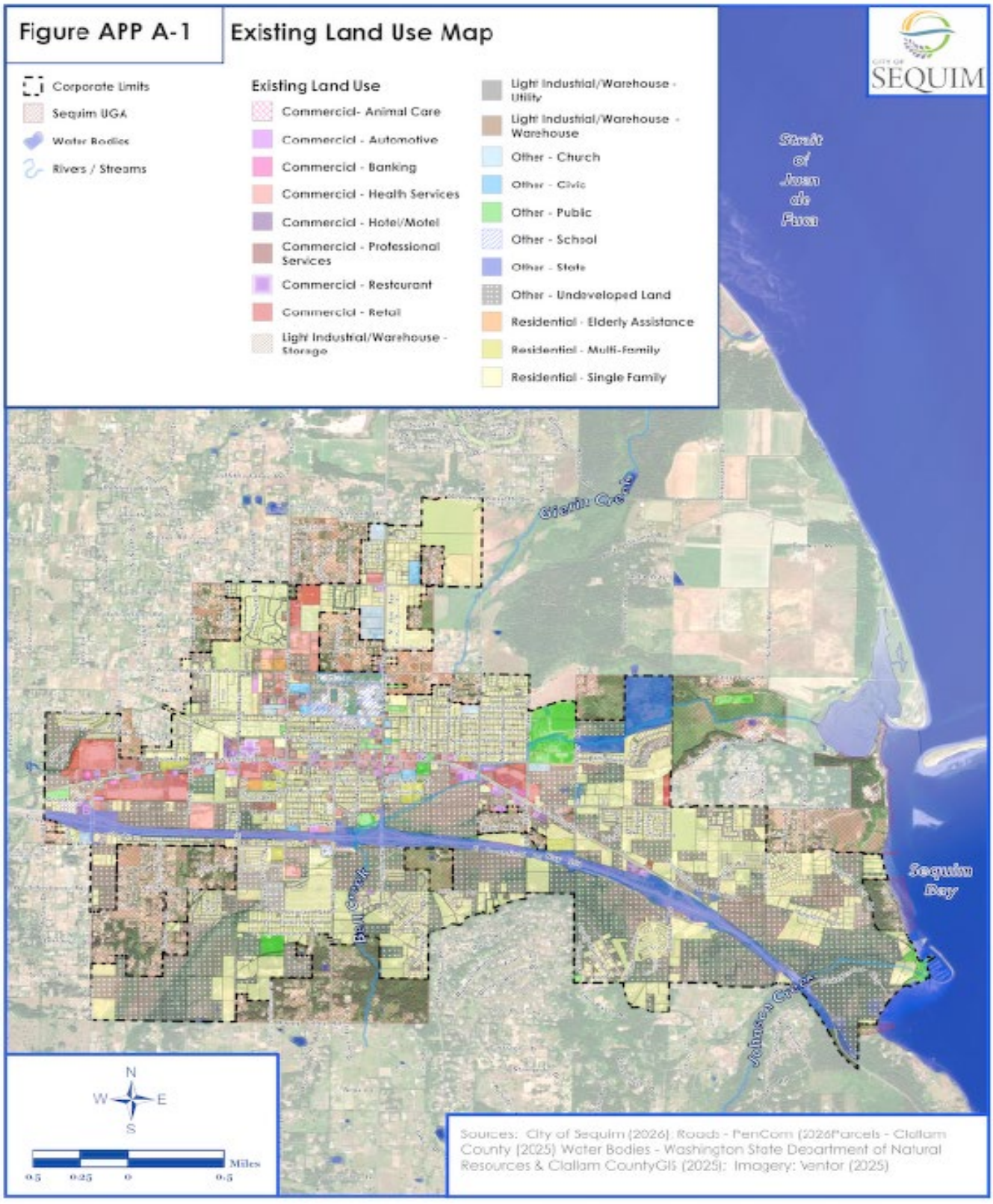
Land Use

1. EXISTING LAND USE

Understanding existing development patterns provides important context for future planning decisions. The Existing Land Use Map illustrates how land within the City of Sequim is currently developed and utilized. Existing land use patterns reflect the community's historic growth, development trends, natural constraints, public facilities, transportation network, and adopted land use regulations.

