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6 **Okanogan County Zoning Code**  
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**17.02.010 Short Title**

This code hereto shall be known as the "Okanogan County Zoning Code."

**17.02.020 Repealer**

Okanogan County Zoning Ordinance 79-8 as amended and Interim Amendments to Okanogan County Zoning Ordinance 79-8 codified as Okanogan County Code, Title 17, Ordinance 90-5 and Ordinance 92-2, are hereby repealed.

**17.02.030 Purpose**

The purpose of this title is to implement the Okanogan County Comprehensive Plan (as amended) and promote the general public health, safety and welfare of present and future inhabitants of Okanogan County. Any provision of this code may be amended to improve, update, or clarify its purpose by following amendment procedures contained in Chapter 17.37. The following policies are intended to guide development and implementation of this title. These policies include, but are not limited to:

- a. Recognizing that the land and its associated environmental quality is the County's most valuable natural resource;
- b. Promoting public and private land use decisions and actions that are consistent with the goals and policies of Okanogan County Comprehensive Plan;
- c. Establishing a land use pattern that reflects the needs of Okanogan County residents and that considers existing land uses, structures, and their associated intensities in both urban and rural areas;
- d. Encouraging the location and use of structures and land for commerce, industry, residences and recreational opportunities where they are most compatible with existing land uses and identified environmental constraints;
- e. Encouraging development in areas where adequate public services are available including domestic water and sanitary sewer systems (or where private or public on-site systems can be effectively provided), sheriff and fire protection, roads and utilities, and schools, and limiting development in areas where these facilities or services cannot be adequately provided;
- f. Encouraging innovative site design that is responsive to both the human and natural environment;
- g. Providing cost efficient governmental services;

- 129 h. Providing for adequate privacy, space, light, air, view, open space and fire  
130 separation;
- 131 i. Protecting existing land uses and property values from adverse impacts of adjacent  
132 developments;
- 133 j. Promoting development and public improvements that are cost-effective to build  
134 and maintain (evaluation of benefit/cost analysis specifically excludes land prices  
135 that are unusually high or speculative);
- 136 k. Reducing traffic danger and congestion on roads and highways;
- 137 l. Minimizing public and private losses due to wildfire, flood or geological hazards;
- 138 m. Reducing the time required for public review of proposed projects;
- 139 n. Encouraging the development of recreational opportunities, such as, trail systems,  
140 access corridors, trail heads, parks, and other support facilities;
- 141 o. Promote the goals of the Memorandum of Understanding for Protection and  
142 Enhancement of Mule Deer and other Wildlife Populations in the Methow Valley;
- 143 p. Providing protection for Natural Resource Lands including agricultural, forest, and  
144 mineral lands of long term commercial significance; and provide protection for  
145 Critical Areas including wetlands, aquifer recharge areas, fish and wildlife habitat  
146 conservation areas, frequently flooded areas and geologically hazardous areas.  
147

#### 148 17.02.040 Authority

149 This code is adopted pursuant to RCW 36.70. The Okanogan County Planning Director,  
150 hereafter referred to as the Administrator, is vested with the duty of administering the  
151 provisions of this code and may prepare, and require the use of, such forms as are essential  
152 to its administration. In addition to that authority set forth in Chapter 17.21, the  
153 Administrator may issue such orders, requirements, decisions, or determinations concerning  
154 the application of this code. Appeals of the Administrator's actions shall be under Chapter  
155 17.35.  
156

#### 157 17.02.050 Relationship to Subdivision and Platting

158 Any proposed subdivision or platting action under Okanogan County Code, Title 16 must be  
159 in accordance with the zoning on the subject property. Any proposed subdivision which is  
160 not in compliance with the zoning will not be processed, except that a rezone application  
161 may be processed simultaneously with a proposed subdivision.  
162

#### 163 17.02.060 Other Permits Issued by the County

164 The issuance of any permit or license by any department or agency of the County of  
165 Okanogan shall not in any way make lawful a use of land or structure otherwise in violation  
166 of this code. Any permit or license issued for a use of land or structure thereon which  
167 violates this code shall be and is null and void.  
168

#### 169 17.02.070 State Environmental Policy Act Coordination

170 All development projects and land uses proposed within Okanogan County shall be  
171 reviewed for their consistency with SEPA, RCW 43.21C, SEPA Guidelines, WAC 197-11,  
172 and the Okanogan County SEPA Code. Mitigation of significant adverse impacts may be  
173 required, as a condition of project and/or land use approvals.  
174

#### 175 17.02.080 Interpretations

176 In interpreting and applying this code, the provisions shall be held to be minimum  
177 requirements adopted for the protection of the public health, safety, morals and general  
178 welfare. Except as specifically provided herein, it is not intended by this code to repeal,

179 abrogate, annul, or in any way impair or interfere with any existing provisions of law,  
180 ordinance, resolution, regulation, rule or permit previously adopted or issued, or which shall  
181 be adopted or issued pursuant to law, relating to the use of buildings or land or relating to  
182 the erection, construction, establishment, moving, alteration, or enlargement of any building  
183 or improvements; nor is it intended to interfere with or abrogate or annul any easement,  
184 covenant, or other agreement between parties; provided that whenever this code imposes  
185 greater restrictions upon the erection, construction, establishment, moving, alteration or  
186 enlargement of buildings, or the use of any building, or of any of the districts established by  
187 this code, than are imposed or required by such existing provisions of law or regulation, rule  
188 or permit, or easement, covenant, or agreement, then the provisions of this code shall  
189 control.

- 190 a. The provisions of this code shall be liberally construed to further its purposes.  
191 b. Whenever a provision of this code or of any other law, rule, contract, resolution, or  
192 regulation of the state or federal government or of Okanogan County, of any kind,  
193 contains restrictions covering the same subject matter, the more restrictive  
194 requirement or higher standard shall govern.  
195 c. Reference to any existing provisions of law includes reference to any  
196 amendments to such provision that may occur subsequent to adoption of this  
197 code.

198  
199 17.02.090 Scope

200 This code shall apply to all public and private lands situated within the unincorporated  
201 portions of Okanogan County over which Okanogan County has jurisdiction under the  
202 constitutions and laws of the State of Washington and of the United States and shall set  
203 forth minimum standards in addition to such other standards that may be applicable  
204 including, but not limited to Health District regulations, Shorelines Management Act,  
205 Okanogan County Subdivision Regulations, State Environmental Policy Act, Comprehensive  
206 Plan, Okanogan County SEPA Ordinance or Critical Areas regulations.

207  
208 17.02.100 Notice and Appeal Period

209 Any notice or appeal period established under the authority of this title, which expires on a  
210 holiday or weekend shall be extended to the close of business of the next County business  
211 day.

212  
213 17.02.110 Severability

214 If any provision of this title is for any reason held to be invalid, the remainder of this title shall  
215 not be affected. If any provision of this title is adjudged invalid as applied to a particular  
216 person or circumstance, that provision of this title shall not be affected as to other persons  
217 or circumstances.

**Chapter 17.04  
Definitions**

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355

356 **17.04.005 Definitions; generally:** Whenever the words and phrases set forth in this

357 chapter appear in this title, they shall be given the meaning attributed to them by this

358 chapter. When not inconsistent with the context, words used in the present tense shall

359 include the future; singular includes the plural and the plural the singular; "shall" is

360 always mandatory and "may" indicates a use of discretion in making a decision.

