

**Clallam County Comprehensive Plan Update
Draft Amendments to the Zoning Code, Title 33, CCC
(Draft 02/10/2026)**

The following excerpts from the Clallam County Zoning Code relate directly or indirectly to the definitions and locations for distribution for the placement of emergency housing, emergency shelters, transitional housing and similar facilities in accordance with RCW 36.70A.070(2), and/or further the implementation of requirements under RCW 36.70A.681. The proposed changes shown herein are required to be adopted concurrently with the County's Comprehensive Plan Periodic Update.

Definitions, Section 33.03.010, CCC.

(14) "Building" means any structure utilized or intended for supporting or sheltering any use or occupancy.

(35) "Dwelling ~~u~~Unit" means any building or any portion thereof which is lawfully established~~intended~~ and~~er~~ designed to be used, rented, leased, let or hired out to be occupied for living purposes having independent living facilities for one or more persons~~family~~ including permanent provisions for living, sleeping, eating, cooking, sanitation and including accessory structures and improvements.

(36) "Emergency housing" means indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless and is intended to address basic health, food, clothing, and personal hygiene needs of individuals or families.

(37) "Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

(48) "Household" means a residential~~housekeeping~~ unit consisting of:

(a) an individual;

(b) two or more related persons;

(c) a group of two or more disabled residents protected under the Federal Fair Housing Amendment Act of 1988;

(d) adult family homes as defined under Washington State law;

(e) a group living arrangement where six or fewer residents receive support services such as counseling, foster care or medical supervision at the dwelling unit by resident or nonresident staff; or

(f) two or more residents not related by blood or marriage who live together in a dwelling unit, or in conjunction with any of the above individuals or groups.

(g) For purposes of this section, minors living with parent, legal custodian (including a foster parent), or legal guardian shall not be counted as part of the maximum number of residents.

(h) Any limitation on the number of residents resulting from this definition shall not be applied in a manner inconsistent with the Fair Housing Amendment Act of 1988, 42 U.S.C. 360, et seq., the Washington law Against Discrimination, Chapter 49.60 RCW, and/or the Washington Housing Policy Act, RCW 46.63.220.

(52) “Lodges” means any structure permanent building, constructed and approved in accordance with Chapters 21.01 and 21.02, CCC, accommodating an organization which is operated not-for-profit where entrance to the premises is contingent upon the payment of a monthly or yearly fee.

(77) “Organic materials management facility” means a location and related improvements where organic waste, such as food scraps, yard trimmings or other organic materials that do not contain pesticides, pests, or other forms of chemical or biological contamination, is processed into new products like compost or energy, through composting, anaerobic digestion, vermiculture, black soldier fly, or similar technologies.

(84) “Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. It utilizes admissions practices designed to use lower barriers to entry than typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services.

(1040) “Single-family dwelling” means a dwelling unit or household detached from any other dwelling unit ~~and intended for occupation by one family~~ and including accessory improvements and uses. This definition includes manufactured homes such as mobile homes, modular homes and other homes manufactured in components or as one complete dwelling unit.

(108) “Structure” means anything which is built or constructed, an edifice or building of any kind, or any piece of work artificially erected or composed of parts joined together in some definite manner, but not including unroofed paved areas, fill, automobiles or recreational vehicles, or any fence less than seven feet in height.

(112) “Tiny House” or “Tiny House on Wheels,” for purposes of this Title, are defined by the following two generalized categories as follows:

- a) “Tiny House, Stick-Built” means a Dwelling Unit measuring no larger than 400 square feet in area and constructed in place in accordance with Section AQ102, Appendix Q, International Residential Code, as permitted and administered by the Clallam County Department of Community Development, Building Division.
- b) “Tiny House” or “Tiny House on Wheels” means a modular-type unit, whether constructed on a chassis or not, constructed to State Building Code standards and bearing an insignia verifying approval by the Washington Department of Labor and Industries (L&I) or equivalent. A Tiny House on Wheels may be placed with the chassis and wheels intact and treated for purposes of this regulation as synonymous with a Park Model Recreational Vehicle in accordance with Ch. 21.06, CCC. Permanent placement and occupancy of a Tiny House or Tiny House on Wheels requires placement on a permanent foundation approved by the Clallam County Department of Community Development, Building Division in accordance with Title 21, CCC. Once so placed, the Tiny House is considered a Dwelling Unit.

