

Chapter 15B.03 AMENDMENTS TO COMPREHENSIVE PLAN

Proposed amendments or revisions of the comprehensive plan are considered by the county board of commissioners no more frequently than once a year except that amendments may be considered more frequently pursuant to Table B at the end of this title, Procedures for Non-Docketed Legislative Items:

1. The initial adoption of a subarea plan; and
2. The adoption or amendment of a shoreline master program under the procedures set forth in Chapter 90.58 RCW.

15B.03.020 Concurrent review except during emergencies.

All proposals shall be considered by Kittitas County concurrently so the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.

15B.03.030 Docketing.

Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the planning department for annual consideration by the Kittitas County planning commission and board of county commissioners. For purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan in the planning department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be taken from the first Friday in April ~~May~~ of each calendar year. Amendments docketed after the first Friday in April ~~May~~ shall be considered in the following calendar year. Amendments to the comprehensive plan docketed by the first Friday in April ~~May~~ shall be approved or denied by the board of county commissioners on or before December 31st of that same calendar year.

15B.03.035 Application requirements.

Applications shall be filed on forms prescribed by the Community Development Services department. The application shall be accompanied by a SEPA checklist in conformance with the KCC Chapter 15.04 SEPA Regulations and by review fee(s) paid in full.

15B.03.040 Procedures.

Kittitas County shall maintain and provide for the following procedures, when considering amendments to the comprehensive plan, in order to facilitate public participation:

1. Broad dissemination of proposals and alternatives. The docket shall be available for public review in the planning department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the planning commission.
2. Opportunity for written comments. Written testimony shall be allowed from the date of docketing up to the date of closing of the public written testimony portion of the public hearing.
3. Public meetings. Study sessions and hearings shall be held only after effective notice has been distributed.
4. Provisions for open discussion. Hearings shall allow for time allotments in order that all parties that wish to give oral or written testimony may do so.
5. Communication programs and information services. A newsletter shall be produced for distribution to all parties that have requested to receive it by mail by the planning department that summarizes amendments docketed and projected meeting and hearing dates. Copies of proposed amendments shall be available at cost of reproduction.
6. Consideration of and response to public comments. Planning commission and board of county commissioners members should review the testimony submitted in their findings.
7. Notice of decision. Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or amendment thereto, and such publication shall state all petitions relating to whether or not such action is in compliance with the goals and requirements of this chapter, or Chapters 36.70A, 43.21C or 90.58 RCW must be filed within sixty days after the publication date.

Chapter 17.08 DEFINITIONS

17.08.200 Adult family home. "Adult family home" means a type of residential group home ~~residential home~~ in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services.

17.08.032 "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

(a) For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

17.08.112 Boarding House. "Boarding house" also referred to as lodging houses, sororities, fraternities means a type of co-living establishment with lodging for five or more persons on a weekly or longer basis with a central kitchen and dining area maintained exclusively for residents and their guests.

17.08.173 Compost facility. "Compost facility" means any facility that is permitted to accept organic materials for processing as defined in WAC 173-350-100. For the purposes of this Ordinance, organic materials are limited to yard waste as defined below.

17.08.200 Dwelling. "Dwelling Unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking and sanitation. ~~building or portion thereof designed exclusively for residential occupancy.~~

17.08.223 Emergency housing. "Emergency housing (EH)" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. RCW 36.70A.030(14)

17.08.224 Emergency shelter. "Emergency shelter (ES)" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement.

Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. RCW 36.70A.030(15)

17.08.240 Family day care provider. "Family day care provider" and "family home provider" means a child care provider who regularly provides early childhood education and early learning services for not more than 12 children at any given time in the provider's home in the family living quarters except as provided in RCW 43.216.692 and subsection (2)(m) of this section;

17.08.447 Permanent supportive housing. "Permanent supportive housing (PSH)" means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be 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. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. RCW 36.70A.030

17.08.467 "Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use. ~~means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.~~ RCW 36.01.290(6)(c)

17.08.500 "Special care dwelling." means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member. ~~Though special care does not specify the type of care provided, this definition limits special care dwellings to only manufactured homes or park model trailers (tiny home RVs on wheels).~~

Chapter 17.15 ALLOWED USES

17.15.050 Allowed uses in resource lands.

17.15.050.1 Resource Use Table		
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter <u>17.08</u> Definitions	Resource	
	Commercial Agriculture	Commercial Forest
A. Agriculture		
Animal boarding*	P	P
Animal Crematory*	P	
Agricultural Enhanced Uses*	p ²⁹	p ²⁹
Agriculture processing*	CU ¹⁶	
Agriculture production*	P	P
Agriculture sales*, Produce Farm	P ¹⁵ / AC ²⁷	
Agriculture sales	CU	
Dairy	CU	CU
Feedlot*	CU	CU
Grazing*	P	P
Marijuana Processing*		
Marijuana Production*		
Marijuana, retail sales*		
Nurseries	P	
Riding academies	CU	
Small-scale event facility*	AC ²⁴ / CU	
U-Pick/U-Cut Operations*	AC ²⁸	AC ²⁸
Farm Visit*	AC ²⁸	
Commercial Activities associated with agriculture*	AC	
B. Civic Cultural Uses		
Cemetery	p ¹²	p ¹²

17.15.050.1 Resource Use Table		
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter <u>17.08</u> Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Clubhouses, fraternities and lodges*	AC ²³	
Cultural and educational facilities		
Libraries		
Meeting facilities		
Museums and galleries		
Religious institutions*	CU	
School, public or private*	CU ¹¹	
Interpretive Center*		
C. Commercial		
Auction sales of non-agriculture products		
Bank		
Bed and breakfast*	AC	
Clinic*		
Day care facilities*		
Funeral home/mortuary		
Hospital*		
Hospital, animal or veterinary*		
Hotel/motel		
Office*		
Restaurant		
Retail sales,* general		
Retail sales,* lumber and building materials		
Retail sales,* vehicles and equipment		
Services		
Shooting range*	CU ²²	CU ²²

17.15.050.1 Resource Use Table		
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter <u>17.08</u> Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	P ²¹	
D. Industrial		
Airport*	P ¹⁹	P ²⁰
Asphalt/concrete plants		
Explosives, storage or manufacture		
Forest product processing* (portable)		P
Forest product processing* (permanent)		CU
Freighting and trucking yard or terminal*		
Hazardous waste storage*		
Hazardous waste treatment*		
Impound/towing yard*		
Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU
Research laboratories		
Wastewater treatment		
Warehousing and distribution	PA ²⁶ /CU ²⁵	
Wholesale business		
E. Recreation		
Campground*		CU ¹⁷
Golf course*		
Guest ranch or Guest Farm*	CU	

17.15.050.1 Resource Use Table		
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter <u>17.08</u> Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Parks and playgrounds*		p ¹⁴
Recreation, indoor*		
Recreation, outdoor*		p ¹⁷
Recreational vehicle storage		
Stadium		
Trails	PA	PA
F. Residential		
Accessory dwelling unit*	PA ⁴	PA ⁴
Adult family home*	P ⁹	P ⁹
Boarding house		
Convalescent home		
Dwelling, single-family*	P	P
Dwelling, two-family*	P	
Dwelling, multiple-family*		
Farm labor shelter*	CU ²	
Group home*		
Home occupation*	P ⁷	P ⁷
Manufactured home*	P	P
Manufactured home park		
Mobile home	P ⁵	P ⁵
Non-accessory storage structure	P	P
Special care dwelling*	P⁶	P⁶
Temporary trailers	P ¹⁰	P ¹⁰
G. Resource		
Forestry*	P	P

17.15.050.1 Resource Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter <u>17.08</u> Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Forest product sales*		P
Mining and excavation*	CU ¹³	P
Rock crushing*		P

H. Utilities and Public Facilities

Electric vehicle infrastructure*	P ³	P ³
Public facilities*	PA ¹⁸	PA ¹⁸
Solar Power Production Facilities	30	30
Utilities	P ¹ / ACU ¹ / CU ¹	P ¹ / ACU ¹ / CU ¹
Watershed management activities*	PA	PA