361

362 17.04.007 Accessory Building Or Use: A subordinate building or use which is located  
363 on the same lot with the principal building or use. For example, housing or labor camps  
364 for workers are considered accessory buildings in some zones.  
365

366  
367  
368 17.04.009 Acre: A measurement of land surface area containing 43,560 square feet.  
369

370 17.04.011 Administrator: The Okanogan County Office of Planning and Development  
371 Director or directors designee.  
372

373 17.04.012 Advertising Sign: Any device, structure, fixture or placard that is visible from  
374 a public right-of-way or surrounding properties and which uses graphics, symbols or  
375 written copy for the purpose of advertising or identifying any establishment, product,  
376 goods or service.  
377

378 17.04.013 Agricultural Resource Lands: Land primarily devoted to the commercial  
379 production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal  
380 products, or of berries, grain, hay, straw, turf, seed Christmas trees not subject to the  
381 excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has  
382 long-term commercial significance for agricultural production.  
383

384 17.04.014 Agriculture: Pertaining to farming, includes the raising of livestock and  
385 crops.  
386

387 17.04.015 Airport: A runway having any or all of the following characteristics: facilities  
388 for storage; supply and maintenance of aircraft; commercial uses and services such as  
389 flight instruction, charter or air freight service; passenger service; agricultural services  
390 including herbicide or pesticide application; and facilities maintained or operated by  
391 governmental units, agencies or private corporations.  
392

393 17.04.016 Airport Clear Zone: That area surrounding an airport to be clear of  
394 obstructions per Federal Aviation Administration Regulations  
395

396 17.04.020 Airstrip: A runway without normal airport facilities maintained for the private  
397 use of the owner of the property on which it is located.  
398

399 17.04.022 Amateur Radio: A communication service carried out by person(s) licensed  
400 by the Federal Communications Commission (FCC) solely with a personal aim and  
401 without pecuniary interest.  
402

403 17.04.024 Approach Surface: A surface longitudinally centered on the extended  
404 runway centerline and extending outward and upward from such end of the primary  
405 surface. An approach surface is applied to the end of each runway based upon the type  
406 of approach available or planned for that runway end.  
407

408 17.04.025 Aquifer Recharge Areas: Area with a critical recharging effect on aquifers  
409 used for potable water where an aquifer that is a source of drinking water is vulnerable  
410 to contamination that would effect the potability of the water.  
411

412 17.04.026 Automobile Wrecking Yard: Any facility for the dismantling or wrecking of  
413 motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked  
414 vehicles and/or their parts.  
415

416 17.04.027 Average Grade Level: The average of the finished ground level taken at the  
417 center of all exterior walls of a building. In instances where an exterior wall of the  
418 building is within five feet of a sidewalk adjacent to a street, the sidewalk shall be  
419 considered the finished ground level.  
420

421 17.04.028 Awning or Marquee Sign: A sign attached to a shelter which shelter is  
422 supported by posts or the exterior wall of a building or any combination thereof.  
423

424 17.04.029 Batch Plant (Asphalt/Concrete): A manufacturing facility for the production  
425 of paving and/or construction materials, usually temporary in nature, and normally  
426 associated with specific construction projects or mineral resource extraction facilities.  
427

428 17.04.030 Bed and Breakfast: An owner occupied single family dwelling in which not  
429 more than two bedrooms are rented to the traveling public (tourists). For the purposes  
430 of this title, this use is not considered a commercial use. This use shall have the  
431 outward appearance of a single family residence and food service in accordance with  
432 WAC 246.215.180. See Chapter 17.28 for specific regulations.  
433

434 17.04.032 Billboard: A sign, including both the supporting structural framework and  
435 attached billboard faces, used principally for advertising a business activity, use,  
436 product, or service unrelated to the primary use or activity of the property on which the  
437 billboard is located. This definition excludes off-premise directional and/or temporary  
438 real estate signs.  
439

440 17.04.035 Binding Site Plan: A drawing or drawings to a scale of not less than one  
441 inch to one hundred feet which (a) identifies and shows the areas and locations of all  
442 streets, roads, drainage systems, improvements, utilities, open spaces, dedications,  
443 lots, tracts, spaces and any other matters specified in this title and any other applicable  
444 code or ordinance; (b) contains inscriptions or attachments setting forth such  
445 appropriate limitations and conditions for the use of the land as are established by the  
446 Okanogan County agency having authority to approve the site plan; and (c) contains  
447 provisions making any development upon land covered by the plan, be in conformity  
448 with the site plan.  
449

450 An alternative method of land segregation pursuant to RCW 58.17. Regulated by  
451 Okanogan County Code, Title 16 Subdivisions.  
452

453 17.04.040 Board: The Okanogan County Board of County Commissioners.  
454

455 17.04.045 Building: Any permanent structure built for the shelter or enclosure of  
456 persons, animals, chattels, or property of any kind and not including advertising  
457 signboards or fences.  
458

459 17.04.052 Building Yard Setback: A required minimum distance measured from,  
460 perpendicular to, and level with a specified property line, exclusive of the pipe-stem  
461 portion (if any) of a lot, to the nearest point on the building footprint or foundation.  
462

463 17.04.055 Campgrounds: A development providing facilities for outdoor recreational  
464 activities, including structural improvements such as covered cooking areas, group  
465 facilities, self-contained travel trailer/motor home sites, tent sites, restroom and shower  
466 facilities, and laundry facilities for the convenience of temporary occupants. This  
467 definition includes camping clubs when developed in accordance with applicable state  
468 laws and this title.  
469

470 17.04.060 Commercial: Facilities used or established to provide goods, merchandise  
471 or services for compensation or exchange, excluding facilities for the growth,  
472 production, or storage of agricultural products.  
473

474 17.04.065 Commercial Auto Parking Lot: Spaces for lease or rent on an hourly, daily  
475 or monthly basis.  
476

477 17.04.067 Communication Facility, Commercial: A communication facility for  
478 transmission and reception of UHF and/or VHF television signals or FM and/or AM radio  
479 signals; two-way and/or citizen band (CB) radio signals; point-to-point microwave  
480 signals; cellular radio signals; signals through FM radio translators; or signals through  
481 FM radio boosters over 10 watts effective radiated power.  
482

483 17.04.068 Community Advisory Committee: A citizen advisory committee  
484 representative of a cross-section of the community appointed by the Okanogan County  
485 Board of Commissioners for the purpose of review and recommendation on specific  
486 projects in a specific area. Review by Community Advisory Committee is  
487 supplementary to the required public review.  
488

489 17.04.069 Conditional Use: A use permitted in one or more zones by this code but  
490 which because of characteristics peculiar to each such use, or because of size,  
491 technological processes or equipment, or because of the exact location with reference  
492 to surroundings, streets, and existing improvements or demands upon public facilities,  
493 requires a special degree of control to make such uses consistent with and compatible  
494 with other existing or permissible uses in the same zone or zones. Conditional uses  
495 require a Conditional Use Permit (See Chapter 17.33).  
496

497 17.04.070 Condominium: An apartment building in which the apartments are owned  
498 individually or an apartment in such a building. The condominium concept usually  
499 involves some elements of common ownership of the underlying property and often  
500 some portions of the building together with participation in an ownership association.  
501

502 17.04.071 Critical Areas: Critical Areas include the following areas and ecosystems:  
503 Wetlands; Areas with a critical recharging effect on aquifers used for potable water; Fish  
504 and Wildlife habitat conservation areas, as may be adopted based on the Washington  
505 Department of Wildlife Priority Habitat and Species (PHS) maps; Frequently flooded  
506 areas, as represented on the adopted FEMA 100-year flood plain maps; and  
507 Geologically hazardous areas.

508  
509 17.04.073 Daycare: An establishment for group care of non-resident adult(s) or  
510 children. Daycare may include adult day health centers or social daycare as defined by  
511 the Washington State Department of Social and Health Services, nursery schools for  
512 children under minimum age for education in public schools, private kindergartens or  
513 pre-kindergartens when not a part of a public or parochial school, and programs  
514 covering after-school care for school children.

515  
516 17.04.075 Dedication: The transfer of property interest, via a written instrument, to a  
517 public agency/entity for a specific use or purpose, (e.g., roads, parks or trails, open  
518 space, fishing access) or to encumber such property with a perpetual restrictive  
519 covenant providing for such use.

520  
521 17.04.077 Density: An expression of the intensity of use of property usually indicated  
522 in the following manner:

- 523 1. For residential uses: Minimum acreage or square footage required for each  
524 residential unit.
- 525 2. For non-residential uses: Maximum amount of use and/or floor area expressed  
526 as a percentage or fraction of the size of the lot.

527  
528 17.04.080 Development: Any construction or activity which changes the basic  
529 character, use, or intensity of use of the land on which the construction or activity  
530 occurs. Development includes "subdivision" of land for the purpose of sale or lease  
531 which requires platting under the Okanogan County Subdivision Code.

532  
533 17.04.083 Dormitory: A residential building that provides sleeping quarters (but not  
534 separate dwelling units), and may include common dining, cooking and recreation or  
535 bathing facilities. Dormitories are usually associated with resorts, schools, recreational  
536 camps, etc.