Table LUAP-5.1 Existing Land Use Inventory

Land Use	Acres	Percent of total
Residential		
Single-family	1452.93	40.91%
Multi-family	29.12	0.82%
Elderly assistance	10.85	0.31%
Commercial		
Animal care	2.75	0.08%
Automotive	15.88	0.45%
Banking	8.28	0.23%
Health services	48.49	1.37%
Hotel/motel	11.97	0.34%
Professional services	47.24	1.33%
Restaurant	25.97	0.73%
Retail	158.04	4.45%
Light Industrial/Warehouse		
Storage	17.15	0.48%
Utility	4.61	0.13%
Warehouse	4.36	0.12%
Other		
Public	103.64	2.92%
Civic	4.81	0.14%
Church	38.53	1.08%
School	69.63	1.96%
State	201.8	5.68%
Undeveloped Land	1295.77	36.48%
Total	**3551.82**	**100.00%**


Figure APP A-1
Existing Land Use Map
Corporate Limits
Sequim UGA
Water Bodies
Rivers / Streams
Existing Land Use
Commercial- Animal Care
Commercial - Automotive
Commercial - Banking
Commercial - Health Services
Commercial - Hotel/Motel
Commercial - Professional Services
Commercial - Restaurant
Commercial - Retail
Light Industrial/Warehouse - Storage
Light Industrial/Warehouse - Utility
Light Industrial/Warehouse - Warehouse
Other - Church
Other - Civic
Other - Public
Other - School
Other - State
Other - Undeveloped Land
Residential - Elderly Assistance
Residential - Multi-Family
Residential - Single Family
SEQUIM
Strait of Juan de Fuca
Sequim Bay
Bell Creek
Johnson Creek
N
W
E
S
Miles
0.5
0.25
0
0.5
Sources: City of Sequim (2026); Roads - PenCom (2026Parcels - Clallam County (2025) Water Bodies - Washington State Department of Natural Resources & Clallam CountyGIS (2025); Imagery: Ventor (2025)

2. 2025 COMPREHENSIVE PLAN LAND USE DESIGNATIONS AND ZONING

The 2025 Comprehensive Plan update includes refinements to the City's land use designations to accommodate anticipated population, housing, and employment growth through 2045.

