdivision

18.620.030 Application for a subdivision—Requirements.

- A. An application for a subdivision may be made by an owner or owners of land, or by an authorized agent of an owner or owners, or by a representative of any governmental agency if the subdivision is sought for a governmental purpose and such application shall be filed with the city.
1. The prospective subdivider shall submit one original copy of application materials, as well as one electronic copy of all materials. The application shall contain the following:
 - a. The entire lot or parcel constituting the applicants land;
 - b. Proposed name of the subdivision this name shall not duplicate any name used on a recorded plat or subdivision in Clark County, including the municipalities of Clark County;
 - c. Accurate and complete legal description of the proposed subdivision;
 - d. Scale, north arrow and date;
 - e. Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets;
 - f. Location and size of water and sewer lines utility easements: and drainage system proposed to serve the lots within the proposed subdivision and their point of connections with existing services;
 - g. Location, size, purpose and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land;
 - h. Location of any streets, rights-of-way or easements proposed to serve the lots within the proposed subdivision with a clear designation of their size, purpose and nature;
 - i. External cross circulation and/or joint access in compliance with applicable provisions of the Ridgefield Engineering Standards.
 - ij. Contour lines at two-foot elevation intervals for slopes less than twenty-five percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
 - jk. Accurate mapping of sensitive lands, including wetlands, stream corridors, slopes of fifteen to twenty-four percent, slopes of twenty-five percent and greater, floodplains and slope hazard areas;
 - kl. If a subdivision is proposed concomitantly with a planned unit development, the application requirements of Chapter 18.401 must also be met;
 - lm. Name, mailing address and telephone number owner and/or developer and/or preparer of information;
 - mn. Environmental checklist;
 - no. Names and addresses of adjacent land owners shown on the records of the Clark County assessor located within three hundred feet of any portion of the boundary the proposed subdivision;
 - po. Modifications or variations requested, if any;
 - pg. Copy of the plat map reduced to fit on eight and one-half by eleven-inch paper;

¶. Map of dedication showing all land dedicated to the public for the purpose of roadway, drainage, flood control, utility line, emergency or service vehicle access, or other public use, and all easement rights dedicated for private purposes, including, but not limited to, trails, open space, parks, and storm ponds. If a covenant is required by the city, the verbiage including the timing for payment or construction of the proportional share of said amenities and facilities must be shown on said map. If the city requires a covenant that runs with the land to ensure the construction and maintenance of private improvements identified on the map of dedication, the map of dedication shall include a note describing the timing of payment or construction of the required public or private facilities or improvements and shall also include a note indicating the grantors proportionate share of the required public or private facilities or improvements; and

¶. Tree preservation and protection plan, meeting the submittal requirements of RDC 18.840.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1372, § 2(Exh. H), 10-13-2022)

Chapter 18.620 – PROCEDURE FOR SUBDIVISION

18.620.145 Homeowners' association.

- A. Every subdivision shall have a homeowners' association and agreements to fund such an organization in order to secure appropriate provision of and ensure ongoing management of open space, recreation areas, infrastructure, and other common facilities as required by RDC 18.620.050.A.4, ~~unless exempted under Section B.~~
1. Before approval of the final plat may be granted, the developer shall submit to the city covenants, deeds and/or homeowners' association bylaws and other documents. These documents shall be reviewed and approved by the city attorney and planning director to insure that they comply with the requirements of this chapter prior to approval of the final plat by the city. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition of any final plat approval. These documents shall address:
 - a. Maintenance of Lots, Buildings and Facilities. The covenants, declarations and restrictions shall provide that buildings, utilities and facilities on individual lots shall be maintained by the property owner in accordance with city codes and the requirements of such covenants, declarations and restrictions.
 - b. Maintenance of Private Common Areas and Infrastructure. All common open space, community facilities, stormwater facilities, private roads and drives, and all other commonly owned and operated property located within the development shall be maintained in perpetuity by the homeowners' association. The covenants, declarations and restrictions shall provide for the maintenance of all common areas and infrastructure by the homeowners' association in accordance with all applicable provisions of the city code. Said covenants, declarations and restrictions shall provide authority for the city, after providing reasonable written notice to the homeowners' association and opportunity to perform required maintenance, to recover any costs incurred by the city to maintain private infrastructure or common areas due to a failure of the homeowners' association to adequately maintain privately owned improvements, including a lien on the property or other appropriate assurance device, as determined by the city.
 2. A homeowners' association bylaws, once reviewed and approved by the city, shall contain the following provisions:
 - a. The following clause: "Changes in these documents must be approved by the city of Ridgefield through the city council or if the council designates an agency or department, by that agency or department." Any changes suggested shall be reviewed by the city attorney, who will make a written report to the city council concerning the effect of the proposed changes. The cost of review by the city attorney will be paid by the homeowners' association;
 - b. A clause whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common;
 - c. Subject to due process, the city may enforce the terms of the covenants, conditions and restrictions and place a lien on property if the city is compelled to correct a problem which threatens public health, safety or welfare, or is compelled to undertake construction, repairs or modifications necessary to protect or preserve public property or facilities.

(Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

Chapter 18.710 - SIGNS

18.710.040 Prohibited signs.

No person shall erect, alter, maintain or relocate any of the following signs in the city.

- A. Animated signs. Rotating or revolving signs, or signs where all or a portion of the sign moves in some manner. This includes any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, propellers, whirling, or similar devices designed to flutter, rotate or display other movement under the influence of the wind, including flag canopies not otherwise allowed in Section 18.710.160 (Awning or Canopy Signs), streamers, tubes, feather flags, or other devices affected by the movement of air or other atmospheric or mechanical means. This does not include historic signs and historic replica signs where the applicant is able to prove, through documentation or other evidence, that the original historic sign produced the same motion/movement and is proposed in the same location.
- B. Rotating signs. Any sign in which the sign body or any portion rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means.
- C. Nuisance signs. Any signs which emit smoke, visible particles, odors and sound, except that speakers in drive-through facilities shall be permitted.
- D. Bench or furniture signs greater than one square foot in area.
- E. Flashing signs or lights. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited. Signs with an exposed light source, exceeding the equivalent of twenty-five watts per lamp, including clear light bulbs which do not flash on a theater marquee except for neon incorporated into the design of the sign, are also prohibited. Electronic message center signs and digital signs are allowed under the provisions of Sections 18.710.190 (Digital Signs) and 18.710.200 (Electronic Message Center Signs).
- F. Hazardous signs. Any sign that constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement or method of illumination, or by obstructing the vision of drivers, or by distracting from the visibility of an official traffic control device by diverting or tending to divert the attention of drivers or moving vehicles from traffic movements on streets, roads, intersections or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians or by glare or method of illumination constitutes a hazard to pedestrians or traffic. No sign may interfere with, mislead or confuse traffic. The hazardous signs prohibited under (F) include those located in the right-of-way along public streets identified as principal arterials in the adopted Capital Facilities Plan.
- G. No sign may impede free ingress and egress from any door, window or exit way required by building and fire regulations.
- H. Permanent signs on vacant lots, parcels or easements. No permanent sign shall be located on a vacant lot, parcel or easement. No permanent sign shall be located on a lot, parcel or easement as the principal use of that lot, parcel or easement. Signs may only be established as an accessory use to a principally permitted use.
- I. Portable signs on wheels (trailer signs), changeable copy portable signs and illuminated portable signs.
- J. Abandoned signs.
- K. Signs on utility poles, fences, on poles or trees.

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- L. Off-site controlled signs. Any sign that is programmed and/or controlled off-site.
 - M. Backlit cabinet signs fabricated from acrylic, plexiglass®, plastic-faced, or injection molded panels with translucent vinyl, film, painted graphics, and/or integrally colored polycarbonate materials.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020)