537  
538 17.04.085 Dwelling, Group (Dormitory, Hostel and Hospices): A supervised residence  
539 hall or large room with a number of beds for individuals or groups, and without individual  
540 private baths. This type of facility may include central kitchen facilities.

541  
542 17.04.090 Dwelling Unit: One or more rooms designed for occupancy by a person or  
543 family for living and sleeping purposes, containing kitchen facilities and rooms with  
544 internal accessibility for the sole use by the dwelling's occupant; including, but not  
545 limited to, bachelor, efficiency and studio apartments, factory-built housing and mobile  
546 homes, apartments, and detached single family homes.

547

548 17.04.095 Dwelling, Multiple Family: A building containing two or more dwelling units  
549 with accessory use facilities limited to any office, laundry, and recreational facilities used  
550 by the occupants, and off-street parking.  
551

552 17.04.100 Environmentally Sensitive Area: An area designated and mapped by the  
553 County under WAC 197.11.908. Certain categorical exemptions do not apply within  
554 environmentally sensitive areas.  
555

556 17.04.105 Facade Sign: Any sign which is erected (including painted) on the wall of  
557 a building or other structure whose face is generally parallel to that wall or other  
558 structure and whose face does not extend outward more than twelve inches in a  
559 direction perpendicular to that wall or other structure.  
560

561 17.04.110 Feedlot: Any area used for the continuous feeding of four hundred or more  
562 head of cattle, confined at a density of less than five hundred square feet per head for  
563 six months or more. This shall not be interpreted to include dairy operations with a  
564 Washington State Grade A license.  
565

566 17.04.111 Fence: A barrier for the purpose of enclosing space or separating lots  
567 (fences are not "structures" for the purposes of this Code).  
568

569 17.04.112 Fence (Washington Legal): A lawful fence shall be of at least four barbed,  
570 horizontal, well-stretched wires, spaced so that the top wire is forty-eight inches, plus or  
571 minus four inches, above the ground and the other wires at intervals below the top wire  
572 of twelve, twenty-two, and thirty-two inches. These wires shall be securely fastened to  
573 substantial posts set firmly in the ground as nearly equidistant as possible, but not more  
574 than twenty-four feet apart. If the posts are set more than sixteen feet apart, the wires  
575 shall be supported by stays placed no more than eight feet from each other or from the  
576 posts. (RCW 16.60.010).  
577

578 All other fences as strong and well calculated as the fence discussed above are also  
579 considered lawful fences (RCW 16.60.011).  
580

581 17.04.113 Fish and Wildlife Habitat Conservation Areas: Areas of local importance  
582 that include a seasonal range or habitat element with which a given species has a  
583 primary association, and which, if altered, may reduce the likelihood that the species will  
584 maintain and reproduce over the long-term. These might include areas of high relative  
585 density or species richness, breeding habitat, winter range, movement corridors, and  
586 areas of limited availability or high vulnerability to alteration, such as cliffs, tales, and  
587 wetlands.  
588

589 17.04.114 Flood Hazard Area: Areas identified by the Federal Insurance  
590 Administration in the report entitled "The Flood Insurance Study for the Okanogan  
591 County Area", as amended/updated, with accompanying Flood Insurance Maps.  
592

593 17.04.115 Floodplain: That portion of a river or stream channel and adjacent lands  
594 subject to flooding in a given flood situation. A 100 year flood plain is that portion of a  
595 river or stream channel and adjacent lands subject to a 1 percent chance of flooding in  
596 any given year as identified on the Flood Hazard maps prepared by the Federal  
597 Emergency Management Agency (FEMA).  
598

599 17.04.116 Floodway: The regular river or stream channel together with that portion of  
600 the floodplain which has been defined as floodway on the Flood Hazard maps prepared  
601 by the Federal Emergency Management Agency (FEMA).  
602

603 17.04.117 Floor Area: The total surface area of all floors, including garage space,  
604 within a structure or structures to be erected on a property.  
605

606 17.04.118 Forest Resource Lands: Land that is primarily useful for growing trees,  
607 including Christmas trees subject to the excise tax imposed under RCW 84.33.100  
608 through 84.33.140, for commercial purposes, and that has long-term commercial  
609 significance for growing trees commercially.  
610

611 17.04.119 Freestanding Sign: A sign supported by one or more uprights, poles or  
612 braces in or on the ground, and not supported by a building.  
613

614 17.04.120 Frequently Flooded Areas: Areas in the floodplain subject to a one percent  
615 or greater chance of flooding in any given year.  
616

617 17.04.121 Fruit Stand: A single story structure used seasonally for marketing fresh  
618 fruits/vegetables, dairy products and other agricultural products.  
619

620 17.04.122 Geologically Hazardous Areas: Areas that are not suited to siting  
621 commercial, residential, or industrial development consistent with public health or safety  
622 concerns, because of their susceptibility to erosion, sliding, earthquake, or other  
623 geological events. Types of geologically hazardous areas including:

- 624 1. Erosion hazard areas contain soil types, according to Soil Conservation  
625 Service's Soil Classification System, that may experience severe to very  
626 severe erosion.
- 627 2. Landslide hazard areas have the potential of risk of mass movement resulting  
628 from a combination of geologic, topographic, and hydrologic factors.
- 629 3. Seismic hazard areas are subject to severe risk of damage as a result of  
630 earthquake-induced ground shaking, slope failure, settlement, or soil  
631 liquefaction.
- 632 4. Mine hazard areas are directly underlain by, adjacent to, or affected by mine  
633 workings such as adits, tunnels, drifts, or air shafts.
- 634 5. Volcanic hazard areas include areas subject to pyroclastic flows, lava flows,  
635 and inundation by debris flows, mud flows, or related flooding resulting from  
636 volcanic activity.

637  
638 17.04.123 Gravel Pit: Land from which sand, gravel or quarried rock is extracted, but  
639 does not include the extraction of metals, minerals or fossil fuels. (See Mining)  
640

641 17.04.124 Guest House: For the purposes of 17.14.115, small living unit  
642 accompanying the main residence permitted on a lot of minimum size or larger for the  
643 purpose of housing guests, friends, and relatives and having its own kitchen and toilet  
644 facilities. The total floor area of such a unit shall be a minimum of 500 square feet and  
645 not exceed 50% of the total area of the main residence. The main residence shall be  
646 occupied by the property owner.

647  
648 17.04.125 Height, building: The average height of the four sides of a structure,  
649 measured from existing grade to the highest point of the roof.

650  
651 17.04.126 Helipad: A designated touchdown spot for short-term occasional use by  
652 helicopters.

653  
654 17.04.127 Heliport: All helicopter landing sites, except for Helipads as defined in  
655 17.04.126, or a site for one, privately owned, non-commercial helicopter. The heliport  
656 may include ancillary maintenance facilities.

657  
658 17.04.130 Home Occupation: A business carried on as an accessory use to a  
659 principal residential use of the subject property, involving the manufacture, provision, or  
660 sale of goods and/or services, which is conducted by the members of the family residing  
661 on the premises plus not more than two (2) nonresident employees. Home Occupations  
662 must comply with Chapter 17.29 of the Okanogan County Zoning Code.

663  
664 17.04.131 Hospital: An institution specializing in giving clinical, temporary and  
665 emergency services of a medical or surgical nature to human patients and licensed by  
666 state law to provide facilities and services in surgery, obstetrics and general medical  
667 practice. (Note: This definition excludes treatment of mental and nervous disorders  
668 and drug/alcohol abuse, but not excluding surgical and post-surgical treatment of these  
669 cases).

670  
671 17.04.132 Hotels and Motels: Establishments for housing the traveling public on an  
672 overnight or short term basis. Accessory restaurant and recreational facilities are  
673 usually available to non-guests as well as guests.

674  
675 17.04.135 Improved Public Road: A roadway used by the public and having a level of  
676 improvement accepted by Okanogan County.

677  
678 17.04.137 Industrial: Activity including manufacturing, processing, warehousing,  
679 storage, distribution, shipping and other related uses.