17.15.050.2 Footnotes Associated with Resource Use Table

1. Pursuant to KCC Chapter 17.61, Utilities.
2. Provided:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per 20 contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
3. Pursuant to KCC Chapter 17.66, Electric Vehicle Infrastructure.
4. Subject to the following requirements:
 - a. The parcel must be at least three acres in size;
 - b. Only one ADU shall be allowed per lot;

- c. The ADU shall not exceed 1,500 square feet;
 - d. All setback requirements for the zone in which the ADU is located shall apply;
 - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
 - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - g. The ADU shall provide additional off-street parking;
 - ~~h. An ADU is not permitted on the same lot where a special care dwelling exists;~~
 - i. The ADU must share the same driveway as the primary dwelling;
 - j. ADUs shall be subject to obtaining an administrative permit.
5. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
6. Subject to the following requirements:
- ~~The Special Care Dwelling must meet all setback requirements for the zone in which it is located;~~
 - ~~a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;~~
 - ~~b. Placement is subject to obtaining a building permit for the manufactured home;~~
 - ~~c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;~~
 - ~~d. The special care dwelling unit cannot be used as a rental unit;~~
 - ~~e. The special care dwelling unit must be removed when the need for care ceases;~~
 - ~~f. A special care dwelling is not permitted on the same lot where an accessory dwelling unit exists.~~
 - ~~g. Park model trailers shall obtain the same building permit as for placement of a manufactured home.~~
 - ~~h. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.~~

7. No sign advertising a home occupation shall exceed 16 square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares shall be limited to no more than six individuals receiving care in a 24-hour period.
8. Maximum of four boarders and two bedrooms dedicated to the use.
9. Pursuant to RCW 70.128.140.
10. When used for temporary occupancy for a period not-to-exceed one year related to permanent home construction or seasonal/temporary employment.
11. Existing schools are permitted; new schools require a conditional use permit.
12. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
13. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
14. Washington State Natural Area Preserves and Natural Resource Conservation Areas are permitted outright.
15. When located no more than 45 feet from the centerline of the public street or highway and selling goods produced on site.
16. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
17. Limited to campsites or primitive campgrounds as defined by KCC § 17.08.155A.
18. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
19. When used primarily in conjunction with agricultural activities.
20. For emergency and forest related management uses and practices only.
21. Limited to farm implement repair and maintenance.
22. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:

- a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
23. Limited to facilities that serve traditional rural or resource activities (such as granges).
 24. Use shall not exceed 10,000 square feet and no more than eight events shall occur within a calendar year.
 25. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
 26. Limited to seasonal, non-structural hay storage.
 27. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than 45 feet from the centerline of the public street or highway.
 28. When enhanced agricultural sales are provided.
 29. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.
 30. Pursuant to KCC § 17.61C.050 and § 17.61C.060.

17.15.060 Allowed uses in rural non-LAMIRD lands.

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD

A. Agriculture

Agricultural Enhanced Uses*			P ⁵⁴	P ⁵⁴		P ⁵⁴		
Agricultural direct marketing activities*	P ⁶¹	P ⁶¹	P ⁶¹	P ⁶¹				
Agricultural seasonal harvest festivities*	P ⁶²	P ⁶²	P ⁶²	P ⁶²				
Agricultural expanded seasonal harvest festivities*	C	C	C	C				
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	CU ²³		CU ²³	CU ^{**}		P		
Agriculture production*	P ²⁴	P	P	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Farm Stand,*	P ²² / AC ⁵⁰	P	P ²² / AC ⁵⁰	P ²² / AC ⁵⁰				
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	
Feedlot*			CU	CU ^{**}				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	Marijuana production*							
Marijuana, retail sales*								
Nurseries	P	P	P	CU **		P	CU ⁶⁰	
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC ⁴⁴ /CU	AC ⁴⁴ /CU	AC ⁴⁴ /CU	AC ⁴⁴ /CU				
U-Pick/U-Cut Operations*	P / AC ⁵⁰	CU	P / AC ⁵⁰	P / AC ⁵⁰			CU	
Farm Visit	CU	CU	AC ⁵⁰	AC ⁵⁰	CU	CU	CU	P ⁵¹
Commercial Activities associated with agriculture*	AC		AC					
B. Civic Uses / Community Services								
Cemetery	P ²¹	P ²¹	P ²¹	CU **	P ²¹	P ²¹	P ²¹	P ²¹
Clubhouses, fraternities and lodges*	AC ⁴³	AC ⁴³	AC ³	AC ³⁴	AC		AC	
Cultural and education facilities					P		P	
Libraries			CU ³			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	Schools, public or private*	P ²⁵	P ²⁵	P ²⁵	CU			CU
Interpretive Center*			AC	AC			AC	
C. Commercial								
Auction sales of non-agriculture products						CU		
Bank						CU		
Bed and breakfast*	AC	AC	AC	AC **			AC	
Clinic*								
Day care facilities*								
Funeral home/mortuary								
Hospital*								
Hospital, animal or veterinary*			CU			CU		
Hotel/motel					CU ⁶			
Office*						P ¹⁷		
Restaurant				CU ³⁵	P	CU	CU	
Retail sales,* general				CU ³⁵	P	CU ¹⁸	CU ¹⁸	
Retail sales,* lumber and building materials								
Retail sales,* vehicles								

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	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	Services					P ²⁰	CU ⁴⁹	
Shooting range*			CU ³⁰	CU ^{** 30}			CU ³⁰	
Tavern				CU ³⁵	P	CU		
Temporary sales office					P			
Vehicle/equipment service and repair*	P ¹⁶		P ¹⁶	CU ³⁵	P ⁴¹	P ⁴¹		
D. Industrial								
Airport*	CU		CU	CU	CU	CU	CU	
Asphalt/Concrete plants				CU ³⁶				
Explosives, storage or manufacture								
Forest product processing* (portable)	P	P	CU	CU ³⁴				
Forest product processing* (permanent)			CU	CU ^{**}				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	Junkyard*							
Manufacturing*								
Mini-Warehouse				CU ⁵⁸		CU ¹⁴		
Refuse disposal/recycle*			CU ¹⁹	CU ⁵⁷				
Research laboratories								
Wastewater treatment								
Warehousing and distribution	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶ /CU ⁴⁵	PA ⁴⁶				
Wholesale business								
E. Recreation								
Campground*	CU ¹²	CU ¹²	CU ¹²	CU ¹² P ⁵³ **	CU ¹³	CU ¹²	CU ¹²	CU
Golf course*	CU	CU	CU	CU **	CU		CU	
Guest ranch or guest farm*	CU	CU	CU	CU **			CU	
Parks and playgrounds*	P	P	P ³	P	P	P	P	P
Recreation, indoor*					P	CU	CU	P
Recreation, outdoor*	AC	AC	CU	CU	AC	AC	AC	P
Recreational vehicle park*	CU	CU			CU		CU	CU
Recreational vehicle/equipm				CU ⁵⁹				

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	ent service and repair*							
Recreational vehicle storage				CU ²⁶			CU ²⁶	P ²⁶
Stadiums								
Trails	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential								
Accessory dwelling unit*	PA ²⁷	PA ²⁷	PA ²⁷	PA ²⁷ **			PA ²⁷	PA ²⁷
Adult family home*	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰
Boarding house			CU ²⁸	CU ²⁸ **				
Convalescent home			CU	CU **				
<u>Community Residential Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Dwelling, single-family*	P ³²	P ³⁹	P	P ³³	P ¹	PA ²	P	P
Dwelling, two-family*	P		P ³	P ³⁴	P ¹		CU	P
Dwelling, multiple-family*					P ¹			P
Farm labor shelter*	CU ⁴		CU ⁴	CU ⁴ **				
<u>Family-Day Care</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Group home*	CU	CU					CU	
Group Care Facility*	CU ⁵⁵	CU	CU ⁵⁵	CU			CU	