Chapter 18.720 – OFF-STREET PARKING AND LOADING

18.720.040 Off-street parking lot design.

- A. Stall Dimensions. All off-street parking lots shall be designed in accordance with city standards for stalls and aisles, as set forth in Table 18.720.040-1 and Figure 18.720.040-1.
 - 1. For one row of stalls, use "C" + "D" as minimum bay width.
 - 2. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right-of-way.
 - 3. For estimating available parking area, use three hundred to three hundred twenty-five square feet per vehicle for stall, aisle, and access areas.
- B. Compact Parking Spaces. For compact parking spaces, the dimensions of "B" and "C" may be reduced to seven feet, five inches and fifteen feet, respectively. Up to thirty percent of required parking spaces may be compact car spaces.
- C. Lot design. The location and number of points of access to the site, the interior circulation patterns, and the separations between pedestrians and moving and parked vehicles, shall be designed to maximize pedestrian, bicycle and transit options, and to minimize adverse impacts on the peaceful and functional use of neighboring properties.
 - 1. Parking lots and driveways generally shall be located to the rear or side of buildings. No more than fifty percent of the street frontage of any development shall be occupied by off-street parking area, with the exception of commercial parking lots.
 - a. If a lot has multiple frontages, no more than fifty percent of the combined street frontage may be occupied by off-street parking area. If the lot has frontage on two streets with different road classifications, off-street parking areas shall occupy no more than fifty percent of the street frontage on the street with the higher classification.
 - b. If a development is located on multiple lots under common ownership, no more than fifty percent of the combined street frontage for all lots may be occupied by off-street parking area.
 - 2. Developments with ten or more parking spaces shall provide interior parking lot landscaping equal to ten percent of the net parking lot area, excluding landscaping buffers required by RDC 18.725 and driveways, in order to provide shade, buffer and screen adjacent properties, and promote a safe environment with a pleasant appearance.
 - a. The landscaping, including trees, must be dispersed throughout the parking area. Clusters of more than twenty contiguous parking spaces shall be separated by landscaping.
 - b. If interior landscaping provided under this section is adjacent to the perimeter landscaping buffers required by 18.725, the interior landscaping shall extend at least four feet into the parking area from the edge of the perimeter landscaping buffer.
 - c. The minimum dimension for any landscaping area shall be six feet.
 - d. Required landscaping materials are as follows:
 - i. At least one tree must be provided for every ten parking spaces. Existing trees may be used to meet this standard.
 - ii. At least one shrub must be provided for every thirty square feet of landscaped area required under this subsection.

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- iii. All of the landscaped area that is not planted with trees and shrubs must be planted with ground cover plants, which may include grasses. Paths made of paving stones, flagstones, bricks, pavement, or similar materials may provide pedestrian access across landscaped areas consistent with RDC 18.720.040.C.5, but the surface area of impermeable materials does not count toward the required landscaped area.
3. Generally, direct access to collector or arterial streets shall be minimized, in favor of limited access via secondary streets. The planning director may require the applicant to provide a current traffic impact study completed within one year of the date of application to determine impacts and required street improvements.
 4. Curb cuts for vehicles shall be minimized to prevent disruption to pedestrian or bicycle access.
 5. Pedestrian access corridors must link all parking areas to a primary entrance of the development via the most practicable route and separate pedestrians safely from motor vehicle traffic. Such pedestrian access corridors through parking areas shall meet all of the following requirements:
 - a. Use materials differentiated from parking lot surface by texture, pattern, elevation three to six inches above grade and/or color to differentiate and maximize the visibility of the pedestrian path. Superficial treatments such as painted pedestrian paths are not sufficient to meet this requirement. Paint may be used only in combination with other techniques.
 - b. Pathways must be a minimum of four feet wide and lighted.
 - c. Pedestrian crossings of drive aisles shall be well-articulated with pavement markings, pedestrian warning signs, and lighting.
 - d. Bicycle parking shall be located in well-lighted and highly visible areas to minimize theft and vandalism.
 6. For developments with forty-eight or more car parking spaces, bicycle parking is to be provided at one bicycle parking space for every twelve required car parking stalls. Bicycle parking provided under this requirement shall not be credited towards reduction of minimum spaces provided by RDC 18.720.020.H.
 - a. Bicycle racks, lockers or other parking devices shall be made of durable materials and shall be securely anchored to the ground or building structure. The devices shall allow for the frame and at least one wheel of the bicycle to be locked to the rack.
 - b. All bicycle parking spaces outside of a building shall be located within a one hundred-foot diameter of the primary building entrance; or, at least as conveniently located as the most convenient automobile spaces, other than those spaces for persons with disabilities.
 - c. Bicycle parking shall be located in well-lighted and highly visible areas to minimize theft and vandalism.
 7. All off-street parking areas shall include paved handicapped accessible and van-accessible parking spaces that comply with all state and federal ADA regulations.
 8. Electric Vehicle Charging. Developments shall at a minimum meet the electric vehicle charging infrastructure requirements in WAC 51-50-0429.