(114) “Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

(1194) “Vacation rental” means a legally constructed dwelling intended for occupancy of the entire dwelling (not rental of individual rooms) by any person/group other than the primary owner for periods of 30 days or less and is an allowed use in all zoning districts that allow single-family ~~residences~~dwellings. Uninhabitable structures like garages, barns, or sheds shall not be used as vacation rentals. “Vacation rental” does not include a bed and breakfast permitted and operated in accordance with this code.

Scope of Land Use Zones and Boundary Definitions, Ch 33.05, CCC,

Comprehensive Plan Designation	Regional Plan	Zoning Designation	CCC Section
<u>Various</u>	<u>Sequim/Dungeness Port Angeles</u>	Airport Overlay District	<u>33.07.060</u>
Urban Residential	<u>Sequim/Dungeness Straits</u>	Urban Residential High (URH)	<u>33.13.010</u>
Urban Residential	<u>Sequim/Dungeness Western</u>	Urban Residential Low (URL)	<u>33.13.020</u>
Urban Low Density	<u>Port Angeles, Western</u>	Urban Moderate Density (LD)	<u>33.13.040</u>

Open Space Overlay	Port Angeles	Urban Very Low Density/Urban Low Density (VLD/LD)	33.13.050
Urban Moderate Density	Port Angeles, Straits	Urban Moderate Density (MD)	33.13.060
Open Space Overlay	Port Angeles	Open Space Overlay/Open Space Corridor (OS)	33.13.070

33.07.070 Parks and Recreation (PR).

The purpose of the Parks and Recreation zone is to govern land uses for properties managed by Clallam County for park and recreation purposes consistent with the Clallam County Parks [Comprehensive and Recreation Master](#) Plan.

(3) *Prohibited Land Uses.* Uses not consistent with the Clallam County Parks [Comprehensive and Recreation Master](#) Plan are prohibited.

(5) *Other Development Standards.*

(a) Allowed and conditional land uses must demonstrate consistency with the most recent Clallam County Parks [Comprehensive and Recreation Master](#) Plan adopted by the Board of Clallam County Commissioners.

Urban Zones, Ch 33.13, CCC,

33.13.030 Urban Very Low Density (VLD).

(9) Open Space Overlay: When Urban Very Low Density zoning districts contain contiguous critical areas they are identified by an Open Space Overlay (OS) designation which identifies them as an area from which development rights may be transferred.

[NOTE: in accordance with policy 31.02.283\(3\)\(i\), the Transfer of Development Rights \(TDR\) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success.](#)

33.13.050 Urban Very Low Density/Urban Low Density (VLD/LD).

(7) *Transfer of Development Rights.* [\[NOTE: in accordance with policy 31.02.283\(3\)\(i\), the Transfer of Development Rights \(TDR\) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended.\]](#)

(a) Development rights may be transferred from any urban property located within an Urban Very Low Density/Open Space Overlay zone or any rural

property located within an Open Space Overlay Corridor. Development rights may be utilized to increase densities in the VLD/LD zoning district utilizing the transfer of development rights process of Chapter [33.26](#) CCC.

(b) The base density of the VLD/LD zoning district shall not be increased above nine (9) dwelling units per acre.