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	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	Home occupation*	P/CU ⁵	P/CU ⁵	P/CU ⁵	P/CU ⁵ *	P/CU ⁵		P/CU ⁵
Manufactured home*	P	P	P	P**	P	PA2	P	P
Manufactured home park								
Mobile home	P ³⁷	P ³⁷		P ³³				
Non-accessory storage structure	P	P	P	P	P		P	P
Special care dwelling*	P²⁹	P²⁹	P²⁹	P²⁹	-	-	CU²⁹	P²⁹
Temporary trailer	P ⁷	P ⁷	P ⁷	P ⁷ **	P ⁷	P ⁷	P ⁷	P ⁷
G. Resource								
Forestry*	P	P	P	P ³³				
Forest product sales*				P				
Mining and excavation*	CU	CU ³⁸	CU	P ³³				
Rock crushing*		CU ³⁸		P ³³				
H. Utilities and Public Facilities								
Electric vehicle infrastructure*	P ³¹	P ³¹	P ³¹	P ³¹	P ³¹	P ³¹	P ³¹	P ²⁶
Public facilities*	PA ⁵²	PA ⁵²	PA ⁵²	PA ⁵²	PA ⁵²	PA ⁵²	PA ⁵²	PA ⁵²
Solar Power Production Facilities	⁵⁶	⁵⁶	⁵⁶	⁵⁶	⁵⁶	⁵⁶	⁵⁶	⁵⁶
Utilities	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ¹⁰ /ACU ¹ ₀ /CU ¹⁰	P ⁹ /ACU ⁹ /CU ⁹	P ¹¹ /ACU ¹ ₁ /CU ¹¹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹

17.15.060.1 Rural Non-LAMIRD Use Table								
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>* See KCC</i> <i>Chapter 17.08</i> <i>Definitions</i>	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁸	Rural 5 ⁴⁸	Ag 20 ⁴⁸	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	PA	PA	PA	PA	PA	PA	PA	
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than 50% of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per 20 contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed 16 square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six or fewer individuals receiving care in a 24-hour period are permitted; in-home daycares with seven to 12 individuals receiving care in a 24-hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

10. Utilities are defined and regulated by KCC Chapter **17.61**, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter **17.61**, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
 - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
16. Limited to farm implement repair and maintenance.
17. Limited to offices directly related to tourism and recreation.
18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
19. Limited to composting facilities.
20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
21. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter **17.59**.
25. Existing schools are permitted; new schools require a conditional use permit.
26. Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:
 - a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
 - b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
 - c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC § 17.15.060.2 Footnote 60.
 - d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
 - i. Contiguous to a State Highway, or
 - ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
 - iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
 - e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
 - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
 - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
 - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
 - iv. Measures shall be taken to protect ground and surface water. Electric Vehicle Infrastructure subject to provisions of KCC Chapter **17.66**.
27. Subject to the following requirements:
 - a. The parcel must be at least 3 acres in size;
 - b. Only one ADU shall be allowed per lot;
 - c. The ADU shall not exceed 1,500 square feet;
 - d. All setback requirements for the zone in which the ADU is located shall apply;
 - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW **19.27.097**;
 - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - g. The ADU shall provide additional off-street parking;
 - ~~h. An ADU is not permitted on the same lot where a special care dwelling exists;~~
 - i. The ADU must share the same driveway as the primary dwelling;
 - j. ADUs shall be subject to obtaining an administrative permit.

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

28. Maximum of four boarders and two bedrooms dedicated to the use.
29. ~~Subject to the following requirements:~~
 - ~~a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;~~
 - ~~b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;~~
 - ~~c. Placement is subject to obtaining a building permit for the manufactured home;~~
 - ~~d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;~~
 - ~~e. The Special Care Dwelling unit cannot be used as a rental unit;~~
 - ~~f. The Special Care Dwelling unit must be removed when the need for care ceases;~~
 - ~~g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit.~~
 - ~~h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.~~
 - ~~i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.~~
30. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW **36.70A.177(3)** as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
31. Subject to the provisions of KCC Chapter **17.66**, Electric Vehicle Infrastructure.
32. Single-family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter **17.24**, Historic Trailer Court Zone.
33. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter **17.59**.
34. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter **17.59**.
35. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter **17.59**.
36. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
37. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter **17.24**, Historic Trailer Court Zone.

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

38. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
39. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter **17.24**, Historic Trailer Court Zone.
40. Pursuant to RCW **70.128.140**.
41. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
42. Includes truck stop operations. Minor repair work permitted.
43. Limited to facilities that serve traditional rural or resource activities (such as granges).
44. Use shall not exceed 10,000 square feet and no more than eight events shall occur within a calendar year.
45. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
46. Limited to seasonal, non-structural hay storage.
47. Services limited to resource based industries
48. All lots greater than 1/2 acre will not have more than 50% of the lot covered by impervious surface.
49. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
50. When enhanced agricultural sales are provided.
51. When approved as part of the PUD development plan.
52. Pursuant to KCC Chapter **17.62**, Public Facilities Permits.
53. Limited to primitive campgrounds as defined by KCC § **17.08.155A**.
54. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.
55. Only allowed as a conditional use when primary use of land is agriculture.
56. Pursuant to KCC § **17.61C.050** and § **17.61C.060**.
57. (Removed per Ord. 2022-017, 2022)
58. The following standards shall apply to the approval and construction of mini warehouses in the Forest and Range zone:
 - a. The site shall either be contiguous to a State Highway or contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement;
 - b. Findings shall be made that the use does not require urban government services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands;
 - c. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts;
 - d. Measures shall be taken to protect ground and surface water;
 - e. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - f. All buildings with storage units facing property boundaries shall have a minimum setback of 35 feet;

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

- g. No commercial or manufacturing activities will be permitted within any building or storage unit except for RV storage when authorized under KCC § 17.15.060.2, Footnote 60;
 - h. Lease documents shall spell out all conditions and restriction of the use;
 - i. Signs, other than on-site direction aids, shall number not more than two and shall not exceed 40 square feet each in area.
59. Recreational vehicle/equipment service and repair is permitted by conditional use permit in the Forest and Range zoning district. The site shall either be:
- a. Contiguous to a State Highway, or
 - b. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
 - c. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.

Vehicles under repair shall either be kept inside buildings or visually screened from surrounding areas. No on-street vehicle parking shall be allowed associated with the use. All vehicles, including recreational vehicles and customer and employee automobiles shall be stored or parked on-site at all times. Maintenance and repair activities shall not take place in RV storage enclosures or spaces, except limited maintenance and minor repairs may be performed on RV's that are already being stored at the site in order to avoid having to move them, when such maintenance and repair activities can be completed in two hours or less and only in the enclosures or spaces in which the RV's are already being kept. This use shall be designed to be compatible with the surrounding rural character, subject to the following standards:

- a. Findings shall be made that the use does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
 - b. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
 - c. Measures shall be taken to protect ground and surface water.
60. Nurseries limited to the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting. Sale of bulk landscape materials such as rock, bark, mulch and topsoil shall not be permitted in this zone. Pre-packaged landscape materials are excluded from this restriction.
61. Agricultural direct marketing activities shall comply with all of the following standards:
- a. The subject property shall be actively farmed by the property owner.
 - b. Retail structures shall not total more than 3,000 square feet.
 - c. The parcel, or adjacent parcel, shall include the residence of the owner or operator of the farm.
 - d. Carnival rides, helicopter rides, inflatable features and other typical amusement park games, facilities and structures are not permitted.
 - e. The use shall be operated in accordance with all applicable federal, state, and local ordinances.
 - f. New structures or existing structures converted for public use shall meet current building and fire codes.
 - g. Adequate sanitary facilities shall be provided in accordance with Kittitas County Public Health Department requirements.
 - h. Adequate ingress/egress shall be provided to and from the site in accordance with Kittitas County Public Works requirements.