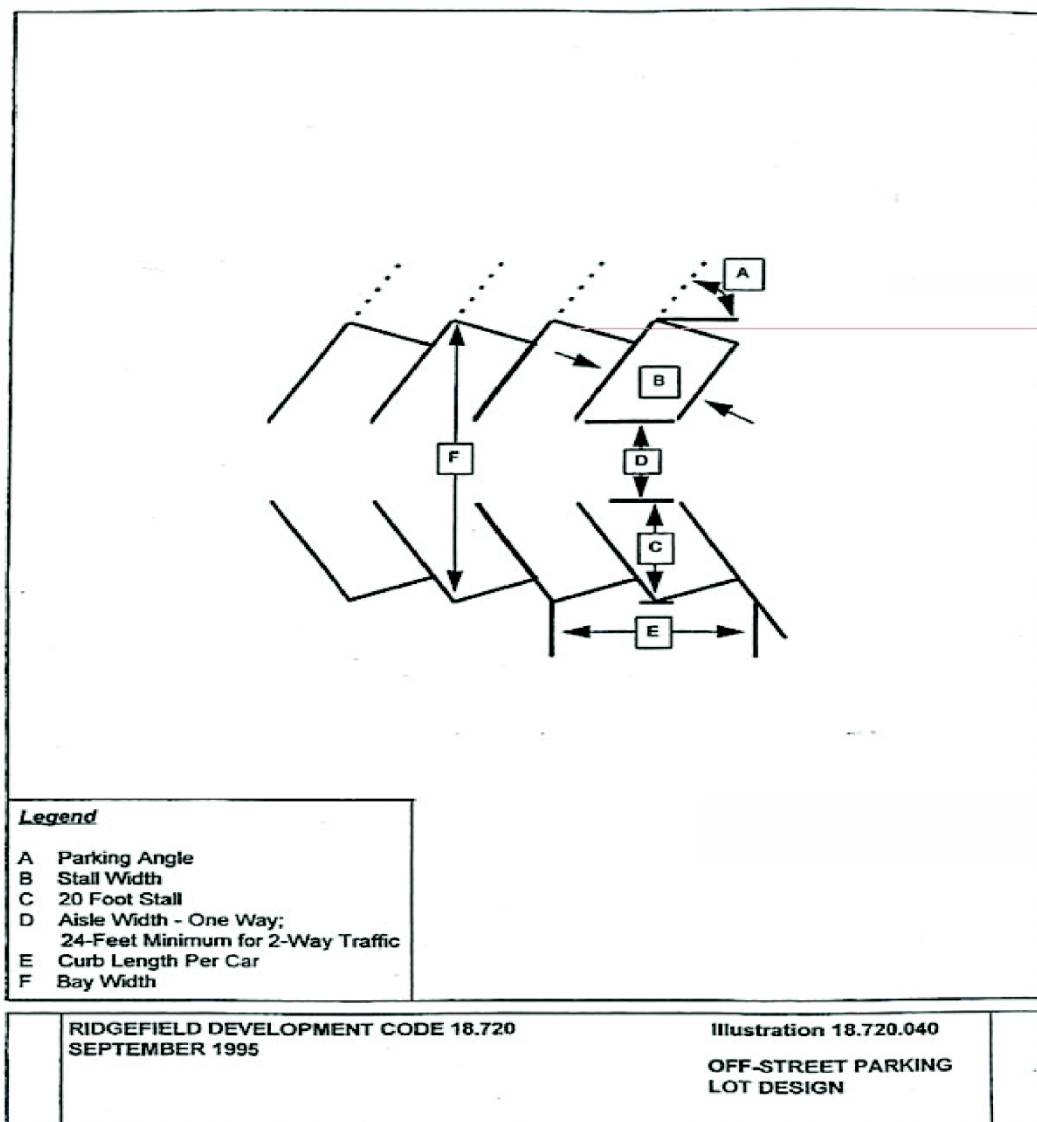


Figure 18.720.040-1

Table 18.720.040-1

Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length (feet)	Bay Width (feet)
A	B	C	D ¹	E	F
0° (parallel)	8.0	8.0	12.0	22.0	28.0
	8.5	8.5	12.0	22.0	29.0
	9.0	9.0	12.0	22.0	38.0
	9.5	9.5	12.0	22.0	31.0
	10.0	10.0	12.0	22.0	32.0
45° (angled)	8.0	19.1	14.0	11.3	52.2
	8.5	19.4	13.5	12.0	52.3