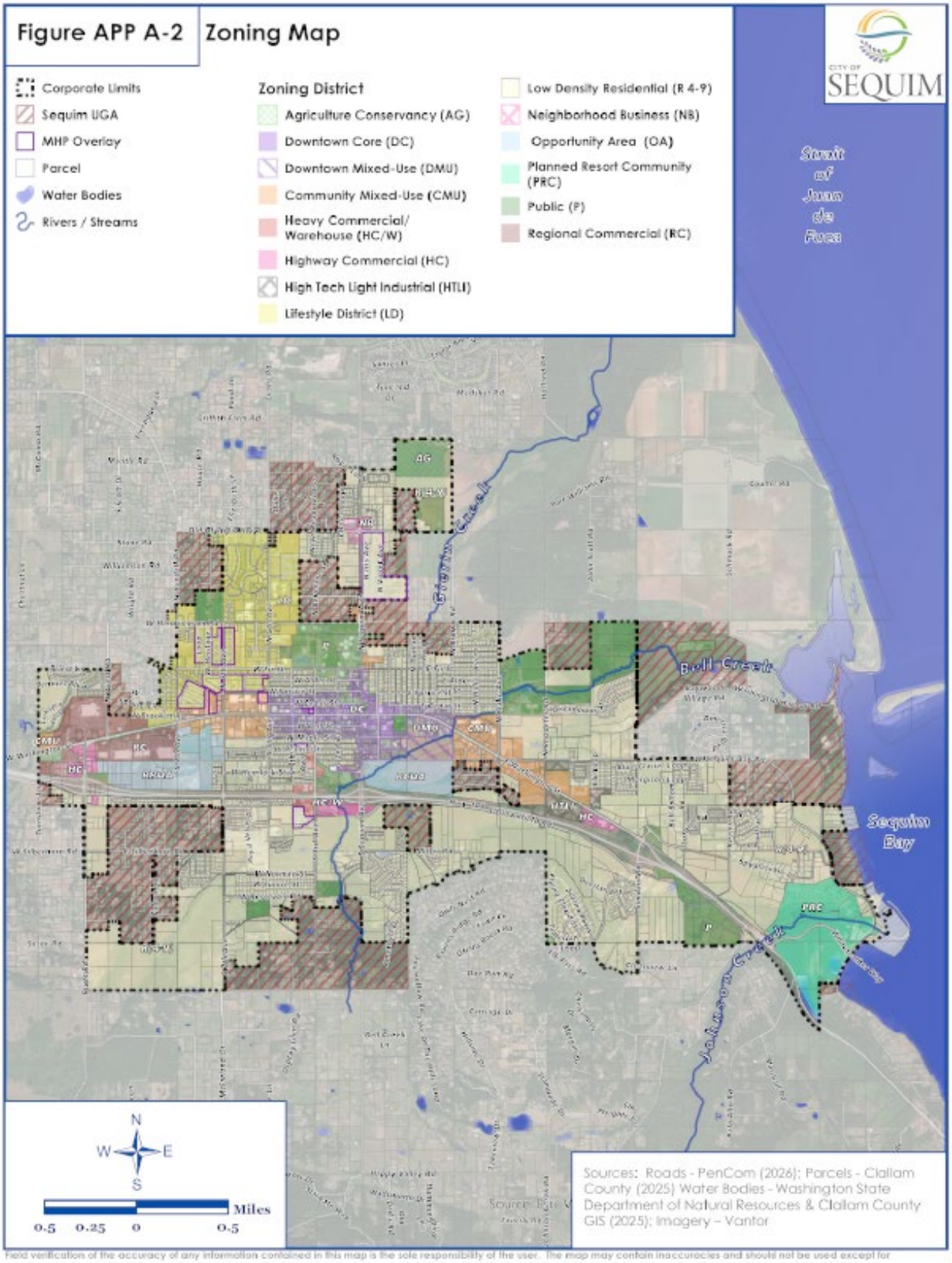
Table LUAP-2 summarizes the acreage and percentage of land area assigned to each proposed Comprehensive Plan land use designation as represented on the Future Land Use Map, which is located in the Comprehensive Plan Land Use Chapter as Figure LU-1.

Table LUAP-2 2025 Land Use Designations and Zoning Districts

Land Use Designation	Implementing Zoning District	Acres	Percent of total
Single Family Residential	R 4-9	2069.48	58.7%
Community Mixed Use	CMU	149.89	4.3%
Lifestyle District	LD	269.1	7.6%
Downtown Districts	Downtown Core (DC)	27.57	0.8%
	Downtown Mixed Use (DMU)	116.54	3.3%
Neighborhood Business	NB	7.57	0.2%
Highway Commercial	HC	33.44	0.9%
Regional Commercial	RC	103.11	2.9%
High Tech Light Industrial	HTLI	26.96	0.8%
Heavy Commercial/Warehouse	HC/W	12.01	0.3%
Opportunity Areas	Bell Creek Opportunity Area (BCOA) River Road Opportunity Area (RROA)	136.16	3.9%
Planned Resort Community	PRC	160.25	4.5%
Public	P	319.25	9.1%
Open Space	OP	65.68	1.9%
Agriculture Conservancy	AC	40.39	1.1%
Total		**3537.40**	**100.0%**

**Note: Difference in total acreage between Tables LUAP-1 and 2 is due to inclusion of right of way that vary between the spatial layers informing the tables.*

Figure APP A-2 Zoning Map



Field verification of the accuracy of any information contained in this map is the sole responsibility of the user. The map may contain inaccuracies and should not be used except for reference. By accepting this map, the user releases the City of Sequim from any and all direct liability for actions of decisions made based on the information contained in this map.