17.15.0060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

- i. Sufficient land area is provided to accommodate the proposed use and related parking, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.
62. Agricultural seasonal harvest festivities shall comply with all of the following standards:
- a. The site shall conform to the requirements for “agricultural direct marketing activities” except as provide for herein.
 - b. Hours of operation shall occur between 8:00 a.m. and 6:00 p.m.
 - c. Seasonal harvest festivities are prohibited on vacant property, unless the vacant land adjoins property occupied by the owner/operator of the festivities.
 - d. Seasonal harvest festivities shall be limited to Friday, Saturday, Sunday, and Monday, from the second weekend of June through the December 31.
 - e. Inflatable amusement devices, such as moonwalks, slides, or other inflatable games for children, shall be limited to a maximum of five (5) per seasonal harvest festivities event.

17.15.070 Allowed uses in rural LAMIRD lands.

17.15.70.1 Rural LAMIRD Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 D Definitions</i>	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)										Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)		
	Res ide nti al	Res ide nti al	Ru ral	Agri cult ure	Gen eral Co mm erci al	Hig hw Co mm erci al	Lig ht Ind ust rial	Gen eral Ind ustr ial	Fo re st & Ra ng e	Lim ited Co mm er cial	Gener al Com mer cial	High way Co mm erci al	Ligh t Indu stria l

A. Agriculture

Animal boarding*	CU ₁	P	P	P	P			P			P		
Agriculture processing*				P ²	P/C U ⁴		P/ CU ₄	P/C U ⁴	CU		P/C U ⁴	P/CU ⁴	P/C U ⁴
Agriculture production*	CU ₁		P	P ⁵			P ⁴	P ⁴	P ⁵				P ⁴
Agriculture sales,* Farm stand*				P ^{7/A} C	P	P					P	P	P

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 D Definitions	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)		
	Res ide nti al	Res ide nti al 2	Ru ral 5	Agri cult ure 3	Gen eral Co mmer cial	Hig hw ay Co mmer cial	Lig ht Ind ustr ial	Gen eral Ind ustr ial	For est & Ra nge D	Lim ited Co mmer cial	Gener al Com merci al	High way Co mmer cial	Ligh t Indu stri al	
Agriculture sales				CU										
Feedlot*														
Grazing*			P	P	P	P	P	P		P	P	P	P	
Marijuana Processing*							AC U ⁵⁵	AC U ⁵⁵						
Marijuana Production*							AC U ⁵⁵	AC U ⁵⁵						
Marijuana, retail sales*														
Nurseries	CU	CU		P	P	P			CU	P	P	P	CU	
Riding academies				CU					CU					
Small-scale event facility*														
U-Pick/Cut Operations*														
Farm Visit*														
Commercial Activities associated with agriculture*				AC										
B. Civil and Cultural														
Cemetery	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	CU	P ₉	P ⁹	P ⁹	P ⁹	P ⁹
Clubhouses, and lodges*	CU		P	P ¹⁰					CU					

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Rural LAMIRD⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers^{49, 51} (Type 3 LAMIRDs)		
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PU	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Cultural and education facilities	CU													
Libraries	CU			CU	CU									
Meeting facilities														
Museums and galleries	CU			CU	P	CU			CU			CU	CU	
Religious institutions*	CU	CU		CU					CU					
Schools, public and private*	CU	CU	CU	CU	CU				CU					
Interpretive Center*														
C. Commercial														
Auction sales of non-agriculture products											P	P		
Bank					PA	PA								
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	CU ⁵⁰	CU ⁵⁰	CU ⁵⁰	
Clinic*	CU ₁₂			CU	CU									
Day care facilities*	P/C U ⁶⁰	P/C U ⁶⁰		CU	CU							CU		
Funeral home/mortuary					CU									

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See <i>KCC</i> Chapter 17.08 D Definitions	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)		
	Res ide nti al	Res ide nti al 2	Ru ral 5	Agri cult ure 3	Gen eral Co mmer cial	Hig hw ay Co mmer cial	Lig ht Ind ustr ial	Gen eral Ind ustr ial	Fo re st & Ra ng e D	Lim ited Co mmer cial	Gener al Com merci al	High way Co mmer cial	Ligh t Indu stri al	
Hospital*														
Hospital, animal or Veterinary*					CU						CU	CU		
Hotel/motel					CU	CU				P		CU ⁵²	CU ⁵²	
Office*					PA	PA ¹³						PA	PA ¹³	
Restaurant					PA	PA				P	P	P	P	
Retail sales,* general					P ⁴⁷	P ¹⁴				P	P ⁴⁷	P ⁴⁷	P ¹⁴	
Retail sales,* lumber and building materials					P ¹⁵							P ¹⁵		
Retail sales,* vehicles												PA		
Services					P ⁴⁴	P					P ⁴⁴	P ⁴⁴		
Shooting range*					CU ⁹							CU ³⁹		
Tavern					P	P				P		P	P	
Temporary sales office														
Vehicle/equipme nt service and repair*					P ¹¹	P ¹⁹					P ¹⁸	P ¹¹	P ¹⁹	
D. Industrial														
Airport*				CU										CU ⁴⁵

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Rural LAMIRD⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers^{49, 51} (Type 3 LAMIRDs)		
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Asphalt/Concrete plants									CU					
Explosives, storage or manufacture							CU	CU						CU
Forest product processing* (portable)			P	P					CU			CU		CU
Forest product processing* (permanent)				CU					CU			CU		CU
Freighting and trucking yard or terminal*														
Hazardous waste storage*														CU
Hazardous waste treatment*														
Impound/Towing Yard*							CU ⁵⁹	P ⁵⁹			CU ⁵⁹			
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					CU ²²		P		CU ²²		P ²²	P ²²		P
Refuse disposal/recycle*														

17.15.70.1 Rural LAMIRD Use Table																
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 D Definitions</i>	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)				
	Res ide nti al	Res ide nti al 2	Ru ral 5	Agri cult ure 3	Gen eral Co mmer cial	Hig hw ay Co mmer cial	Lig ht Ind ustr ial	Gen eral Ind ustr ial	Fo re st & Ra ng e D	Lim ited Co mmer cial	Gener al Com merci al	High way Co mmer cial	Ligh t Indu stri al			
Research laboratories													CU			P
Wastewater treatment																
Warehousing and distribution																
Wholesale business													CU ⁵³	p ⁵³		p ⁵³
E. Recreation																
Campgrounds				CU ₂₁	CU ₂₁ ¹	CU ₂₁ ¹	CU ₂₁						CU ₂₁			CU ₂₁ ¹
Golf courses				CU	CU								CU			
Guest ranch or guest farm				CU	CU								CU			
Parks and playgrounds*	P	P	P	P	P	P	P						P	P	P	P
Recreation, indoor*						P	P						P ₃₅		P	P
Recreation, outdoor*						CU	CU						P ₃₅		CU	CU
Recreational vehicle park*													P ₃₅			
Recreational vehicle storage*													P ₃₅			

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 D Definitions</i>	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)		
	Res ide nti al	Res ide nti al 2	Ru ral 5	Agri cult ure 3	Gen eral Co mmer cial	Hig hw ay Co mmer cial	Lig ht Ind ustr ial	Gen eral Ind ustr ial	Fore st & Ran ge P U D	Limi ted Co mmer cial	Gener al Com mer cial	High way Co mmer cial	Ligh t Indu stria l	
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential														
Accessory dwelling unit	PA ²⁴	PA ²⁴	PA ²⁴	PA ²⁴	P ²⁵					P ²⁴				
Adult family home	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹			P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	P ⁴¹	
Boarding house	CU ³⁶			CU ³⁶					CU ³⁶					
<u>Community Residential Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Convalescent home				CU					CU					
Dwelling, single-family	P	P	P	P	P				P	P	P ²⁵	P ²⁵		
Dwelling, two-family	P	P		P	P ²⁵				P	P				
Dwelling, multiple-family	CU									P				
Farm Labor Shelter				CU ⁶					CU ²⁶					
<u>Family-Day Care Provider</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