	9.0	19.8	13.0	12.7	52.5
	9.5	20.1	13.0	13.4	53.3
	10.0	20.5	13.0	14.1	54.0
60° (angled)	8.0	20.4	19.0	9.2	59.8
	8.5	20.7	18.5	9.8	59.9
	9.0	21.8	18.0	10.4	60.0
	9.5	21.2	18.0	11.0	60.4
	10.0	21.5	18.0	11.9	61.0
70° (angled)	8.0	20.6	20.0	8.5	61.2
	8.5	20.8	19.5	9.0	61.1
	9.0	21.0	19.0	9.6	61.0
	9.5	21.2	18.5	10.1	60.9
	10.0	21.2	18.0	10.6	60.4
90° (perpendicular)	8.0	20.0	24.0	8.0	64.0
	8.5	20.0	24.0	8.5	64.0
	9.0	20.0	24.0	9.0	64.0
	9.5	20.0	24.0	9.5	64.0
	10.0	20.0	24.0	10.0	64.0

¹ One-way traffic only. Twenty-four feet minimum for two-way traffic.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)

Chapter 18.810 – ENVIRONMENTAL STANDARDS (SEPA)

18.810.208 Notice/~~statute of limitations~~.

- A. The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C. 080 for any action.
 - B. The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk, applicant or proponent pursuant to RCW 43.21C.080 . [Statutory Authority: RCW 43.21C.130. 84-13-036 (Order DE 84-25), § 173-806-173, filed 6/15/84. Formerly WAC 173-805-135.]
- (Ord. 727 § 16, 1998: Ord. 676 § 1 (part), 1995).

Chapter 18.840 TREES¹

18.840.010 Purpose and intent.

The purpose of this chapter is to establish regulations and procedures for preservation and protection of trees, to retain and protect trees with development, and to ensure that the city and any areas that may become part of the city will continue to realize the benefits provided by its tree canopy.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.020 Tree ~~preservation and protection~~ plan—Applicability.

Unless otherwise exempted, any site subject to a development within the City of Ridgefield shall be required to develop a tree ~~preservation and protection~~ plan and shall be required to meet the minimum tree density herein created.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.030 Tree ~~preservation and protection~~ plan—Exemptions.

The following activities are exempt from a tree ~~preservation and protection~~ plan.

- A. Emergencies. Removal of trees necessary to protect public safety or private or public property from imminent danger, as determined by an arborist or accredited landscape architect.
- B. Residential parcels. Removal of trees on lots which 1) have an existing single-family residence, and 2) which cannot be further divided in accordance with the parcel's underlying zoning. Such exemption shall not apply to lots subject to a previously approved tree ~~preservation and protection~~ plan.
- C. Undeveloped property. Removal of up to a total of six trees from an undeveloped parcel within any consecutive thirty-six-month period, if the parcel is intended to remain undeveloped for a period of six years. Such intent shall be recorded in a covenant with a copy provided to the community development director.
- D. Minor development. A tree ~~preservation and protection~~ plan is not required for any site disturbance less than one thousand square feet and where no tree will be removed or adjacent tree(s) impacted.
- E. No trees. A tree plan is not required for development on sites with no existing trees, provided the terms of (C) have not been violated.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

¹Editor's note(s)—Ord. No. 1372, § 2(Exh. A), adopted Oct. 13, 2022, amended Ch. 18.840 in its entirety to read as herein set out. Former Ch. 18.840, §§ 18.840.010—18.840.060, pertained to heritage trees and derived from Ord. No. 1241, § 2(Exh. A), adopted Oct. 12, 2017.

