

1 **40.250.040 Existing Resort Overlay District**

3 A. Purpose.

4 A resort is a self-contained and fully integrated planned unit development in a setting of significant natural
5 amenities with primary focus on destination resort facilities consisting of short-term visitor accommodations
6 associated with a range of indoor and outdoor recreational facilities (RCW 36.70A.360). A resort may include other
7 housing for full-time or seasonal employees, residential uses within its boundaries, but only if the residential uses
8 are integrated into and support the on-site recreational nature of the resort (RCW 36.70A.360). This district is
9 intended to set out provide development guidelines of for historic existing (RCW 36.70A.362) and new (RCW
10 36.70A.360) resort facilities that complement the natural and cultural attractiveness of the area without significant
11 adverse effects on natural and environmental features. The district provides for recognition of existing, self-
12 contained, indoor and outdoor recreational facilities that are outside of urban growth areas and in a rural or resource
13 area setting of significant natural amenities. This district is intended to identify and protect existing general resort-
14 like facilities.

15 B. Applicability.

16 This section is applicable to the unincorporated portions of the county, excluding urban growth areas. The
17 application of this district shall not result in any permanent residential uses or a predominance of commercial uses.
18 When applied, such an overlay district does not change the existing, underlying zoning designation.

19 C. Uses.

20 The following uses are permitted in the area subject to this overlay district:

- 21 1. Lawful existing uses and structures in existence on July 1, 1990.
- 22 2. All uses specifically permitted or conditional in the base-zoning district shall continue to be allowed
23 according to the review procedures consistent with this title.
- 24 3. Overnight lodging, including lodges, hotels, motels, timeshare units and similar temporary living
25 accommodations only when oriented and sized to serve the recreational uses on the site.
- 26 4. Housing may be provided for full-time or seasonal employees.
- 27 5. Subject to an approved development plan, the following uses may be permitted when provided as part of,
28 and intended primarily to serve as an accessory part of destination resort. These uses shall be oriented to meet
29 the needs of visitors to the resort and to a scale that ensures a subordinate status to the resort itself:
 - 30 a. Restaurants, lounges and clubs serving the resort.
 - 31 b. Commercial services and specialty shops to provide for the needs of resort guests and employees.
 - 32 c. Kennels as a service for resort guests only.
 - 33 d. Craft and art studios and galleries catering to guests of the resort.
 - 34 e. Indoor and outdoor recreational facilities and uses including, but not limited to, accessory structures
35 and facilities, such as clubhouses, practice facilities, and maintenance facilities, tennis courts, swimming
36 pools, marinas, hiking and nature trails, bicycle paths, equestrian facilities, and other recreational uses
37 deemed to be consistent with the on-site recreational nature of the resort.
 - 38 f. Community sewer, water, security and fire protection may be provided on-site and sized to meet only
39 the needs of the development. Other utilities and services may be provided only to the extent necessary to
40 maintain and operate the resort.

- 1 g. Temporary and/or permanent structures to serve as sales offices.
- 2 h. Any other similar uses deemed by the responsible official to be consistent with the purpose and intent
- 3 of this chapter, the county comprehensive plan policies and RCW 36.70A.362.

4 D. Standards.

5 The following standards apply to uses in the overlay district:

- 6 1. New and modified uses shall ensure that at least fifty percent (50%) of the site is dedicated to permanent
- 7 open space, excluding yards, streets and parking areas.
- 8 2. Standards for development shall be subject to the design standards contained in Subtitle 40.3. In addition,
- 9 changes to the existing resort shall be consistent with and scaled to service the needs of the resort. In addition, a
- 10 site-specific proposal shall address other elements of the comprehensive plan policies including protection of
- 11 critical areas and treatment of impacts to adjacent lands.

12 E. Approval.

13 A new resort overlay may be approved in an area outside of established urban growth boundaries providing it
14 meets the following criteria:

- 15 1. is not located in Agricultural or Forest resource land;
- 16 2. the location, design, and provision of necessary utilities does not allow for the development of new
- 17 urban or suburban land uses in the immediate vicinity;
- 18 3. the proposed site includes unique natural amenities, such as views, streams, lakes or other features
- 19 that provides a natural attraction for public use;
- 20 4. the proposed development provides public services appropriate for the resort use and is strictly
- 21 contained within the boundaries of the resort property by design and construction;
- 22 5. the proposed site for the master planned resort is sufficient in size and configuration to provide for a
- 23 full range of resort facilities while maintaining adequate separation from any adjacent rural or
- 24 resource land uses;
- 25 6. residential uses are designed for short-term or seasonal use. Full time residential uses are prohibited,
- 26 except for employee housing;
- 27 7. the major recreational facilities within the master planned-resort must be open to the public and the
- 28 overall facilities and recreational activities should must promote tourism and the recreational goals
- 29 of the comprehensive plan;
- 30 8. each proposal includes a full inventory of critical wildlife habitat, significant wetlands, shorelines
- 31 and floodplains, and cultural resources;
- 32 9. significant natural and cultural features of the site are preserved and enhanced to the greatest degree
- 33 possible;
- 34 10. commercial uses and activities are limited in size to serve the customers within the master planned
- 35 resort and located within the project; and,
- 36 11. adequate emergency services are available to the area to ensure the health and safety of people
- 37 using or likely to use the facility.