17.15.70.1 Rural LAMIRD Use Table														
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Rural LAMIRD⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers^{49, 51} (Type 3 LAMIRDs)		
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Group Home Facility*			CU											
Group Care			CU						CU					
Home occupation	P/C U ²⁷	P/C U ²⁸	P/ CU ²⁸	P/C U ²⁸	P/C U ²⁸	P/C U ²⁸	P/ CU ²⁸	P/C U ²⁸	P/ CU ²⁸	P/ CU ²⁸	P/C U ²⁸	P/ CU ²⁸	P/C U ²⁸	P/C U ²⁸
Manufactured home	P	P	P	P	P				P	P	P ²⁵	P ²⁵		
Manufactured home park	CU ⁵⁷		CU ⁵⁷	CU ⁵⁷	P				CU ⁵⁷	P		P		
Mobile homes		P ³⁷	P ⁶						P					
Non-accessory storage structure	P	P	P	P					P	P				
Special care dwelling	P³⁸	P³⁸	P³⁸	P³⁸	P³⁸	-	-	-	-	P	P³⁸	P³⁸	-	-
Temporary trailers	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹		P ²⁹	P ²⁹		P ²⁹				
G. Resource														
Forestry*			P	P					P					
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU
H. Utilities and Public Facilities														

17.15.70.1 Rural LAMIRD Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 D efinitions</i>	Rural LAMIRD ⁴⁸ (Type 1 LAMIRDs)											Rural Employment Centers ^{49, 51} (Type 3 LAMIRDs)	
	Res ide nti al	Res ide nti al 2	Ru ral 5	Agri cult ure 3	Gen eral Co mmer cial	Hig hw ay Co mmer cial	Lig ht Ind ustr ial	Gen eral Ind ustr ial	Fore st & Ra nge D	Lim ited Co mmer cial	Gener al Com mer cial	High way Co mmer cial	Ligh t Indu stria l
Electric vehicle infrastructure	P ²³	P ²³											
Public facilities	PA ⁵⁴	PA ⁵⁴											
Solar Power Production Facilities	58	58	58	58	58	58	58	58	58	58	58	58	58
Utilities	P ³³ /AC U ³³ /CU ³³	P ³³ /AC U ³³ /CU ³³											
Watershed management activities	PA	PA											

Footnotes Associated with Rural LAMIRD Use Table.

- Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one acre or more.
- Limited to products produced on the premises.
- Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
- Slaughterhouses require a conditional use permit.

Footnotes Associated with Rural LAMIRD Use Table.

5. Provided the lot contains one acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Single family and mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park or Swiftwater shall be subject to the provisions of KCC Chapter **17.24**, Historic Trailer Court Zone.
7. When located no more than 45 feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
10. Not permitted in the Agriculture Study Overlay Zone.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be 15,000 square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed ten thousand (10,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet and not more than seven feet high.
16. Not to exceed two years.
17. Limited to farm implement repair and maintenance, but not to include automobiles, trucks or bikes
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;
 - g. Reduction or disposal of garbage, offal or similar refuse;
 - h. Oil refining; alternative energy refinery (i.e., biofuels, ethanol)
 - i. Rubber reclaiming;
 - j. Feed yards, livestock sales yards or slaughterhouses;
 - k. Smelting, reduction or refining of metallic ores;
 - l. Tanneries;

Footnotes Associated with Rural LAMIRD Use Table.

- m. Wineries;
 - n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
 - o. Waste (refuse) recycling and processing;
 - p. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.
- In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:
- a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors, and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
- a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e., health, water, sanitation).
22. The following standards shall apply to the approval and construction of mini-warehouses:
- a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of 35 feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two and shall not exceed 40 square feet each in area; and
 - f. In Type 3 LAMIRDS, the use shall be conducted wholly within an enclosed building.
23. Subject to provisions of KCC Chapter **17.66**, Electric Vehicle Infrastructure.
24. Subject to the following requirements:
- a. A maximum of two ADUs shall be allowed per lot;
 - b. ADUs must be able to comply with all applicable development standards;
 - c. The ADU shall not exceed 1,500 square feet;
 - d. All setback requirements for the zone in which the ADU is located shall apply;
 - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW **19.27.097**;
 - f. No mobile homes or recreational vehicles shall be allowed as an ADU;

Footnotes Associated with Rural LAMIRD Use Table.

- g. ADU development shall provide one off-street parking space per unit;
 - ~~h. Only one ADU is permitted on the same lot where a special care dwelling exists;~~
 - i. The ADU must share the same driveway as the primary dwelling;
 - j. ADUs shall be subject to obtaining an administrative permit.
25. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
26. Provided that:
- a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per 20 contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In Type 3 LAMIRDs, home occupations are allowed only in existing residences.
29. When used for temporary occupancy for a period not-to-exceed one year related to permanent home construction or seasonal/temporary employment.
30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
35. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to KCC Chapter 17.66.
36. Maximum of four boarders and two bedrooms dedicated to the use.
37. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
- ~~38. Subject to the following requirements:~~
- ~~a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;~~
 - ~~b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;~~
 - ~~c. Placement is subject to obtaining a building permit for the manufactured home;~~

Footnotes Associated with Rural LAMIRD Use Table.

- ~~d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;~~
 - ~~e. The special care dwelling unit cannot be used as a rental unit;~~
 - ~~f. The special care dwelling unit must be removed when the need for care ceases;~~
 - ~~g. A special care dwelling is not permitted on the same lot where an accessory dwelling unit exists.~~
 - ~~h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.~~
 - ~~i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.~~
39. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. Shooting ranges in Type 1 LAMIRDS must be indoors. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with **RCW 36.70A.177(3)** as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
 40. Outdoor recreation activities that cause noise require a conditional use permit.
 41. Subject to provisions of **RCW 70.128.140**.
 42. Use shall not exceed 10,000 square feet and no more than eight events shall occur within a calendar year.
 43. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
 44. Services limited to resource based industries, barbershops, beauty parlors, dry cleaning and laundry branch offices, self-service laundry and cleaning, shoe repair shops and physical culture and health services.*
 45. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
 46. (Removed per Ord. 2022-017, 2022)
 47. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed 10,000 square feet.*
 48. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.i. RCW 36.07A.070(5)(d)(i).*
 49. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.iii RCW 36.70A.070(5)(d)(iii).*
 50. Allowed only in existing residences.*
 51. Any new Type 3 LAMIRD is required to be at least 1/2 mile from another Type 3 LAMIRD, and will permit only one business and/or businesses associated with the primary business in the new LAMIRD Type 3. Type 3 LAMIRDS existing as of 2014 are not limited to one business.*
 52. Permitted only within existing Type 3 LAMIRDS.*

Footnotes Associated with Rural LAMIRD Use Table.

- 53. Wholesale activity will not exceed 4000 square feet in space.*
- 54. Pursuant to KCC Chapter **17.62**, Public Facilities Permits.
- 55. Required to meet all the review criteria requirements for conditional use permits found in KCC § **17.60A.015**.
- 56. Limited to primitive campgrounds as defined by KCC § **17.08.155A**.
- 57. Subject to the following requirements:
 - a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
 - b. Manufactured home park density shall not to exceed 12 units per acre. A minimum of five manufactured home spaces shall be required per park.
 - c. Manufactured home parks shall provide not less than 10% of the gross area of the park for common open space for the use of its residents.
 - d. Each manufactured home space shall have direct frontage on a public or private street.
 - e. The minimum setbacks shall be consistent with the zoning classification they are located in.
- 58. Pursuant to KCC § **17.61C.050** and § **17.61C.060**.
- 59. Applies only to Snoqualmie Pass LAMIRD.
- 60. Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a Conditional Use Permit. All Day Care Facilities must comply with all State licensing requirements.