18.840.040 Tree ~~preservation and protection~~ plan—Submittal requirements.

- A. In order to obtain approval of a tree ~~preservation and protection~~ plan, an applicant shall submit a plan to the city, prepared by an arborist or accredited landscape architect, that is drawn to scale and includes the following:
1. Approximate location of all existing trees on site and within fifteen feet of the site. Trees located within a protected critical area or buffer that are not proposed to be cut may be omitted from the plan;
 2. Exact location, species, diameter at breast height (dbh), and dripline of each Oregon white oak six inches dbh or larger, each other native tree twelve inches dbh or larger, and each tree twenty-four inches dbh or larger;
 3. Account of the health or hazard condition and recommendations for treatment for each tree in (1) and (2);
 4. Identification of trees proposed to be cut and retained;
 5. Tree density calculations for existing trees to be preserved and trees proposed for planting;
 6. Replacement tree planting plan;
 7. Location and type of tree protection measures to be installed per RDC 18.840.080;
 8. Identification of the contact person responsible for preparing tree preservation and protection plan;
 9. Location of existing and proposed roads, water, sanitary and storm sewer, and other utility lines/facilities and easements;
 10. Location of existing and proposed structures;
 11. Grade change or cut and fill during and/or after construction;
 12. Existing and proposed impervious surfaces; and
 13. Any other information reasonably required by the city.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.050 Tree ~~preservation and protection~~ plan—Review procedure.

- A. Tree ~~preservation and protection~~ plans submitted with a land use application shall be reviewed concurrently with the application.
- B. Any other tree ~~preservation and protection~~ plan shall be reviewed using a Itype I procedure.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.060 Tree ~~preservation and protection~~ plan—Review standards.

- A. Alternative compliance. All tree removal activities regulated by this chapter shall be performed in compliance with the applicable standards in the chapter unless the applicant demonstrates that alternate measure or procedures will be equal or superior to the provisions of this chapter in accomplishing the purposes of this chapter. Such alternative measures and procedures are subject to approval by the community development director.
- B. Design standards. For all non-exempt development, the following standards shall apply.

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1. In designing a development project and in meeting the required minimum tree density, the applicant should prioritize preservation of existing trees over removal and replacement.
 2. The applicant shall prepare the required tree ~~preservation and protection~~ plan with the following order of tree preservation priority.
 - a. Heritage trees.
 - b. Oregon white oaks six inches dbh or larger.
 - c. Groves of three or more trees with a minimum individual tree size of twelve inches dbh and with overlapping or touching crowns.
 - d. Other native trees twelve inches dbh or larger or any trees twenty-four inches dbh or larger.
 3. Trees to be preserved must be healthy, wind-firm, and appropriate to the site at their mature size, as identified by an arborist or accredited landscape architect. A tree may be excluded from preservation if it has one of the following conditions, and that condition cannot be corrected with reasonable arboricultural practices or site redesign:
 - a. The tree has a combination of structural defects and/or disease which makes it subject to a high probability of failure.
 - b. The tree is causing obvious physical damage to public or private property.
 4. When replacement trees are required to meet the minimum tree density, they shall be planted in the following order of priority.
 - a. Trees planted within or adjacent to designated critical areas and buffers.
 - b. Trees planted adjacent to stormwater facilities.
 - c. Trees planted in common open space.
 - d. Trees planted in entrance landscaping areas or other prominent landscaping areas.
 - e. Trees planted on individual residential building lots.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.070 Tree density requirement.

- A. Minimum tree density. The required minimum tree density is twenty tree units per acre or the existing tree density, whichever is less, for new development and new site disturbance in existing developments.
 1. The tree density may consist of existing trees, replacement trees, or a combination thereof pursuant to the priorities established in RDC 18.840.060.
 2. Each required street tree may be counted as 0.5 tree units.
 3. Minimum tree density does not apply in zones where one hundred percent impervious surface coverage is permitted.
- B. Tree density calculation.
 1. City right-of-way, areas to be dedicated as city right-of-way, and required pervious surface where trees are not appropriate as determined by the city (e.g., athletic fields) shall be excluded from the area used for calculation of tree density.