680  
681 17.04.140 Inns, Lodges and Guest Ranches: Establishments for housing and  
682 providing either organized entertainment (both active and passive) or recreational  
683 opportunities for stays, generally, several nights in duration. This type of facility either  
684 provides all recreational opportunities on-site or as part of an organized or duly licensed  
685 and/or permitted recreational activity on public or private lands in the vicinity of the inn,  
686 lodge or guest ranch.

687

688 17.04.143 Kennel, Commercial: An establishment or place, other than an animal or  
689 veterinary hospital or clinic or animal shelter, where a combination of eleven (11) or  
690 more dogs and/or cats over six (6) months of age are housed, groomed, bred, boarded,  
691 trained or sold commercially or as pets.  
692

693 17.04.144 Kennel, Private: The domicile of a person or persons, who own or breed  
694 five (5) or more dogs and/or cats but less than eleven (11) dogs and/or cats over six (6)  
695 months of age, primarily for personal recreational use, such as participation in  
696 recognized conformation shows, field or obedience trials, racing, scenting, pulling,  
697 specialized hunting or working trials, and water trials, search and rescue, tracking, and  
698 for the purpose of improving the physical soundness, temperament, and conformation of  
699 a given breed to a standard. (Must be in compliance with Chapter 17.28, Home  
700 Occupation)  
701

702 17.04.150 Lodging Unit: One or more rooms in addition to kitchen or bath facilities  
703 within a building intended or designed for the occupancy of guests.  
704

705 17.04.155 Lot: A fractional part of subdivided lands having fixed boundaries, and  
706 being of sufficient area and dimension to meet minimum zoning requirements for width  
707 and area. The term shall include tracts and parcels.  
708

709 17.04.158 Lot, Corner: A lot situated at the intersection of two or more streets. Front  
710 yard setback standards apply to each street frontage of a corner lot.  
711

712 17.04.160 Lot Coverage: That portion of a lot which, when viewed directly from above,  
713 would be covered by building(s) and/or structure(s) and/or impervious surfaces. The  
714 portion of the lot covered by the roof projection or eaves beyond the wall of the  
715 building(s) and/or structure(s), is not included as lot coverage.  
716

717 17.04.165 Lot Width: The horizontal distance between the side lot lines measured at  
718 right angles to the line comprising the depth of the lot at a point midway between the  
719 front lot line and the rear lot line.  
720

721 17.04.168 Manufactured Home: A structure that can be transported on a wheeled-axle  
722 in one or more parts and is constructed to U.S. Housing and Urban Development  
723 Standards.  
724

725 17.04.169 Manufacturing, Heavy: Industrial enterprises and activities which possess  
726 potential nuisance or hazard components or place exceptional demands upon public  
727 facilities and services. Such facilities generally involve the manufacturing, assembly,  
728 fabrication and processing, bulk handling, storage, warehousing, and heavy trucking  
729 activity and normally require sites of larger size to accommodate these uses.  
730

731 17.04.170 Manufacturing, Light: A manufacturing use, in which goods are produced  
732 without using heavy machinery such as, machine loaders, foundry machinery, metal,  
733 presses, etc., and without chemically processing materials. Light manufacturing  
734 activities include but are not limited to the following activities:

- 735  
736  
737  
738  
739  
740  
741  
742  
743
1. Manufacture, assembly, finishing, and/or packaging of small items from component parts. Examples include but are not limited to pottery, clothing, assembly of clocks, electrical appliances, or medical equipment.
  2. Production of items made from materials derived from plants or animals, including but not limited to leather, pre-milled wood, paper, wool or cork; or from textiles, semi-precious or precious metals or stones, or plastics.
  3. Production or bottling of beverages for human consumption, including but not limited to beer, wine and soft drinks.

744 **17.04.175 Marinas:** A facility which provides boat launching, storage, supplies and  
745 services for small pleasure craft. There are two basic types of Marinas; open type  
746 construction (floating breakwater and/or open pile work) and solid type construction  
747 (bulkhead and/or landfill).

748  
749 **17.04.180 Medical/Dental Clinic:** A structure for the medical examination and  
750 treatment of human patients, but without provision for keeping such patients overnight  
751 on the premises.

752  
753 **17.04.182 Mineral Resource Lands:** Lands primarily devoted to the extraction of  
754 minerals or that have known or potential long-term commercial significance for the  
755 extraction of mineral.

756  
757 **17.04.183 Mini Storage:** Storage bins/lockers/rooms for rent or lease to the general  
758 public. Such storage facilities are generally within an enclosed building, although this  
759 definition also encompasses outdoor storage of autos, boats, recreational vehicles,  
760 equipment, etc.

761  
762 **17.04.185 Mining:** The act of extracting from the earth minerals and/or ores via open  
763 pit, shaft, leaching, hydraulic, or other methods, except dredging and sand and gravel.  
764 Note that mining activities are subject to zoning regulation and approval processes;  
765 however, prospecting and exploration activities that are conducted with minimal  
766 disturbance of the subject property are not considered mining and are not restricted by  
767 zoning. Surface mining operations are also regulated by Department of Natural  
768 Resources.

769  
770 **17.04.186 Mobile Home:** Structure that can be transported on a wheeled-axle, placed  
771 upon blocks, and is constructed to U.S. Housing and Urban Development standards.

772  
773 **17.04.187 Mobile Home Park:** A parcel of land designed, developed, and improved to  
774 accommodate two (2) or more mobile homes. Pads or spaces are generally leased or  
775 rented, and the period of occupancy generally extends beyond 30 days.

776  
777 **17.04.188 Modular Home:** A structure moved to a lot in one or more parts, placed  
778 upon a foundation, and is constructed to Uniform Building Code standards.

779  
780 **17.04.189 Nightly rental:** "Nightly rental" (for the purposes of Chapters 17.1217.14A ,  
781 17.14B, 17.15, 17.16 and 17.17 OCC) means tourist accommodation in guest houses,  
782 recreational homes or cabins, or part-time residential homes. See definitions of guest

783 houses, recreational homes or cabins, and part-time residential homes for additional  
784 details concerning each type of use.

785

786 17.04.190 Nonconforming Structure: A lawful structure existing at the effective date of  
787 the adoption of this code that could not be built under the terms of this code or any  
788 amendment thereto.

789

790 17.04.195 Nonconforming Use: Any pre-existing use of land, a structure, or a building  
791 conflicting with the provisions of this code or any amendment thereto.

792

793 17.04.200 Nursery: The land, building, structures(s) or combination thereof for the  
794 storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on  
795 the premises including products used for gardening or landscaping.

796

797 17.04.205 Office: A use intended for the purpose of providing services rather than the  
798 production, distribution, and/or retail sales of goods or commodities. The services  
799 provided are generally professional, educational, administrative, financial, or  
800 governmental in nature.

801

802 17.04.210 Open Space, Common: Land within or related to a development, not  
803 individually owned (undivided interest), which remains undeveloped (except for  
804 approved trails and accessory structures approved by the Dept. of Fish and Wildlife)  
805 and that is dedicated to one or more of the following purpose: Historical/architectural  
806 preservation and/or wildlife habitat and/or recreation.

807

808 17.04.212 Open space, Individual Ownership: Land within or related to a development  
809 owned individually, which remains undeveloped (except for trails) and that is dedicated  
810 for use in the development and is retained or restored to its native state or used for  
811 agricultural or recreational purposes, e.g., part of an organized trail system, structure  
812 approved by the Dept. of Fish and Wildlife, and structures of historical/ architectural  
813 preservation significance or used as designated wildlife open space.

814

815 17.04.215 Open Space Public: Any land which has been acquired, set aside,  
816 dedicated, designated or reserved for general public use or enjoyment.