17.15.080 Allowed uses in urban lands.

17.15.080.1 Urban Use Table												
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 D Definitions	Urban											
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range

A. Agriculture

Animal boarding*	CU ¹			CU				CU				CU	
Agricultural Enhanced Uses*								P ⁴⁹				P ⁴⁹	
Agriculture processing*				P ²				P		P ⁴	P ⁴	CU	
Agriculture production*	CU ¹	CU ⁵		P ⁵	P	P				P ⁴	P ⁴	P ⁵	

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 D efinitions	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Agriculture sales,* Produce Farm stand				P ⁷ / AC ⁴⁶					P			P ⁷ / AC ⁴⁶	
Agriculture sales		CU		CU				CU				CU	
Dairy													
Feedlot*				CU ⁸								CU ⁸	
Grazing*		P		P	P	P	P	P	P	P	P	P	
Marijuana Processing*										ACU ⁴³	ACU ⁴³		
Marijuana Production*										ACU ⁴³	ACU ⁴³		
Marijuana, retail sales*													
Nurseries	CU	CU		P	P	P	P	P	P			CU	
Riding Academies		CU		CU		CU						CU	
Small-scale event facility*				AC ⁴¹ / CU	AC ⁴¹ / CU	AC ⁴¹ / CU						AC ⁴¹ / CU	
U-Cut/U-Pick operation*				P / AC ⁴⁴									
Farm Visit*				CU	CU	CU	CU	CU	CU			CU	
Commercial Activities associated with agriculture*		AC		AC									

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD

B. Civic and Cultural

Cemetery	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	CU	P ⁹							
Clubhouses, fraternities and lodges*	AC	AC		P	P	P							AC	
Cultural and educational facilities	CU													
Libraries				CU			P	P						
Meeting facilities														
Museums and galleries	CU	CU		CU				P ¹¹	P				CU	
Religious institutions*	CU	CU		CU									CU	
Schools, public or private*		CU		CU			P	P					CU	
Interpretive Center*														

C. Commercial

Auction sales of non-agriculture products				CU				P					CU	
Bank								P	P					
Bed and breakfast*				AC		AC							AC	
Clinic*	CU ¹²													

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Day care facilities*	P/CU ⁵¹	P/CU ⁵¹		CU	P/CU ⁵¹	P/CU ⁵¹	CU	CU	CU			CU	
Funeral home/mortuary								CU					
Hospital*	CU			CU				P				CU	
Hospital, animal or veterinary*								CU					
Hotel/motel								P	P				P
Office*								P	P ¹³				
Restaurant							P	P	P				P
Retail sales,* general							P ¹¹	P ¹¹	P ¹⁴				P
Retail sales,* lumber and building materials								P ¹⁵					P
Retail sales,* vehicles								P					P
Services							P ¹¹	P ¹¹	P ¹¹				
Shooting range*								CU ⁶				CU ⁶	
Tavern								P	P				P
Temporary sales office													
Vehicle/equipment service and repair*							P ¹⁸	P ¹¹	P ¹⁹	P ¹⁹			

D. Industrial

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Airport*				CU				CU		CU		CU	
Asphalt/Concrete plants												CU	
<u>Compost Facility</u>										P	P	P	
Explosives, storage or manufacture										CU	CU		
Forest product processing* (portable)				P	P	P						P	
Forest product processing* (permanent)				CU								CU	
Freighting and trucking yard or terminal*								CU		P	P	CU	
Hazardous waste storage*								CU		CU	CU ₂₀		
Hazardous waste treatment*								CU		CU	CU ₂₀		
Impound/Towing Yard*								ACU	ACU	P	P		
Junkyard*								CU			CU ₂₀		
Manufacturing*								P		P	P ²⁰		
Mini-Warehouse					CU ₂₂	CU ₂₂	P ¹¹	P ¹¹		P		CU ² ₂	

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Refuse disposal/recycle *										CU	CU ²⁰	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	P	P	PA ⁴³	
Wholesale business								P		P	P		
E. Recreation													
Campground*				CU ²¹	CU ²¹	CU ²¹		CU ²¹	CU ²¹			CU ²¹	P ⁴⁷
Golf course*				CU	CU	CU						CU	
Guest ranch or guest farm*				AC	AC	AC						AC	
Parks and playgrounds*	P	P		P	P	P	P	P				P	P
Recreation, indoor*				CU	CU	CU		P	P			CU	P ³⁵
Recreation, outdoor*				AC	AC	AC		P ³⁸	P ³⁸			AC	P ³⁵
Recreational vehicle park*													
Recreational vehicle storage													P
Stadiums								CU					

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential													
Accessory dwelling unit*	PA ²⁴	PA ²⁴		PA ²⁴	PA ²⁴	PA ²⁴		P ²⁵				PA ²⁴	PA ²⁴
Adult family home*	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰	P ⁴⁰		P ⁴⁰	P ⁴⁰
Boarding house	PCU³⁶			CU ³⁶								CU ³⁶	P
<u>Community Residential Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
Convalescent home												CU	
Dwelling, single-family*	P	P	P ³⁹	P	P	P	P	P ²⁵				P	P
Dwelling, two-family*	P	P		P			P	P ²⁵				P	P
Dwelling, multiple-family*	AC												P
Farm labor shelter*				CU ²⁶								CU ²⁶	
<u>Family Day Care Provider</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
Group home*					CU	CU						CU	
Group Care Facility*						CU						CU	

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 D Definitions	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Home occupation*	P/CU ²⁷	P/C ^{U28}		P/C ^{U28}	P/C ^{U28}	P/C ^{U28}						P/C ^{U28}	P/C ^{U28}
Manufactured home*	P	P	P	P	P	P	P	P				P	P
Manufactured home park	CU ⁴⁹	CU ⁴⁹		CU ⁴⁹	CU ⁴⁹	CU ⁴⁹		P				CU ⁴⁹	C ^{U49}
Mobile home		P ³⁷	P ³⁹		P ³⁷							P ³⁷	P ³⁷
Non-accessory storage structure	P ⁵²	P ⁵²	P ⁵²	P ⁵²	P ⁵²	P ⁵²						P ⁵²	P ⁵²
Special care dwelling*	P¹⁷	P¹⁷	-	P¹⁷	P¹⁷	P¹⁷	P¹⁷	-	-	-	-	-	P¹⁷
Temporary trailer	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹		C ^{U29}
G. Resource													
Forestry*				P	P	P						P	
Forest product sales*												P	
Mining and excavation*				CU ³⁰	CU ³¹	CU ³¹						P	
Rock crushing"					CU ³¹	CU ³¹						P	
H. Utilities and Public Facilities													

17.15.080.1 Urban Use Table													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Urban												
	Residential	Urban Residential	Historic Trail Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Electric vehicle infrastructure*	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public facilities*	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ^{32, 46}	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶	PA ⁴⁶
Solar Power Production Facilities	50	50	50	50	50	50	50	50	50	50	50	50	50
Utilities	P ³³ /A CU ³³ /CU ³³	P ³³ / ACU 33/C U ³³		P ³³ / AC U ³³ /CU ³³	P ³³ / AC U ³³ /CU ³³	P ³³ / AC U ³³ /CU ³³	P ³³ /A CU ³³ / CU ³³	P ³³ /A CU ³³ / CU ³³	P ³³ / ACU 33/C U ³³	P ³³ /A CU ³³ /CU ³³	P ³³ / AC U ³³ /CU ³³	P ³³ / ACU 33/C U ³³	P ³³ / A C U ³³ C U ³³
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

Footnotes Associated with Urban Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Feed yards, livestock sales yards, and slaughterhouses require a conditional use permit.
5. Provided the lot contains one acre or more. Agriculture production on smaller lots requires a conditional use permit except for the raising of swine specific to youth educational projects. Raising of mink is prohibited.
 - a. Fencing and housing adequate to fully contain swine shall be provided when permitted.

Footnotes Associated with Urban Use Table.

6. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board review of said site plan and the proposal as a whole shall include, but not be limited to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW **36.70A.177(3)** as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
7. When located not less than 45 feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge within established cemetery boundaries as of the date of amendment adoption, and in compliance with applicable standards and regulations.
10. Subject to provisions of KCC Chapter **17.66**, Electric Vehicle Infrastructure.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be 15,000 square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet and not more than seven feet high.
16. Not to exceed two years.
- ~~17. Subject to the following requirements:~~
 - ~~a. The special care dwelling must meet all setback requirements for the zone in which it is located.~~
 - ~~b. The special care dwelling must meet all applicable health department requirements for potable water and sewage disposal.~~
 - ~~c. Placement is subject to obtaining a building permit for the manufactured home.~~
 - ~~d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements.~~
 - ~~e. The special care dwelling unit cannot be used as a rental unit.~~
 - ~~f. The special care dwelling unit must be removed when the need for care ceases.~~
 - ~~g. A special care dwelling is not permitted on the same lot where an accessory dwelling unit exists.~~
 - ~~h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.~~
 - ~~i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.~~

Footnotes Associated with Urban Use Table.

18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;
 - g. Reduction or disposal of garbage, offal or similar refuse;
 - h. Oil refining; alternative energy refinery (i.e., biofuels, ethanol)
 - i. Rubber reclaiming;
 - j. Feed yards, livestock sales yards or slaughterhouses;
 - k. Smelting, reduction or refining of metallic ores;
 - l. Tanneries;
 - m. Wineries;
 - n. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
 - o. Waste (refuse) recycling and processing;
 - p. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites. In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:

In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:

 - a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. In considering proposals for location of such campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances.
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
 - d. Adequate and convenient vehicular access, circulation and parking should be provided.

Footnotes Associated with Urban Use Table.

- e Public health and safety of campers and those reasonably impacted by the campground (i.e., health, water, sanitation)
22. The following standards shall apply to the approval and construction of mini-warehouses:
- a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of 35 feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two and shall not exceed 40 square feet each in area;
23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one acre is available. Excluding swine and mink.
24. Accessory dwelling unit (ADU) subject to the following requirements:
- a. ADU development standards for properties located within the City of Ellensburg's Urban Growth Area shall be subject to the Interlocal Agreement established in Resolution 2022-013 and any subsequent amendments therein;
 - b. There shall be no more than two ADUs on the lot;
 - c. The ADU shall not exceed 1,500 square feet;
 - d. All setback requirements for the zone in which the ADU is located shall apply;
 - e. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW **19.27.097**;
 - f. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - g. ADU development shall require one additional off-street parking space per unit;
 - ~~h. An ADU is not permitted on the same lot where a special care dwelling exists;~~
 - i. ADUs shall be subject to obtaining an administrative permit;
 - j. Legally established structures that are non-conforming due to inadequate setbacks may be converted to ADUs with applicable building permits.
25. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
26. Provided that:
- a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per 20 contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.

Footnotes Associated with Urban Use Table.

28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
29. When used for temporary occupancy for a period not to exceed one year related to permanent home construction or seasonal/temporary employment.
30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
32. Public transportation deadhead stations permitted; passenger terminals are a conditional use.
33. Utilities are defined and regulated by KCC Chapter **17.61**, Utilities.
34. Utilities are defined and regulated by KCC Chapter **17.61**, Utilities. Not permitted in the Agriculture Study Overlay Zone.
35. Where the use is only serving a residential PUD and where all applicable standards are met.
36. Maximum of four boarders and two bedrooms dedicated to the use.
37. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
38. Outdoor recreation activities that cause noise require a conditional use permit.
39. Pursuant to KCC Chapter **17.24**, Historic Trailer Court Zones.
40. Pursuant to RCW **70.128.140**.
41. Use shall not exceed 10,000 square feet and no more than eight events shall occur within a calendar year.
42. Limited to seasonal, non-structural hay storage.
43. Required to meet all the review criteria requirements for conditional use permits found in KCC § **17.60A.015**.
44. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
45. When enhanced agricultural sales are provided.
46. Pursuant to KCC Chapter **17.62**, Public Facilities Permits.
47. Limited to primitive campgrounds as defined by KCC § **17.08.155A**.
48. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 10,000 square feet of total indoor floor area.
49. Subject to the following requirements:
 - a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.
 - b. Manufactured home park density shall not to exceed 12 units per acre. A minimum of five manufactured home spaces shall be required per park.
 - c. Manufactured home parks shall provide not less than 10% of the gross area of the park for common open space for the use of its residents.
 - d. Each manufactured home space shall have direct frontage on a public or private street.
 - e. The minimum setbacks shall be consistent with the zoning classification they are located in.
50. Pursuant to KCC § **17.61C.050** and § **17.61C.060**.
51. Day Care Facilities servicing 13 or more adults or children within a 24-hour period require a conditional use permit. All day care facilities must comply with all State licensing requirements.

Footnotes Associated with Urban Use Table.

52. Permissions and standards for projects developed within the City of Ellensburg Urban Growth Area are subject to KCC Chapter **17.11** Urban Growth Areas and the most recent version of the Kittitas County/City of Ellensburg Interlocal Agreement.

53. Boarding House (Co-Living) the following exceptions shall apply:

a. No room dimensional standards are required beyond what is required under building code.

b. Co-living parking requirement is 0.25 off-street parking spaces per sleeping unit.

c. Density calculation for co-living spaces is one-quarter of a dwelling unit for every sleeping unit.

Chapter 17.16 R-RESIDENTIAL

17.16.030 Minimum lot requirements.

1. Minimum lot sizes in the R zone are as follows:
 - a. Single family dwelling, seven thousand two hundred (7,200) square feet;
 - b. Two (2) family dwelling, ten thousand (10,000) square feet.
2. The minimum lot depth shall be one hundred (100) feet.
3. The minimum average lot width shall be sixty-five (65) feet.
4. ~~In no case shall there be more than one (1) main dwelling and its accessory buildings constructed on one (1) lot unless such lot is greater than twice the minimum required for a single-family dwelling.~~
5. No main dwelling shall be built or moved on to a lot not abutting a public street, with the exception of special cases where the county may approve other suitable access.
6. Affordable housing projects. Affordable housing projects for single-family, duplex, and multi-family on property owned by a religious organization located in an urban growth area may be eligible for a density up to 20% additional units above the maximum density calculated for the lot, pursuant to a development agreement.

17.16.110 Off-street parking.

1. One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line.
2. Residential Parking Exceptions.
 - a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
 - b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
 - c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
 - d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

in the parking area to meet local parking standards, up to a maximum of six parking spaces.

- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.16.120 ~~Repeated.~~ Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that includes insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.18 R-2 RESIDENTIAL

17.16.090 ~~Repeated.~~ Off-street parking.

- 1. Residential Parking Exceptions.
 - a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
 - b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
 - c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
 - d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

- in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
 - f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
 - g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
 - h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.16.010 Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.19 R-3 RURAL-3 ZONE

~~17.19.070 Repeated.~~ Off-street parking.

- 1. Residential Parking Exceptions.
 - a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
 - b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
 - c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
 - d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

in the parking area to meet local parking standards, up to a maximum of six parking spaces.

- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

~~17.19.080 Repealed.~~ Existing Residential Exceptions.

- 4. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 5. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 6. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.20 RR RURAL RESIDENTIAL ZONE

Chapter 17.22 UR-URBAN RESIDENTIAL

17.22.030 Lot - Size required.

- 1. This provision shall not apply to the Airport Overlay.
- 2. Minimum lot sizes in the UR zone are as follows:
 - a. Single family dwelling, seven thousand two hundred (7,200) square feet.
 - b. Two (2) family dwelling, ten thousand (10,000) square feet.
- 3. All lots of record at the time of passage of the ordinance codified in this chapter shall be considered as conforming to lot size requirements.

4. Affordable housing projects. Affordable housing projects for single-family, duplex, and multi-family owned by a religious organization located in an urban growth area are eligible for a density up to 30% additional units above the maximum density calculated for the lot.

~~17.22.090 Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

~~17.22.100 Repeated.~~ Existing Residential Exceptions.

1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.24 H-T-C HISTORIC TRAILER COURT ZONES

17.24.060 ~~Repeated.~~ Existing Residential Exceptions.