33.13.070 Open Space Overlay/Open Space Corridors (OS).

The purpose of the Urban Very Low Density/Open Space Overlay Zoning District and the Open Space Overlay Corridor is to identify areas which have development rights which may be transferred in order to further protect the critical areas or habitats identified by these overlay designations. Land uses, densities, lot sizes and setbacks are those allowed in the underlying zoning district. A development right in an Urban Very Low Density/Open Space Overlay Zoning District or an Open Space Overlay Corridor is established by the density of development allowed in the underlying zoning district. For example, every five acres of land in a Rural Low (R5) Zoning District within an Open Space Overlay Corridor has one development right. These development rights may be transferred as specified in Chapter 33.26 CCC. [\[NOTE: in accordance with policy 31.02.283\(3\)\(i\), the Transfer of Development Rights \(TDR\) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended.\]](#)

Commercial Zones, Ch 33.15, CCC,

33.15.035 Diamond Point Airport (DPA).

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

- [Family daycare provider](#)

33.15.060 Rural Limited Commercial (RLC).

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

- [Family daycare provider](#)
- [Home enterprise](#)

33.15.067 Tourist Rural (TR).

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

- [Family daycare provider](#)

33.15.070 Urban Neighborhood Commercial (UNC).

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

- [Emergency housing](#)
- [Emergency shelter](#)
- [Family daycare provider](#)
- [Permanent supportive housing](#)
- [Transitional housing](#)

33.15.080 Urban Regional Commercial (URC).

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

- [Emergency housing](#)
- [Emergency shelter](#)
- [Family daycare provider](#)

33.15.090 Urban Center (UC).

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

- [Emergency housing](#)
- [Emergency shelter](#)
- [Permanent supportive housing](#)
- [Transitional housing](#)

33.17.010 Industrial (M).

(1) *Allowed land uses*. The following land uses should be allowed outright in the Industrial zoning district:

- [Organic materials management facility](#)

33.17.020 Light Industrial (LI).

(1) *Allowed land uses*. The following land uses should be allowed outright in the Industrial zoning district:

- [Organic materials management facility](#)

Carlsborg Urban Growth Area, Ch 33.20, CCC,

Table 33.20.040(A).

Zoning District Use	CR-1	CR-2	CR-3	CN	CC	CGC	CI
Emergency housing	X	X	X	A	A	A	X
Emergency shelter	X	X	X	A	A	A	X
Group homes (16 or fewer persons)	€	€	€	A	A	X	X
Group homes (17 or more persons)	€	€	€	A	A	X	X
Permanent supportive housing	X	X	C	A	A	A	X
Transitional housing	X	X	A	A	A	A	X

A-Allowed Land Use, C – Conditional land use, X – Prohibited Land Use

Sequim Urban Growth Area, Ch 33.19, CCC,

33.19.030 Purpose of Districts.

(1) Sequim Urban Residential – II [S(R-II)]. The S(R-II) zone establishes areas of low density, urban residential development consisting primarily of single-family detached residences up to one dwelling unit to one acre without required urban level facilities and services and up to five dwelling units per acre with ~~transfer of development rights and~~ the provision of urban level facilities and services. The S(R-II) zone provides for consistency and predictability in established single-family neighborhoods.

(2) Sequim Urban Residential – III [S(R-III)]. The S(R-III) zone establishes areas of medium density, urban residential development consisting of single-family, duplex, or multifamily residences up to 10 dwelling units per acre with ~~transfer of development rights and~~ provision of urban level facilities and services. The S(R-III) zone is located in areas where urban services are or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools and shopping.

(3) Sequim Urban Residential – IV [S(R-IV)]. The S(R-IV) zone establishes areas of medium to high density, urban residential development consisting of single-family attached and detached; single-family small lot; multifamily duplexes, triplexes, and apartment development allowed at a density of up to 16 dwelling units per acre with ~~transfer of development rights and~~ the provision of urban level facilities and services. The S(R-IV) zone is located in areas where urban services are currently available or will be provided concurrent with development, and is typically found in close proximity to transit, with easy access to neighborhood parks, schools and shopping.

[NOTE: in accordance with policy 31.02.283(3)(i), the Transfer of Development Rights (TDR) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this section related to the TDR program are also hereby suspended.]

33.19.040 Use Tables.

Table 33.19.040(A).