817

818 17.04.220 Open Space, Conservation: Land retained in an open or unimproved  
819 condition, which has been set aside, dedicated, designated, or reserved for fish and  
820 wildlife preservation or enhancement purposes. Mechanisms for preservation of  
821 Conservation Open Space include but are not limited to: Subdivision, Planned  
822 Development (PD), or Planned Destination Resort (PDR) process. Lands within this  
823 type of an open space dedication may include portions and combinations of forest,  
824 agricultural and grazing lands, priority fish and wildlife habitats, on-site watersheds, 100  
825 year floodplains, county shorelines or shorelines of state-wide significance and riparian  
826 areas and wetlands. Land so designated shall not include areas of human impact  
827 referred to in section 176.19.037 and shall contain no structures or impervious surfaces  
828 other than those which are approved by the Administrator e.g., part of an organized trail  
829 system, structure approved by the Dept. of Fish and Wildlife, and structures of  
830 historical/architectural preservation significance or used as designated Conservation

831 open space. This definition applies to the Incentive Features section 17.19.030 where  
832 percentage points can be earned by dedicating Conservation Open Space within the  
833 PD.  
834

835 17.04.224 Overnight lodging: "Overnight lodging" means rental for transient or  
836 tourist use on a nightly, weekly or other basis less than month-to-month rental  
837

838 17.04.226 Part-time Residential Home: For the purposes of 17.14.115, a home which  
839 is not occupied year round, but is occupied by the owner at least three months of the  
840 year.  
841

842 17.04.230 Persons: Any individual, partnership, corporation, association, company or  
843 other public or corporate body including the federal government and including any  
844 political subdivision, agency, instrumentality or corporation of the state.  
845

846 17.04.235 Planned Destination Resort (PDR): A recreational development which  
847 provides visitor-oriented accommodations and recreational facilities for resort visitors  
848 and residents, consistent with the Comprehensive Plan and approved under Chapter  
849 17.20.  
850

851 17.04.242 Portable: Capable of being carried or moved about, not permanently affixed  
852 to the ground.  
853

854 17.04.243 Projecting Sign: A sign which is attached to or supported by a wall or  
855 overhang of a building or structure other than an awning or marquee and which extends  
856 beyond the wall surface more than twelve inches in any direction.  
857

858 17.04.244 Recreational Homes or Cabins: For the purposes of 17.14.115, those units  
859 which are the only living unit on a lot used by the owner periodically for extended stays  
860 and vacation periods, but are otherwise vacant.  
861

862 17.04.245 Recreational Vehicle (RV) Park: A tract of land under single ownership or  
863 unified control developed with individual sites for rent and containing roads and utilities  
864 to accommodate recreational vehicles or tent campers for vacation or other similar short  
865 stay purposes.  
866

867 17.04.247 Recycling Collection Center: A receptacle, facility, or area used for the  
868 collection of recyclable materials (generally paper, glass, cans, etc.) for bulk transfer to  
869 a recycling processing center.  
870

871 17.04.250 Recycling Processing Center: A facility where discarded household  
872 products such as aluminum and tin cans, glass, paper, and other similar individual  
873 consumer products are deposited and stored for future reprocessing, including crushing,  
874 breaking, sorting and packaging operations, but not a junk yard.  
875

876 17.04.252 Residential Transient Tourist Accommodation: For the purposes of  
877 17.14.115, overnight lodging spaces for the traveling public. These facilities may  
878 include but are not limited to: guest houses, recreational homes or cabin, or part-time

879 residential homes, campgrounds, recreation vehicle (RV) parks,  
880 dormitories/hostels/hospice, bed and breakfast, lodge/inn, cabins, hotel/motels. See  
881 individual definitions for additional detail concerning each type of use.

882

883 17.04.255 Riparian Areas: Areas adjacent to perennial or intermittent streams, lakes,  
884 ponds or standing water.

885

886 17.04.260 Salvage (Junk) Yards: Junk yard means any lot, parcel, tract of land,  
887 building, structure or part thereof used for the storage, collection, processing, purchase,  
888 sale or abandonment of waste paper, rags, scrap metal, vehicular parts, glass, used  
889 building materials, household appliances, brush, wood or other scrap or discarded  
890 goods, materials, machinery or five or more unregistered, inoperable motor or  
891 recreational vehicles or any other type of junk.

892

893 17.04.261 Sandwich Board Sign: A sign, which consists of two panels, hinged or  
894 attached at the top or side designed to be movable and stand on the ground.

895

896 17.04.265 Sawmill: A mill where timber or logs are sawed into lumber or boards.

897

898 17.04.270 Sawmill, portable: A small self-contained sawmill which is moved to the site  
899 where the timber is to be sawn and then moved on to another location.

900

901 17.04.272 Seasonal: A temporary use or permit (see 17.04.297) the duration of which  
902 is related to an identifiable climatic, cultural, or recreational period. (i.e., summer,  
903 winter, fall, spring, Christmas, ski season).

904

905 17.04.275 Shoreline: The line at which the surface of the body of water of any lake,  
906 stream, or river meets the land.

907

908 17.04.280 Shoreline Management: Having to do with the Washington State Shoreline  
909 Management Act of 1971 (Chapter 90.58 RCW), and/or the Okanogan Shoreline  
910 Management Master Program administered under Title 18.

911

912 17.04.281 Sign: Any letter, figure, design, symbol, trademark, or other devise which is  
913 intended to attract attention to any activity, service, place, firm, corporation or  
914 merchandise, except: (a) traffic signs not visible from the public right-of-way or adjacent  
915 properties; (b) sign on moving vehicles; (c) newspapers or other printed materials  
916 intended for individual use or distribution to members of the public; (d) government  
917 flags, or flags and bunting exhibited to commemorate national and patriotic holidays;  
918 and banners announcing charitable or civic events.

919

920 17.04.282 Sign Area: The entire background of one face of a sign upon which  
921 information of any kind can be displayed unless otherwise certified in this ordinance, but  
922 does not include posts, foundations, roofs or landscaping. Sign measurement shall be  
923 based upon the entire area of the sign with a single continuous perimeter enclosing the  
924 extreme limits of the sign surface, but excluding posts, supports, foundations, roofs or  
925 landscaping. For a sign attached to or painted on a building, the area shall be  
926 considered to be 120% of the smallest rectangle which encompasses all of the letters,  
927 symbols and any background color that is different than the natural color or finish of the  
928 building.

929  
930 17.04.283 Sign Height: The height of any sign shall be measured from the average  
931 grade at the base of the sign to the top of the sign. Any sign over or adjacent to a  
932 walkway shall be a minimum of eight feet above the walkway.

933  
934 17.04.285 Solid Waste Transfer Station: A government or private facility operated  
935 under government approval or franchise, where privately and or commercially  
936 transported solid waste and refuse is reloaded into larger vehicles for final  
937 transportation to a permanent disposal location.

938  
939 17.04.287 Special Event: Any event (excluding those events allowed through the  
940 festival permitting process) that happens for more than three (3) consecutive days per  
941 event and no more than twice (2) a year.

942  
943 17.04.289 Special Event Camping: Any ten (10) or more, recreational vehicles, tents,  
944 or temporary structures designed for temporary habitation, or any combination thereof,  
945 limited to the duration of the special event (whether related to a special event or not)  
946 and one (1) week before and one (1) week after.

947  
948 17.04.295 Structure: Anything constructed in the ground, or anything erected which  
949 requires location on the ground or water, or is attached to something having location on  
950 or in the ground, but not including fences or paved areas, or standard roof mounted  
951 antennas.

952  
953 17.04.297 Temporary: A use or permit having a specific, short-term duration. (See  
954 Seasonal).

955  
956 17.04.299 Temporary Use: A use that is limited in scope, duration, and frequency.

957  
958 17.04.299.1 Tourist accommodation: "Tourist accommodation" means overnight  
959 lodging for the traveling public

960  
961 17.04.300 Tract: A parcel of land, or contiguous parcels under common ownership.

962  
963 17.04.304 Transient Use: A business that lasts or stays only a short time; and/or a  
964 business that travels from place to place covering a circuit.

