

Chapter 17.06C
RURAL 20 DISTRICT (R20)

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17.06C.010 Purpose of classification.

The purpose of the rural 20 district is to maintain broad controls in preserving rural character and protecting natural resources.

17.06C.020 Permitted uses.

Permitted uses are as indicated on the district use chart (see Chapter 17.21 OCC).

17.06C.030 Conditional uses.

Conditional uses are as indicated on the district use chart (see Chapter 17.21 OCC).

17.06C.040 Accessory uses.

Accessory uses are as follows:

- A. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property;
- B. Additional residential units for extended family members or employees of a farm upon which they live and work (for example, guest houses, employee housing and seasonal worker cabins). Note: Additional residential units are not allowed in association with multi-family housing or mobile home park;
- C. Bed and breakfasts.

17.06C.050 Prohibited uses.

Prohibited uses are as indicated on the district use chart (see Chapter 17.21 OCC).

17.06C.060 Lot area and width.

Lot area and width requirements are as follows:

- A. The minimum lot size for all new subdivision shall be 20 acres. Existing legal lots having less than 20 acres may be used as building sites subject to compliance with on-site treatment regulations of the health district and minimum setbacks for the zone.

B. Minimum lot width is 100 feet.

17.06C.070 Density.

Density restrictions are as follows:

A. The maximum density for permitted uses shall be one dwelling unit per lot, except, one residential accessory structure is permitted on each residential lot (see OCC 17.06C.040);

B. Minimum 9,600 square feet per multifamily unit or mobile home park unit.

17.06C.080 Required yard setbacks.

A. For all permitted structures, except manufacturing, commercial, and industrial structures, shall have the following required yard setbacks:

1. Front, minimum is 25 feet;
2. Side, minimum is 5 feet;
3. Rear, minimum is 25 feet.

B. Manufacturing, commercial, or industrial structures: yard setbacks from all property lines shall not be less than two feet horizontal for every one foot of vertical height, or the setback established in this section, whichever is greater. (Example: A 65-foot tall structure shall be required to be set back 130 feet from all property lines.)

17.06C.090 Height.

Height restrictions are as follows:

A. Maximum height for all uses in the zone shall be 35 feet except as noted in subsections B through G of this section.

B. Maximum height shall be 50 feet for: appurtenances and decorative nonstructural architectural components on roofs of single- and multiple-family dwelling units and on roofs of accessory agricultural buildings.

C. Maximum height for agricultural uses shall be 65 feet, except as noted in subsection E of this section.

D. Maximum height for the following uses shall be 65 feet, unless otherwise limited by condition of a conditional use permit, PD, or by a county commissioner-sanctioned community advisory committee, as identified in the district use chart: agricultural wind machines; aircraft hangars; asphalt or concrete batch plants; barns and silos; cement, lime or gypsum manufacturers; chimneys not attached to dwellings; church steeples, spires, belfries, cupolas, and domes; community centers, sports facilities and complexes; cooling towers; county administrative and criminal justice buildings (governmental services); crosses and other religious and civic monuments; drive-in movie theater screens; elevator penthouses; fertilizer manufacturing; gas holders or other similar structures; hose towers; mining, milling, and associated facilities; parapet walls; performing arts centers (theaters); petroleum storage tanks; sawmills and pulp mills; school auditoriums and theaters; smokestacks. (Note: Manufacturing, commercial and industrial uses can only be placed on lots twenty acres and larger, if the structures exceed 35 feet in height. See Lot area and width in OCC 17.06C.060.

E. Maximum height for the following list of uses is 100 feet: grain elevators; private communication towers; single-family residential windmills; water tanks.

F. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.

G. Maximum height for communications facilities (commercial and public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet.

17.06C.100 Lot coverage.

Lot coverage is not applicable (see required setbacks in OCC 17.06C.080).

17.06C.105 Parking.

Parking requirements area as indicated in Chapter 17.25 OCC.

17.06C.110 Special provisions.

A. The density of RV parks, campgrounds, hotels, motels, etc. shall be determined by Okanogan County health district standards for on-site treatment.

B. The following requirements have been established within the Rural 20 district, Molson subarea overlay:

1. The subarea boundaries shall be the same as the boundaries of Okanogan Fire District No. 11 as they existed on the date of approval of this Okanogan County Ordinance 92-12.

2. Specific provisions applicable within this subarea shall supersede all requirements and allowances of the Rural 20 district are as follows:

a. The minimum lot size for all new subdivision shall be 20 acres or 1/32 of a section. Existing legal lots having less than 20 acres may be used as building sites subject to compliance with on-site treatment regulations of the health district and minimum setbacks for the zone.

b. The maximum density for permitted uses shall be one dwelling unit per lot, except, one residential accessory structure is permitted on each residential lot (see OCC 17.06C.040).

c. The seller of subdivided land shall be required to provide one-half the cost of a Washington State legal perimeter fence around such land and shall inform purchasers of their obligation to maintain the fence.