

CHAPTER 17.11 - R9, RESIDENTIAL, LOW DENSITY

Footnotes:

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Editor's note— Formerly entitled "RS-9 Residential, Single-Family," which was renamed by Ord. 3640, as herein set out.

17.11.010 - Purpose.

This is a low density residential zone intended to create and preserve urban residential neighborhoods consisting of predominantly single-household homes on larger than historic townsite-size lots. Uses that are compatible with and functionally related to a single-household residential environment may be located in this zone. Because of land use impacts associated with nonresidential uses, few nonresidential uses are allowed in this zone and then only conditionally. This zone provides for variety in the urban land use pattern for the City's lower density residential neighborhoods with minimum 50-foot front lot lines and 60-foot rights-of-way for collector arterial streets in large rectangular blocks and usually located on the perimeter of the developed town center and originally platted neighborhoods.

(Ord. 3688 § 27, 12/21/2021; Ord. 3641 § 1, 11/6/2019; Ord. 3577 § 1, 3/21/2017; Ord. 3548 § 4, 1/5/2016; Ord. 3123 § 4, 10/11/2002; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2385 § 1 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.020 - Permitted uses.

- A. Adult family home.
- B. Single-household dwellings.
- C. Exempted home occupations defined in section 17.17.030 PAMC.
- D. Child care provider.
- E. Group living.
- F. Duplexes.
- G. Cottage housing.

(Ord. 3710 § 1, 3/21/2023; Ord. 3688 § 27, 12/21/2021; Ord. 3641 § 1, 11/6/2019; Ord. 3577 § 1, 3/21/2017; Ord. 2948 § 5 (part), 2/14/1997; Ord. 2926 § 2 (part), 8/16/1996; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2652 § 3, 9/27/1991; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1945 § 1, 10/22/1977; Ord. 1709 § 1 (part), 12/22/1970)

17.11.030 - Accessory uses.

A. Accessory dwelling units. See section 17.21.020 PAMC.

B. All other non-commercial or non-industrial uses subordinate to the residential use of the lot.

(Ord. 3710 § 1, 3/21/2023; Ord. 3688 § 27, 12/21/2021; Ord. 3641 § 1, 11/6/2019; Ord. 3548 § 4, 1/5/2016; Ord. 3517 § 3, 10/21/2014; Ord. 3053 § 2 6/16/2000; Ord. 2921 § 4, 6/28/1996; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.040 - Conditional uses.

Conditional uses must comply with the development standards in 17.94.065 PAMC.

- A. Art galleries and museums.
- B. Assisted living facility.
- C. Reserved.
- D. Communications transmission buildings and structures; e.g., radio tower.
- E. Community centers.
- F. Child care facility.
- G. Nursing and convalescent homes.
- H. Public parks and recreation facilities.
- I. Public utility structures.
- J. Radio and television stations, provided that antenna is on-site.
- K. Other uses compatible with the intent of this chapter.

(Ord. 3728 § 8(Exh. C), 3/5/2024; Ord. 3688 § 27, 12/21/2021; Ord. 3641 § 1, 11/6/2019; Ord. 3577 § 1, 3/21/2017; Ord. 3548 § 4, 1/5/2016; Ord. 3517 § 3, 10/21/2014; Ord. 3478 § 8, 5/21/2013; Ord. 2948 § 5 (part), 2/14/1997; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2652 § 5, 9/27/1991; Ord. 2636 § 3, 5/15/1991; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.050 - Area, dimensional, and density requirements.

A. The following area and dimensional requirements apply to all development in the R9 zone:

Table 17.11.050-1 R9 zone area and dimensional requirements		
Measurement Type	Limit	Reference and Additional Provisions
Minimum lot area	7,000 square feet	PAMC 17.94.020 PAMC 17.94.030 PAMC 17.94.175
Minimum lot width/frontage	50 feet	
Density, minimum net	n/a	
Density, maximum net	n/a	
Maximum building height	30 feet	
Maximum site coverage	60%	In locations where stormwater runoff from structures, paved driveways, sidewalks, patios, and other surfaces is managed on-site, per the requirements the Port Angeles Urban Services Standards and Guidelines Manual

		Chapter 5, the project is exempt from site coverage calculations (see PAMC 17.94.135 for more information).
Minimum front setback	20 feet	PAMC 17.94.075 PAMC 17.94.080 PAMC 17.94.120
Garage entrance setback	20 feet	
Minimum rear setback	25 feet	
Minimum side setback	7 feet	
Minimum side setback (street)	13 feet	
Minimum side setback (alley)	7 feet	
Detached Accessory Structure Requirements		
Minimum rear setback for accessory structures in the rear one-third of the lot	10 feet	0 feet from lot lines abutting an alley, except 5 feet where a garage or carport entrance faces the alley.

<p>Minimum side setback for accessory structures in the rear one-third of the lot</p>	<p>3 feet</p>	<p>3 feet from lot lines abutting an alley, except 5 feet where a garage or carport entrance faces the alley.</p>
<p>Maximum building height within required primary structure setbacks</p>	<p>30 feet, 2 stories</p>	
<p>Maximum building height, outside required primary structure setbacks</p>	<p>Not to exceed the primary structure building height, 2 stories</p>	
<p>Maximum building footprint</p>	<p>Not to exceed the primary structure building footprint</p>	

(Ord. 3718 § 1, 8/15/2023; Ord. 3710 § 1, 3/21/2023; Ord. 3688 § 27, 12/21/2021; Ord. 3654 § 2, 12/17/2019; Ord. 3641 § 1, 11/6/2019; Ord. 3577 § 1, 3/21/2017; Ord. 3572 § 3, 12/20/2016; Ord. 3548 § 4, 1/5/2016; Ord. 3390 § 3, 1/30/2010; Ord. 3343 § 3, 1/1/2009; Ord. 3180 § 1 (part), 12/17/2004; Ord. 2948 § 5 (part), 2/14/1997; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.060 - Off-street parking.

Parking shall be provided as required by Chapter 14.40 of the Port Angeles Municipal Code.

(Ord. 3688 § 27, 12/21/2021; Ord. 2948 § 5 (part), 2/14/1997; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.070 - Signs.

One sign per lot is permitted. This sign shall be one square foot in area, unlighted, and displaying only the name of the occupant (or as otherwise specified in 17.94.065 PAMC); provided that official traffic signs, street signs, and identification and warning signs for public utility buildings and structures are exempt from these restrictions.

(Ord. 3688 § 27, 12/21/2021; Ord. 3577 § 1, 3/21/2017; Ord. 2948 § 5 (part), 2/14/1997; Ord. 2385 § 2 (part), 3/28/1986; Ord. 1709 § 1 (part), 12/22/1970)

17.11.080 - Design standards.

See the following Code sections for applicable design standards:

1. Accessory dwelling units: PAMC 17.21.020.
2. Cottage housing: PAMC 17.21.030.
3. Duplexes: PAMC 17.21.040.

(Ord. 3688 § 27, 12/21/2021)