965  
966 17.04.305 Transitional Surface: In reference to an airport, transitional surfaces are  
967 located on both sides of the approach and primary surfaces. These surfaces extend

968 outward and upward at right angles to the runway centerline at a slope of 7 feet  
969 horizontal for every 1 foot vertical rise from the sides of the primary and approach  
970 surfaces until it reaches 160 feet above the highest point on the runway.  
971

972 17.04.315 Underlying Zone: A zoning district (found in Chapters 17.05 through 17.18)  
973 which is applied directly to the land as identified on the Official Zoning Map, the  
974 regulations of which apply in addition to those general requirements set forth in this  
975 code.  
976

977 17.04.318 Use: The legal enjoyment of property that consists in its employment,  
978 occupation, exercise, or practice.  
979

980 17.04.320 Variance: An adjustment in the application of the regulations of a zoning  
981 ordinance to a particular piece of property, in a situation where the property, because of  
982 special circumstances found to exist on the land, is deprived as a result of the  
983 imposition of the zoning regulations of privileges commonly enjoyed by other properties  
984 in the same vicinity and zone. A variance shall be limited to only that adjustment  
985 necessary to remedy the disparity in privilege. A variance shall not be used to convey  
986 special privileges not enjoyed by other properties in the same vicinity and zone and  
987 subject to the same restrictions. Economic hardship is not grounds for a variance.  
988

989 17.04.325 Veterinary Clinic: A place used for the care, grooming, diagnosis, and  
990 treatment of the sick, ailing, infirm, or injured animals, and those who are in need of  
991 medical or surgical attention, and may include overnight accommodations on the  
992 premises for the treatment, observation and/or recuperation.  
993

994 17.04.330 Warming Huts/Way Stations: A temporary shelter from adverse weather  
995 conditions or overnight layovers on longer trips. These shelters are not intended for  
996 extended stays or permanent residential occupancy. Further, these uses are permitted  
997 only as an ancillary use to a planned, recognized and/or duly authorized recreational  
998 program.  
999

1000 17.04.345 Wetlands: Wetland or wetlands means areas that are inundated or  
1001 saturated by surface water or ground water at a frequency and duration sufficient to  
1002 support, and that under normal circumstances do support, a prevalence of vegetation  
1003 typically adapted for life in saturated soil conditions. Wetlands generally include  
1004 swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial  
1005 wetlands intentionally created from non-wetland sites, including, but not limited to,  
1006 irrigation and drainage ditches, grass-lined swales, canals, detention facilities,  
1007 wastewater treatment facilities, farm ponds, and landscape amenities. However,  
1008 wetlands may include those artificial wetlands intentionally created from non-wetland  
1009 areas created to mitigate conversion of wetlands, if permitted by the county or city.  
1010

1011 17.04.346 Window Sign: A sign placed inside a building within 2 horizontal feet of the  
1012 window or on a window. This term does not include merchandise.  
1013

1014 17.04.350 Zoning Adjuster: The individual designated and appointed by the Board of  
1015 County Commissioners to hear and decide Zoning Adjuster Yard Variances as set forth  
1016 in Okanogan County Code 17.34.120.  
1017

1018 17.04.351 Zoning Adjuster/Yard Variance: The administrative variances established in  
1019 Okanogan County Code 17.34.120 which allows the reduction of required yard setbacks  
1020 up to 25% of the Code requirement subject to the requirements of 17.34.070.  
1021  
1022

DRAFT

Chapter \_\_\_\_\_  
Rural 1 (R-1)

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The purpose of the Rural 1 zone district is to provide urban growth areas and high density rural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by maintaining broad controls in preserving rural character and protecting natural resources surrounding existing high density areas and urban centers.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Day care facilities
  3. Dwellings
    - a. Multifamily
    - b. Single-family
  4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  5. Fruit, vegetable, agriculture, dairy product stand
  6. Grazing of livestock
  7. Home Occupations
  8. Mini Storage
  9. Tourist Accommodations:
    - a. Bed and breakfasts

**17.XX.030 Conditional Uses**

- A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by

- 1070 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
 1071 "District Use Chart".
- 1072 1. Churches
  - 1073 2. Communication facility, commercial radio and TV, microwave or other antennas  
 1074 for transmitting and receiving
  - 1075 3. Exercise clubs, indoor swimming pools
  - 1076 4. Florist, retail
  - 1077 5. Government services
    - 1078 a. Infrastructure, wastewater treatment plants, substations, pump stations
    - 1079 b. Emergency vehicle facilities, police, fire
  - 1080 6. Landscaping services
  - 1081 7. Manufactured Home Parks
  - 1082 8. Marina
  - 1083 9. Meat packing plant
  - 1084 10. Medical/dental clinic
  - 1085 11. Nurseries
  - 1086 12. Private clubs, fraternal lodges, country clubs
  - 1087 13. Professional buildings (offices)
  - 1088 14. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
  - 1089 15. Recycling collection center
  - 1090 16. Retail stores or gift shops
  - 1091 17. Schools
  - 1092 18. Snow removal services
  - 1093 19. Tourist Accommodations:
    - 1094 a. Inns and lodges
    - 1095 b. RV Parks
  - 1096
  - 1097 **17.XX.040 Accessory Uses**
    - 1098 1. Normal accessory uses customary and incidental to the permitted and/or  
 1099 conditional use of the property.
    - 1100 2. Additional residential units for extended family members only if a demonstrated  
 1101 family hardship exists (see OCC 17.33.135).
    - 1102 3. Farm-worker housing.
  - 1103
  - 1104 **17.XX.050 Lot Area and Width**
    - 1105 1. Minimum lot area is one acre, except where health regulations require larger  
 1106 parcels to accommodate on-site sewage treatment.
    - 1107 2. Minimum lot width is 75 feet.
  - 1108
  - 1109 **17.XX.060 Density**
    - 1110 1. Minimum of one acre/single family unit.
    - 1111 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
    - 1112 3. Density of RV Parks, etc. shall be determined by Okanogan County Health  
 1113 District standards for on-site treatment.
  - 1114
  - 1115 **17.XX.070 Required Property Line Setbacks**
    - 1116 1. Front - minimum is 25 feet.
    - 1117 2. Side - minimum is 5 feet.

1118 3. Rear - minimum is 25 feet.

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1120 17.XX.080 Height

1121 Maximum height is 35 feet.

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1123 17.XX.090 Lot Coverage

1124 Not applicable.

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1126 17.XX.100 Parking

1127 As indicated in OCC Chapter 17.25.

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DRAFT

**Chapter \_\_\_\_\_  
Rural 2 (R-2)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The purpose of the Rural 2 zone district is to establish and protect high density rural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by maintaining broad controls in preserving rural character and protecting natural resources.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Apiary farms (bee farms)
  3. Day care facilities
  4. Dwellings:
    - a. Single family
    - b. Multi family
  5. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  6. Florist, retail
  7. Florist, wholesale/floriculture
  8. Fruit, vegetable, agriculture, dairy product stand
  9. Government services:
    - a. Emergency vehicles facilities, police, fire
    - b. Maintenance shops, warehouses (also see professional buildings)
  10. Grazing of Livestock
  11. Home Occupations
  12. Mini-storage
  13. Nurseries
  14. Orchards
  15. Tourist accommodations:

a. Bed and breakfasts

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17.XX.030 Conditional Uses

B. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

1. Auto repair
2. Auto towing operation (with auto, storage)
3. Churches
4. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
5. Crematoriums and columbarium, cemetery, mausoleum
6. Dairy Farm
7. Drive-in movies
8. Exercise clubs, indoor swimming pools
9. Feedlots
10. Golf courses
11. Government services:
  - a. Infrastructure, wastewater treatment plants, substations, pump stations
12. Halls, stadiums, auditoriums
13. Heliport
14. Horticultural services
15. Kennels (commercial) (see OCC 17.33.140)
16. Landscaping services
17. Manufactured Home Parks
18. Manufacturing (light)
19. Marina
20. Meat packing plant
21. Medical/dental clinic
22. Motorized vehicle track/facilities
23. Petroleum bulk plant, except petroleum products stored for private use or agricultural use
24. Private clubs, fraternal lodges, country clubs
25. Propane/natural gas storage tanks (commercial)
26. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
27. Recycling collection center
28. Retail stores or gift shops
29. Salvage (junk) yards
30. Schools
31. Snow removal services
32. Solid waste transfer station
33. Sorting, grading, and packing facilities for fruit, vegetables and agriculture products
34. Tourist accommodations:

- 1225 a. Campgrounds
- 1226 b. Inns and lodges
- 1227 c. RV Parks

1228 35. Veterinarian clinics

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1232 17.XX.040 Accessory Uses

- 1233 1. Normal accessory uses customary and incidental to the permitted and/or
- 1234 conditional use of the property.
- 1235 2. Additional residential units for extended family members or employees of a farm
- 1236 upon which they live and work (for example, guest houses, employee housing
- 1237 and seasonal worker cabins). Note: Additional residential units are not allowed
- 1238 in association with multi-family housing or mobile home parks.
- 1239 3. Farm-worker housing.