Zoning District Use	S(R-II)	S(R-III)	S(R-IV)	S(RDP)
Group homes (16 or fewer persons)	€	€	€	X
Group homes (17 or more persons)	€	€	€	X

A-Allowed Land Use, C – Conditional land use, X – Prohibited Land Use

33.19.050 Bulk and Dimensional Standards.

(2) *Bulk, Dimensional and General Requirements.* Bulk, dimensional, and general requirements are herewith established and shall be provided in accordance with the minimum standards hereinafter set forth in Table (A) of this subsection. Bulk and dimensional standards measure the spatial, four-dimensional limitations of the site, including height, width, depth, and coverage. Lot size and residential density are also subject to subsection (3) of this section and CCC 33.19.060(1).

Table 33.19.050(2)(A). Bulk, Dimensional and General Requirements.

Zone	Minimum (feet)							Maximum			
	Lot Size	Lot Width	Required Setbacks'				Side (each)	Rear	Lot Coverage	Building Height (feet)	Residential Density
			Access Road	Collector Road	Arterial Road						
S(R-II)	9,000 square feet	50'	20'	25'	35'	10'	15'	50%	35'	4 du/acre without TDR ² OR up to 5 du/acre with TDR	
S(R-III)	9,000 square feet for single-family 9,000 square	50'	20'	25'	35'	10'	15'	50%	35'	4 du/acre without TDR ² OR up to 10 du/acre with TDR	

	feet plus 2,000 square feet per additional unit for duplex and multifamily residences regardless of the number of buildings									
S(R-IV)	6,000 square feet for single-family 6,000 square feet plus 2,000 square feet per additional unit for duplex and multifamily residences regardless of the number of buildings	50'	20'	25'	35'	10'	15'	50%	50'	4 du/acre without TDR ² OR up to 16 du/acre with TDR

2 Clallam County will allow for a maximum residential density of four dwelling units per acre without the transfer of development rights from lands zoned Agricultural Retention. Residential density greater than four dwelling units per acre up to the maximum allowed residential density of the zone (see above) shall require transfer of development rights from an Agricultural Retention zoned lot(s) pursuant to subsection (3) of this section. The requirement for the purchase or transfer of development rights shall not apply to the construction of up to two dwelling units on a legal lot of record created prior to July 28, 1998. [\[NOTE: in accordance with policy 31.02.283\(3\)\(i\), the Transfer of Development Rights \(TDR\) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended and the full density allowed by the underlying zone is in effect.\]](#)

(3) Transfer of Development Rights. This chapter designates the S(R-II), S(R-III), and S(R-IV) residential zones as receiving areas of transferable development rights from lands designated Agricultural on the Official Sequim-Dungeness Regional Comprehensive Plan Map, as amended, consistent with CCC 31.03.230(6)(a), Comprehensive Plan Policy 10. Table 33.19.050(2)(A) establishes the residential density for which transfer and/or purchase of transferable development rights shall be required within the S(R-II), S(R-III), and S(R-IV) zones. The actual transfer and/or purchase of transferable development rights shall follow the requirements as set forth under Chapter 33.26 CCC. [\[NOTE: in accordance with policy 31.02.283\(3\)\(i\), the Transfer of Development Rights \(TDR\) program is currently suspended, pending the monitoring and emergence of economic conditions that are conducive to its success. The provisions of this subsection related to the TDR program are also hereby suspended and the full density allowed by the underlying zone is in effect.\]](#)

General Requirements, Ch. 33.40, CCC,

[33.40.100 Notice of Proximity to Resource Zone.](#)

[All building permits or other development permits issued by the Department of Community Development for activities occurring within 500 feet of lands designated as Agricultural Retention \(AR\), Commercial Forest \(CF\), Commercial Forest/Mixed Use 20 \(CFM20\), Commercial Forest/Mixed Use 5 \(CFM5\), or Mineral Resource Land Overlay, shall be provided a written notice on or accompanying the final permit that contains the following language:](#)