Table 18.840.070-1. Tree Density for Existing Trees

DBH	Tree Units	DBH	Tree Units	DBH	Tree Units
1"-6"	1	23"-24"	8	37"-38"	15
7"-12"	2	25"-26"	9	39"-40"	16
13"-14"	3	27"-28"	10	41"-42"	17
15"-16"	4	29"-30"	11	43"-44"	18
17"-18"	5	31"-32"	12	45"-46"	19
19"-20"	6	33"-34"	13	47"-48"	20
21"-22"	7	35"-36"	14	49"-50"	21

Table 18.840.070-2. Tree Density and Size Requirements for Replacement Trees

Tree Type	Size at Planting	Tree Units
Deciduous	1.5" caliper (minimum)	1
	1.51" to 3" caliper	1.5
	Greater than 3" caliper	2
Evergreen	6' tall (minimum)	1
	6.01' to 9' tall	1.5
	Greater than 9' tall	2

- C. Replacement tree planting standards. Trees shall be planted pursuant to the planting standards delineated herein.
1. Trees required to meet minimum tree density shall be planted according to the following priority:
 - a. On-site.
 - b. Offsite. When room is unavailable for the required trees on-site, they may be planted at another location as approved by the responsible official.
 2. Replacement trees shall optimize tree diversity and inclusion of native species.
 3. Unless otherwise provided in this chapter, replacement trees shall be subject to the installation and maintenance standards in RDC 18.725.080 and RDC 18.725.090.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.080 Tree ~~preservation and protection plan~~—Protection measures required.

- A. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to, clearing, grading, excavation or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.
- B. The "tree protection zone" shall be defined as the area reserved around a tree or group of trees in which no grading, access, stockpiling, or other construction activity shall occur.
- C. Orange silt fence shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts or conservation easements that abut the parcel being developed prior to any grading or excavation on the site.

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- D. Approved signs shall be attached to the silt fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director and arborist for the project.
 - E. No construction activity shall occur within the tree protection zone, including, but not limited to, dumping or storage of materials such as building supplies, soil, waste items, or parked vehicles or equipment.
 - F. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, stockpiled soil, or runoff.
 - G. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on-site and approved by the director.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.100 Heritage tree inventory.

- A. The city shall develop an inventory of heritage trees that shall satisfy the criteria of this section. The initial inventory shall be the responsibility of the community development director (director) and shall be updated annually. The city council, planning commission, parks board, homeowner association, a property owner, or any person may recommend to the city that a tree be designated a heritage tree.
- B. The heritage tree designation may be applied to a tree or grove of trees.
- C. The city council shall hold at least one public hearing on the proposed designations. The city shall notify each property owner by certified or registered mail when a tree on the owner's property has been proposed for designation to the heritage tree inventory. The notice and a response form shall be mailed at least thirty calendar days prior to the public hearing. The owner of the property may object to such designation in writing to the city council prior to the public hearing or at the public hearing.
- D. After the city council completes its hearing, it shall establish a list of heritage trees based on the criteria found in this section. Decisions of the city council may be appealed to the hearings examiner by any aggrieved party.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.110 Heritage tree criteria.

- A. For any individual tree or grove of trees to be listed as a heritage tree(s), it must be in an apparently healthy growing condition and one or more of the following exist:
 - 1. The tree has a diameter (at breast height) of thirty-six inches or greater;
 - 2. The tree has a distinctive size, shape, or location, or is of a distinctive species or age which warrants a heritage tree status;
 - 3. The tree possesses exceptional beauty which warrants a heritage tree status;
 - 4. The tree is distinctive due to a functional or aesthetic relationship to a natural resource, such as trees located along stream banks or trees located along ridge lines; or
 - 5. The tree has a documented association with a historical figure, property, or significant historical event.
- B. A grove may be considered for heritage grove status if it is apparently in a healthy growing condition and one or more of the following criteria:

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1. The grove is relatively mature and is of a rare or unusual nature containing trees that are distinctive either due to size, shape, species or age;
 2. The grove is distinctive due to a functional or aesthetic relationship to a natural resource, such as trees located along stream banks, or trees located along ridge lines; or
 3. The grove has documented association with a historical figure, property, or significant historical event. (Ord. No. 1241, § 2(Exh. A), 10-12-2017)

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.120 Heritage trees development review.