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1241 17.XX.050 Lot Area and Width

- 1242 1. Minimum lot area is 2 acres, except where health regulations require larger
- 1243 parcels to accommodate on-site sewage treatment.
- 1244 2. When structures for manufacturing, commercial, and industrial uses exceed 35
- 1245 feet minimum lot area is 5 acres.
- 1246 3. Minimum lot width is 100 feet.

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1248 17.XX.060 Density

- 1249 1. Minimum of 2 acres/single family unit.
- 1250 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
- 1251 3. Density of RV Parks, Campgrounds, Hotels, Motels, etc. shall be determined by
- 1252 Okanogan County Health District standards for on-site treatment.

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1254 17.XX.070 Required Property Line Setbacks

- 1255 1. For all permitted structures, except manufacturing, commercial, and industrial
- 1256 structures, shall have the following required yard setbacks:
- 1257 A. Front - Minimum is 25 feet
- 1258 B. Side - Minimum is 5 feet
- 1259 C. Rear - Minimum is 25 feet
- 1260 2. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1261 property lines shall not be less than two feet horizontal for every one foot of
- 1262 vertical height; or, the setback established in this section, whichever is greater.
- 1263 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1264 from all property lines.]

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1266 17.XX.080 Height

- 1267 1. Maximum height for all uses in the zone shall be 35', except as noted in
- 1268 sections 2 through 7 below.
- 1269 2. Maximum height shall be 50' for: appurtenances and decorative non-structural
- 1270 architectural components on roofs of single and multiple family dwelling units
- 1271 and on roofs of accessory agricultural buildings.
- 1272 3. Maximum height for agricultural uses shall be 65', except as noted in section 5.

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4. Maximum height for the following uses, shall be 65' fee, unless otherwise limited by condition of a conditional use permit, or by a County commissioner sanctioned Community Advisory Committee, as identified in the district use chart: agricultural wind machines; aircraft hangers; 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; Government 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 pulpmills; school auditoriums and theaters; smokestacks; [Note: Manufacturing, commercial and industrial uses can only be placed on lots 5 acres and larger, if the structures exceed 35 feet in height. See "Lot Area and Width Requirements" in section 17.05.060.
5. Maximum height for the following list of uses in 100': grain elevators; private communication towers; single family residential windmills; water tanks.
6. Maximum height for electric transmission and distribution towers and poles shall be 150'.
7. Maximum height for communication facilities (commercial and public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200'.

17.XX.090 Lot Coverage

Not applicable, see required setbacks in 17.XX.070.

17.XX.100 Parking

As indicated in Chapter 17.25

**Chapter \_\_\_\_\_**  
**Rural 3 (R-3)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Rural 3 zone district establishes and protects medium density rural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by preserving rural character and protecting natural resources, environmental, aesthetic and economic qualities of Okanogan County thorough review and the imposition of more stringent development and subdivision standards.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory uses as identified in this chapter
2. Apiary farms (bee farms)
3. Dwellings:
  - a. Single Family
4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
5. Florist, retail
6. Grazing of livestock
7. Grist milling, corn shelling, hay baling and threshing service
8. Home Occupations
9. Horticultural services
10. Nurseries
11. Orchards
12. Sorting, grading and packing facilities for fruit, vegetables and agriculture products
13. Tourist accommodations
  - a. Bed and breakfasts

**17.XX.030 Conditional Uses**

- 1351 A. Conditional uses are permitted only if issued an approved conditional use permit by  
 1352 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
 1353 following is a list of conditional uses. Any use not listed which is nearly identical to a  
 1354 conditional use, as determined by the administrative official, may be permitted by  
 1355 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
 1356 "District Use Chart".
- 1357 1. Aircraft sales repair, service
  - 1358 2. Aircraft hangars
  - 1359 3. Airstrips
  - 1360 4. Auto repair
  - 1361 5. Auto towing operation (with auto storage)
  - 1362 6. Churches
  - 1363 7. Communication facility, commercial radio and TV, microwave or other antennas  
 1364 for transmitting and receiving
  - 1365 8. Compost manufacturer
  - 1366 9. Crematorium, columbarium, cemetery, mausoleum
  - 1367 10. Dairy farms
  - 1368 11. Day care facilities
  - 1369 12. Dwellings:
    - 1370 a. Multi family
  - 1371 13. Feedlots
  - 1372 14. Florist, wholesale/floriculture
  - 1373 15. Fruit, vegetable, agriculture or dairy product stand
  - 1374 16. Golf Course
  - 1375 17. Government services:
    - 1376 a. Infrastructure, wastewater treatment plants, substations, pump stations
    - 1377 b. Emergency vehicle facilities, police, fire
    - 1378 c. Maintenance shops, warehouses (also see professional buildings)
  - 1379 18. Heliport
  - 1380 19. Kennels (commercial) (see OCC 17.33.140)
  - 1381 20. Landscaping services
  - 1382 21. Manufactured Home Parks
  - 1383 22. Manufacturing (light)
  - 1384 23. Marina
  - 1385 24. Meat packing plant
  - 1386 25. Medical/dental clinic
  - 1387 26. Mini-storage
  - 1388 27. Motorized vehicle track/facilities
  - 1389 28. Propane/natural gas storage tanks (commercial)
  - 1390 29. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
  - 1391 30. Recycling collection center
  - 1392 31. Sawmills, portable (commercial)
  - 1393 32. Schools
  - 1394 33. Slaughterhouses
  - 1395 34. Snow removal services
  - 1396 35. Solid waste transfer station
  - 1397 36. Tourist accommodations:
    - 1398 a. Campgrounds

- 1399 b. Inns and lodges
- 1400 c. RV Parks
- 1401 37. Veterinarian clinics

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1405 17.XX.040 Accessory Uses

- 1406 1. Normal accessory uses customary and incidental to the permitted and/or
- 1407 conditional use of the property.
- 1408 2. On lots which meet or exceed the minimum size requirement, one additional
- 1409 attached or detached accessory dwelling with a floor area of 50% or less of the
- 1410 primary structure is allowed. The dwelling may be for guests, relatives, or
- 1411 employees, and must be clustered near the primary structure (see OCC
- 1412 16.08.032).
- 1413 3. On non-conforming lots, additional residential units for extended family members
- 1414 only if a demonstrated family hardship exists (see OCC 17.33.135).
- 1415 4. Farm-worker housing.

1416

1417 17.XX.050 Lot Area and Width

- 1418 1. Minimum lot area is 3 acres
- 1419 a. When the height of structures for permitted manufacturing, commercial
- 1420 and industrial uses exceed 35 feet minimum lot area is 5 acres. These
- 1421 structures cannot be placed on lots that are less than minimum size.
- 1422 2. Minimum lot width is 100 feet

1423

1424 17.XX.060 Density

- 1425 1. Minimum of 3 acres/unit with an allowance for a second unit per OCC 17.XX.040
- 1426 2.

1427

1428 17.XX.070 Required Property Line Setbacks

- 1429 1. Front - minimum is 25 feet
- 1430 2. Side - minimum is 25 feet
- 1431 3. Rear - minimum is 25 feet
- 1432 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1433 property lines shall not be less than two feet horizontal for every one foot vertical
- 1434 height; or, the setback established in this section, whichever is greater.
- 1435 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1436 from all property lines.]

