

Chapter 18.20

PRESERVATION DISTRICT — P  
DISTRICT

Sections:

- 18.20.010 Intent.
- 18.20.020 Permitted and principal uses and structures.
- 18.20.030 Conditional uses.
- 18.20.040 Minimum lot size and dimensions.
- 18.20.050 Minimum setback requirements.
- 18.20.060 Maximum height of structures.

**18.20.010** **Intent.**

A. The preservation district is intended to apply to significant wetlands and drainage ways that should be preserved as open areas or to which careful attention must be given to development that would disturb the wetlands or affect the drainage ways.

B. When uncertainty exists concerning the actual physical location of the P district boundary line, as shown on the official map, the land use administrator shall inspect the area of uncertainty and shall determine the physical location of the P district boundary and may be guided by the boundaries of the General Permit 83-4 and the location or actual presence of wetlands and drainage ways.

C. It is the intent of the city that the boundaries of the P district be consistent with boundaries of General Permit 83-4 issued by the Army Corps of Engineers, and that amendments to the official map will be made when the boundaries of the General Permit are changed. (Ord. 01-05 § 8 (part))

18.20.020 Permitted and principal uses and structures.

The following are permitted and principal uses and structures in the P district:

- A. Greenbelts.
- B. Trails and boardwalks that do not require the use of fill material.
- C. Subsistence and recreational uses that do not require the use of fill material.
- D. Any accessory use or structure that does not require the use of fill material. (Ord. 01-05 § 8 (part))

18.20.030 Conditional uses.

A. The following uses and structures are permitted under the terms of a conditional use permit:

- 1. Subsistence, recreational, and accessory uses and structures that require fill;
- 2. Trail, walkways, boardwalks, and roads that require the use of fill;
- 3. Agricultural uses;
- 4. Single-family, duplex, triplex and apartment residential uses; provided, the use of freezer vans as residential units is prohibited;
- 5. Planned unit development;
- 6. Commercial uses permitted as a principal use in the GU district;
- 7. Public and institutional uses permitted as principal uses in the PLI district;
- 8. Landing strips and air taxi services.

B. Any conditional use that requires dredge or fill activity in an area designated by the Army Corps of Engineers as a significant wetlands requires an approved Corps of Engineers individual permit before final planning commission approval. (Ord. 01-05 § 8 (part))