[This development activity is within five hundred \(500\) feet of property zoned for forestry, agricultural purposes or as a designated mining site. You may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, TREE REMOVAL, ODORS, INSECTS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD \(INCLUDING AIRCRAFT\), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Clallam County has determined that the use of real property for forestry, mining or agricultural operations is a high priority and favored use to the County and those inconveniences or discomforts arising from these operations, if such operations are consistent with commonly accepted best management practices and comply with local, State and Federal laws. However, those activities which are not related to normal forestry, mining, or agricultural operations, or which do not follow accepted best management practices, are not protected under these provisions and will be considered a nuisance."](#)

Accessory Housing, Ch 33.50, CCC,

33.50.010 Purpose and intent.

(1) Ensure that accessory housing remains clearly an incidental and subordinate use to the principal dwelling unit~~existing single family dwelling~~ or business.

(9) Provide a legal avenue for the sale or other conveyance of an accessory dwelling unit within a designated urban growth area as a condominium in order to promote affordable for-sale housing.

33.50.030 General requirements.

(4) *Recording.* To ensure continued compliance with ~~owner-occupancy and other~~ ordinance requirements by current, as well as any subsequent owners, a registration of the accessory housing unit in the form of a notice to title shall be filed and recorded with the Clallam County Auditor. The notice to title shall be on a form provided by the Administrator and filled out completely by the applicant prior to filing. The notice to title shall run with the land and serve as notice to all future purchasers/owners of the subject property of the presence of the accessory housing unit and applicable restrictions regarding accessory housing units contained in the Clallam County Code. Proof of registration, in the form of a copy of the filed document, shall be submitted to the Department of Community Development prior to issuance of a certificate of occupancy. Said registration may only be removed upon a demonstration to the Department of Community Development that the accessory housing unit has been lawfully removed from the subject property, or the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to CCC Title 29.

(5) *Sale or Transfer of Accessory Housing Units.* Accessory housing units shall not be sold as separate dwelling lots from the subject property, unless the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to CCC Title 29 or the accessory housing unit, if located within a designated urban growth area, is sold or conveyed as a condominium in accordance with Chapter 64.34 RCW.

(6) *Density.* Outside of designated Urban Growth Areas, there shall be no more than one accessory housing unit allowed per lot. In designated Urban Growth Areas, there shall be no more than two accessory housing units allowed per lot as set forth in RCW 36.70A.681.

33.50.040 Additional standards for accessory dwelling units.

(1) *Size.*

(a) *Size of Detached ADU.* Detached ADUs shall not exceed 50 percent of the gross floor area of the primary dwelling unit, nor exceed 1,250 square feet in gross floor area. This requirement shall not apply to any detached ADU 400 square feet or less or detached ADUs in designated Urban Growth Areas 1,000 square feet or less in gross floor area.

(b) *Size of Attached ADU.* Attached ADUs shall not exceed 35 percent of the gross floor area of the primary dwelling unit. This requirement shall not apply to any attached ADUs in designated Urban Growth Areas 1,000 square feet or less in gross floor area.

(3) *Occupancy.*

(a) Outside of designated Urban Growth Areas, ~~T~~he owner of the parcel shall live either in the primary dwelling or ADU as their primary residence. For the purpose of this standard, “primary residence” shall mean occupancy by the underlying property owner for no less than 120 days during a calendar year.

(b) ADUs may be used for occupation by family members, guests, renters, lessees, and estate caretakers/groundskeepers.

(c) Either the primary dwelling or ~~the one~~ ADU may be used as a vacation rental, as defined in Chapter 33.51 CCC, but not more than one~~both~~.

(4) *Design.* ADUs shall be designed so that the appearance of the lot remains that of a single-family residential development through the following standards:

(a) Outside of designated Urban Growth Areas, ~~W~~hen development abuts or is accessed by a county road, all building entrances shall be located so that only one entrance faces the road frontage of the development.

(b) Unless located within a designated Urban Growth Area and within ½ mile of a major transit stop, ~~O~~n-site parking area shall be provided.

(c) Access for vehicle ingress and egress shall share the same legal access onto a public or private road as the primary dwelling unit and no new access shall be established for the ADU.

(d) The primary dwelling and the ADU may be no more than 300 linear feet from each other.