

33.15.070 Urban Neighborhood Commercial (UNC).

The purpose of the Urban Neighborhood Commercial zone is to provide a mix of limited, low-impact, neighborhood commercial activities and moderately high density urban residential development within urban growth areas.

(1) *Allowed Land Uses.* The following land uses should be allowed outright in the Urban Neighborhood Commercial zoning district:

- Agricultural activities
- Cemeteries
- Child daycare center
- Churches
- Commercial greenhouses
- Duplexes
- Gas stations
- Grocery stores
- Indoor shooting range
- Lodges
- Medical service facilities
- Mobile home parks
- Motels/hotel
- Multiple-family dwellings
- Outdoor-oriented recreational activity
- Planned unit development
- Primitive campgrounds
- Professional offices
- Restaurants

- Retail stores
- RV parks
- Schools
- Taverns
- Timber harvesting
- Tourist shops
- Vehicular repair
- Veterinarian clinics

(2) *Conditional Land Uses.* The following land uses should be permitted in the Urban Neighborhood Commercial zoning district through a special permitting process with public input and a determination that the proposed use is consistent with applicable land use regulations and the character of the neighborhood:

- Bed and breakfast inns
- Business park
- Commercial storage
- Kennels

(3) *Prohibited Land Uses.* The following land uses should be prohibited in the Urban Neighborhood Commercial zoning district:

- Airports
- Asphalt plants
- Commercial horse facility
- Family daycare providers
- Home-based industries
- Home enterprises
- Mineral extraction
- Race tracks
- Research facilities

- Single-family dwelling
- Timber labor camps
- Wood manufacturing
- Wrecking yards

(4) *Minimum Lot Size.* The minimum necessary to provide adequate potable water and sewage disposal for the proposed use.

(5) *Maximum Width to Depth Ratio.* 1:5 (0.20).

(6) *Commercial Setbacks.* The setbacks for commercial structures in the Urban Neighborhood Commercial zone are those required by the Uniform Building Code, except that no structure shall be located closer than fifty (50) feet from the centerline of a fronting, side, or rear street.

(7) *Maximum Height.* The maximum height is fifty (50) feet.

(8) *Maximum Residential Density.* Fifteen (15) dwelling units per acre.

(9) *Maximum Residential Lot Size.* 21,500 square feet, unless the remaining lot in a subdivision is greater than ten (10) acres and capable of being redivided.

(10) *Residential Setbacks.*

- (a) Front yard – forty-five (45) feet from a local access street, fifty (50) feet from an arterial street, sixty (60) feet from a highway.
- (b) Side yard – eight (8) feet (forty (40) feet from the centerline of the right-of-way of a side street).
- (c) Rear yard – fifteen (15) feet (forty (40) feet from the centerline of the right-of-way of a rear street).
- (d) Highway 101 frontage – 100 feet from the centerline of Highway 101.

(11) *Other Performance Standards.*

- (a) Commercial setbacks shall apply to all second story residential units located above commercial businesses.
- (b) Neighborhood-scale grocery stores, retail uses, professional offices and other commercial and industrial land uses shall be limited to a single structure no larger than 10,000 square feet. Motels shall be smaller than sixty (60) units in size.

The Clallam County Code is current through Ordinance 1032, passed August 26, 2025.

Disclaimer: The Commissioner's Office has the official version of the Clallam County Code. Users should contact the Commissioner's Office for ordinances passed subsequent to the ordinance cited above.

[County Website: www.clallam.net](http://www.clallam.net)

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