- A. When development is proposed for property which may contain a heritage tree, and the director determines that the proposed development may affect a heritage tree, the property owner must have a tree preservation plan prepared by a qualified professional demonstrating how the heritage tree will be protected and preserved. A heritage tree shall be preserved unless the city council determines that the tree may be removed based on the removal criteria for heritage tree in the following section.
- B. A tree preservation plan shall be composed of the following:
 1. A site plan indicating the location of heritage trees.
 2. The methods to be used to preserve the heritage trees.
 3. If a heritage tree is proposed for removal, a narrative statement outlining the reasons why the heritage tree should be removed.
 4. A mitigation plan indicating the replacement trees or additional new trees to be placed on the site. The mitigation plan should demonstrate, to the extent possible, that the character of the site will not substantially change as the result of development.
- C. Site design adjustments may be allowed in some cases, as follows:
 1. The Director may grant a variance to front, side, and/or rear yard setback standards by up to twenty percent to retain a heritage tree(s). The adjustment shall be the minimum necessary to accomplish preservation of trees on site and shall not conflict with the Uniform Building Code or other adopted ordinances or conditions placed on the property.
 2. The director may grant a ten-percent variance to the lot size and/or a ten-percent variance to the lot width and/or lot depth standards in approving a short plat or other land division if necessary to retain heritage trees. The director may accept a preliminary plat application and recommend approval to the hearing body of a plat which provides for similar variance to lot size, width and depth standards if necessary to retain heritage trees.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.130 Removal of a heritage tree.

- A. Except for the provisions in this section, no person may cut or remove a heritage tree without obtaining approval from the city council. The tree removal permit shall be approved if one of the criteria is satisfied:
 1. Retention of the tree would make reasonable use of the property allowed under the current zoning impractical or impossible in that the development would not be allowed to meet the maximum density allowed by the applicable zoning or would require special design features that would significantly increase the cost of development by ten percent or more.

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2. The removal is necessary to accommodate a new improvement, structure or remodeled structure, and no alternative exists for relocation of the improvement on the site, or that variances to setback provisions of the Development Code will not allow the tree to be saved or will cause other undesirable circumstances on the site or adjacent properties.
 3. The tree is hazardous, diseased or storm damaged and poses a threat to the health, safety or welfare of the public.
 4. The tree has lost its importance as a heritage tree due to damage from natural or accidental causes, or is no longer of historic or natural significance.
 5. The tree needs to be removed to accomplish a public purpose and no practical alternative exists.
- B. The limb structure, or crown, of a heritage tree may be pruned in any one year period without obtaining approval from the director, provided that at least eighty percent of the existing tree crown remains undisturbed. Any person who wishes to prune a heritage tree in excess of twenty percent of the existing crown shall obtain approval from the director subject to the following conditions:
1. The protected tree shall be pruned following acceptable arboricultural standards.
 2. The tree shall be pruned in a manner which ensures safety to public and private property and shall be done by a qualified professional.
 3. Any other conditions necessary to ensure compliance with the requirements of the community development plan.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

18.840.140 Non-compliance, penalty, and enforcement.

Any violation of the terms of Chapter 18.840 shall be enforced in accordance with the procedures or RDC 18.395. Each tree involved in the violation constitutes a separate offense. The following remedies shall apply for violations of this chapter in addition to the remedies available in RDC 18.395:

- A. Voluntary Compliance Process. A voluntary compliance agreement shall contain the following:
1. A commitment by the violator to submit and carry out a tree replacement program that is approved by the city manager, or designee. The agreement shall require at minimum the planting of replacement trees at a 1:1 inch per inch (DBH) ratio to the trees removed in violation of this chapter. The size and quality of the mitigation nursery stock shall be approved by the city. If the applicant's property is deemed inadequate in size to accommodate the replacement trees, then a fee may be paid into a fund dedicated to parks maintenance at the minimum rate for installation of a one and three-quarter-inch caliper tree to city standards.
 2. Trees that have been planted as part of a mitigation planting will not be covered by the minimum thresholds for trees requiring a permit for removal.
- B. Penalties. Any person or organization causing the illegal removal of a tree who does not enter into a voluntary compliance agreement may be fined a sum not to exceed the equivalent of three times the appraised value of the tree based on the latest revision of the council of tree and landscape appraiser's evaluation method but in any case an amount not less than one thousand dollars per violation.

(Ord. No. 1372, § 2(Exh. A), 10-13-2022)

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 5, 2024

AGENDA ITEM NAME: Election of Chair and Vice Chair

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

None