1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

17.24.070 Off-street parking.

1. For each mobile home lot there shall be provided and maintained at least one (1) parking space. Each such parking space shall contain a minimum area of one hundred eighty (180) square feet (of dimensions nine (9) feet by twenty (20) feet, or ten (10) feet by nineteen (19) feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for his sole use.

2. Parallel parking may be permitted in driveways at the approval of the planning commission providing the improved driveway width is increased to a minimum of thirty-six (36) feet.

3. Where lots exist on only one (1) side of the driveway, parallel parking may be permitted on one (1) side at the approval of the Commission providing the driveway width is increased to a minimum of twenty-eight (28) feet.

4. Residential Parking Exceptions.

- i. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- j. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- k. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- l. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

- in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- m. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
 - n. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
 - o. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
 - p. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

Chapter 17.28 A-3 AGRICULTURAL 3 ZONE

17.28.130 ~~Repeated~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.

- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.28.130 ~~Repeated:~~ Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.28A A-5 AGRICULTURE ZONE

17.28A.130 ~~Repeated~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.

- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.28A.140 ~~Repeated.~~ Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.29 A-20 AGRICULTURE ZONE

17.29.130 ~~Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.

- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.29.140 Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.30A R-5 RURAL-5 ZONE

~~17.30A.070 Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.

- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.30A.080 Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.31 CA COMMERCIAL AGRICULTURE ZONE

~~17.31.120 Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

- in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
 - f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
 - g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
 - h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.31.130 Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.32 C-L LIMITED COMMERCIAL ZONE

17.32.120 Off-street parking.

1. Residential Parking Exceptions.

- a. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- c. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space

- in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- e. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
 - f. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
 - g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
 - h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.33.130 Existing Residential Exceptions.

- 1. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
- 2. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
- 3. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.38 MAJOR INDUSTRIAL DEVELOPMENTS (MID)

17.38.010 Purpose.

The purpose of this chapter is to establish criteria and procedures for major industrial developments on properties that are appropriate for such development, as determined by the Board and consistent with county comprehensive plan policies and RCW 36.70A.365.

17.38.020 Applicability.

Major industrial developments apply to land outside of urban growth areas that require land so large that no suitable parcels are within an urban growth area or the development is a natural resource-based industry requiring a location near agricultural land, forestland, or mineral resource land upon which it is dependent.

17.38.030 Definitions.

1. The following definitions shall be used in conjunction with the administration of this chapter:

“Major industrial development”, consistent with RCW 36.70A.365, means a master planned location for a specific manufacturing, industrial, or commercial business that: (a) Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or (b) is a natural resource-based industry requiring a location near agricultural land, forestland, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multitenant office parks.

17.38.040 Development Standards.

1. Location. A site for major industrial development activity may be located outside a designated urban growth area subject to the criteria and process in this Chapter. There is no minimum site size for a Major Industrial Development.

2. Uses. Allowed uses within an MID shall be predominantly industrial, manufacturing or natural resource-based in character. Commercial uses that support allowed uses located within a MID are also allowed. Uses authorized for a MID shall be included and defined within the development agreement.

3. Buffers/Open Space. The MID shall contain setbacks and open space that will serve to separate and buffer the MID from adjacent rural areas or resource lands and to protect critical areas. Setbacks and open space shall be defined within the development agreement;

4. Services and Facilities: The MID shall provide facilities and services necessary to meet the on-site needs of businesses and employees, including but not limited to water, sanitary sewer, drainage, power, telecommunications and solid waste;

17.38.050 Applications/approvals required for new major industrial developments.

1. A major industrial development may be authorized by the county only through approval by the Board of a development agreement as authorized by KCC Chapter 15A.11, Development Agreements, and RCW 36.70B.170 through 36.70B.210. Consistent with KCC 15A.11.020(B) and RCW 36.70B.170, the development agreement approved by the Board must set forth the development standards applicable to the development of a specific major industrial developments, which may include, but are not limited to: (1) permitted uses, densities and intensities of uses, and building sizes; (2) phasing of development, if requested by the applicant;

(3) procedures for review of site-specific development plans; (4) provisions for services and facilities applicable to major industrial developments; (5) mitigation measures imposed pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, and other development conditions; and (6) other development standards including those identified in KCC 15A.11.020(E) and RCW 36.70B.170(3).

2. Required applications/approvals. In addition to approval of a MID development permit and a development agreement as set forth in section 1, a major industrial development shall require the following approvals from the county: (1) a site-specific amendment of the comprehensive plan land use designation map to major industrial development; provided, that the sub-area planning process described in Chapter 1 of the county comprehensive plan and KCC Chapter 15B.03, Amendments to Comprehensive Plan, may be used if deemed appropriate by the applicant and county; and (2) a site-specific rezone of the county zoning map to major industrial development overlay zoning district pursuant to KCC Chapter 17.98, Amendments. The comprehensive plan amendment or subarea plan and rezone may be processed by the county concurrent with the major industrial development permit and development agreement required for approval of a major industrial development.

3. Planned actions authorized. If deemed appropriate by the applicant and the county, a major industrial development project may be designated by the county as a planned action pursuant to the provisions of KCC Chapter 15A.09, Planned Actions.

17.38.060 Applications/approvals required for existing major industrial developments.

1. Designation. An existing major industrial development may be designated by the county as a major industrial development, consistent with RCW 36.70A.365, RCW 36.70A.367, RCW 36.70A.368 through approval of a sub-area plan, development plan, and adoption of an MID zoning overlay. The sub-area plan, development plan, and applicable zoning shall establish the range of uses, and the density, intensity and character of development that is permitted within the development.

2. Development applications. Following designation of the site as an MID, a property owner may submit a site-specific development application to the County. A development agreement, consistent with KCC Chapter 15A.11 and RCW 36.70B.170, may be submitted in conjunction with each development application.

3. Environmental review pursuant to the State Environmental Policy Act (SEPA, RCW 43,21C), shall occur and shall address significant impacts associated with development and redevelopment of the existing development.

Chapter 17.40 C-G GENERAL COMMERCIAL ZONE

17.40.110 ~~Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- i. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- j. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- k. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- l. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- m. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- n. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- o. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- p. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.40.120 Existing Residential Exceptions.

- 4. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.

5. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
6. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.44 C-H HIGHWAY COMMERCIAL ZONE

17.44.070 ~~Repeated.~~ Off-street parking.

1. Residential Parking Exceptions.

- q. Garages are not required to meet minimum parking spaces required in Table 17.11.039(4)(a)(i).
- r. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
- s. Tandem parking spaces must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius.
- t. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
- u. Parking space sizes shall be eight feet by 20 feet, except for required parking for people with disabilities.
- v. Off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
- w. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
- x. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

17.44.060 Existing Residential Exceptions.

7. A portion of exterior wall assemblies that include insulation shall be allowed to project up to an additional eight inches into the setbacks on all sides.
8. A building shall be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation.
9. Gross floor area shall be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Chapter 17.80 NONCONFORMING USES

17.80.010 Changes to conform to district.

A nonconforming structure or use may not be changed, altered, replaced, added to or expanded in any manner unless such change or alteration would bring the use into conformity with the uses permitted in the district in which it is located. Such limitations and restrictions shall not apply to existing residential dwellings, and commercial nonconforming uses which would qualify for a one-time expansion up to 10% of existing building area. Nonconforming residential structures shall not be remodeled or expanded in a manner that increases non-conformity.

17.80.020 Destruction - Rebuilding to conform to district.

In case of partial or complete destruction by fire or other causes requiring expenditures for repair in excess of one-half the assessed value as shown on the county assessor's records immediately prior to destruction, the structures, other than residential dwellings, shall not be rebuilt unless they conform to all requirements of the district in which they are located.

17.80.030 Discontinuance over three year - Reestablishment prohibited.

If a nonconforming use is discontinued for any reason for more than three years, it shall not be reestablished.

17.80.040 Maintenance.

Any nonconforming structure or use may be maintained with ordinary care.

17.80.050 Setback Exceptions.

For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation is allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.