1437

1438 17.XX.080 Height

- 1439 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 1440 sections 2 through 6 below.
- 1441 2. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 1442 and decorative non-structural architectural components on roofs of single family
- 1443 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory
- 1444 agricultural buildings; crosses and other religious or civic monuments.
- 1445 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind
- 1446 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,

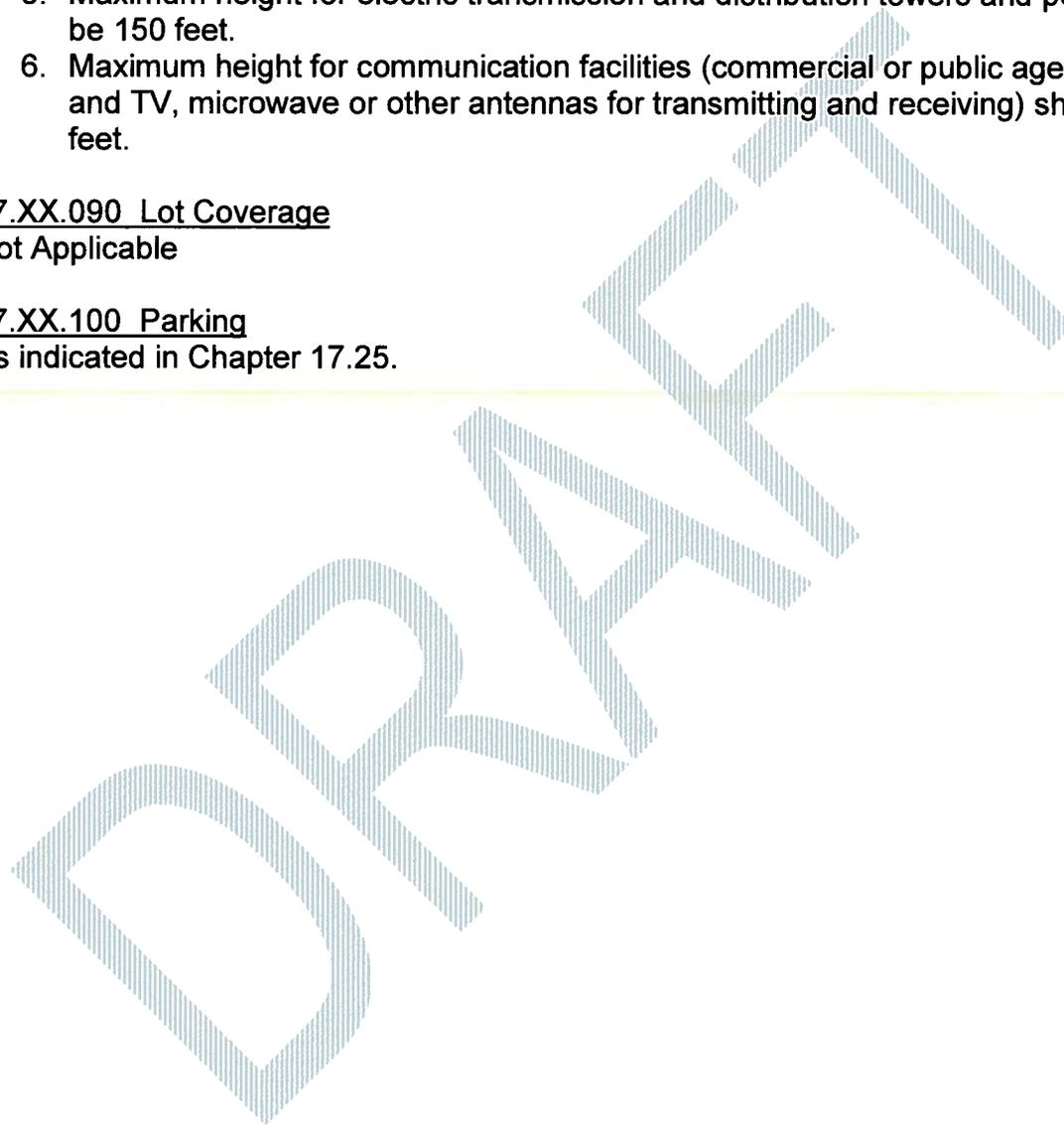
1447 cupolas, and domes; county administrative and criminal justice buildings; drive-  
1448 in movie theater screens; elevator penthouses; fire towers; fruit and vegetable  
1449 packing facilities; gas holders or other similar structures; hose towers; parapet  
1450 walls; performing arts centers (theaters, community centers, sports facilities and  
1451 complexes); petroleum storage tanks; school auditoriums and theaters.  
1452 4. Maximum height for the following list of uses shall be 100 feet: amateur radio  
1453 poles or antennas; grain elevators; private communication poles or antennas;  
1454 single family residential wind mills; water tanks.  
1455 5. Maximum height for electric transmission and distribution towers and poles shall  
1456 be 150 feet.  
1457 6. Maximum height for communication facilities (commercial or public agency radio  
1458 and TV, microwave or other antennas for transmitting and receiving) shall be 200  
1459 feet.

1460 17.XX.090 Lot Coverage

1461 Not Applicable

1462  
1463 17.XX.100 Parking

1464 As indicated in Chapter 17.25.  
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**Chapter \_\_\_\_\_  
Rural 5 (R-5)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Rural 5 zone district establishes and protects medium density rural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by preserving rural character and protecting natural resources, environmental, aesthetic and economic qualities of Okanogan County thorough review and the imposition of more stringent development and subdivision standards.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Apiary farms (bee farms)
  3. Compost manufacturer
  4. Dairy farms
  5. Dwellings:
    - a. Single Family
  6. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  7. Grazing of livestock
  8. Grist milling, corn shelling, hay baling and threshing service
  9. Home Occupations
  10. Horticultural services
  11. Nurseries
  12. Orchards
  13. Sorting, grading and packing facilities for fruit, vegetables and agriculture products
  14. Tourist accommodations
    - a. Bed and breakfasts

**17.XX.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

1. Aircraft fuel pumps and fuel storage
2. Aircraft hangars
3. Airports
4. Airstrips
5. Asphalt batch plant – permanent
6. Asphalt batch plant – temporary
7. Auto parking lots or garages (commercial)
8. Auto towing operation (with auto storage)
9. Cement, lime, gypsum manufacturers
10. Churches
11. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
12. Concrete batch plants – permanent
13. Concrete batch plants – temporary
14. Crematorium, columbarium, cemetery, mausoleum
15. Day care facilities
16. Drive-in movies
17. Explosive manufacture or storage (storage other than for farm use)
18. Feedlots
19. Flight schools (aircraft)
20. Florist, wholesale/floriculture
21. Fowl or dead animal reduction, composting or disposal
22. Fruit, vegetable, agriculture or dairy product stand
23. Government services:
  - a. Infrastructure, wastewater treatment plants, substations, pump stations
  - b. Emergency vehicle facilities, police, fire
  - c. Maintenance shops, warehouses (also see professional buildings)
24. Heliport
25. Hospital
26. Kennels (commercial)
27. Landscaping services
28. Marina
29. Meat packing plant
30. Medical/dental clinic
31. Mini-storage
32. Motorized vehicle track/facilities
33. Petroleum bulk plant, except petroleum products stored for private use or agricultural use
34. Propane/natural gas storage tanks (commercial)
35. Recycling collection center
36. Salvage (junk) yards

- 1563 37. Sanitary landfills
- 1564 38. Sawmills, portable (commercial)
- 1565 39. Schools
- 1566 40. Shooting ranges
- 1567 41. Slaughterhouses
- 1568 42. Snow removal services
- 1569 43. Solid waste transfer station
- 1570 44. Veterinarian clinics
- 1571

1572 **17.XX.040 Accessory Uses**

- 1573 1. Normal accessory uses customary and incidental to the permitted and/or
- 1574 conditional use of the property.
- 1575 2. On lots which meet or exceed the minimum size requirement, one additional
- 1576 attached or detached accessory dwelling with a floor area of 50% or less of the
- 1577 primary structure is allowed. The dwelling may be for guests, relatives, or
- 1578 employees, and must be clustered near the primary structure (see OCC
- 1579 16.08.032).
- 1580 3. On non-conforming lots, additional residential units for extended family members
- 1581 only if a demonstrated family hardship exists (see 17.33.135).
- 1582

1583 **17.XX.050 Lot Area and Width**

- 1584 1. Minimum lot area is 5 acres
- 1585 a. When the height of structures for permitted manufacturing, commercial
- 1586 and industrial uses exceed 35 feet minimum lot area is 5 acres. These
- 1587 structures cannot be placed on lots that are less than minimum size.
- 1588 2. Minimum lot width is 100 feet
- 1589

1590 **17.XX.060 Density**

- 1591 1. Minimum of 5 acres/unit with an allowance for a second unit per 17.XX.040 2.
- 1592

1593 **17.XX.070 Required Property Line Setbacks**

- 1594 1. Front - minimum is 25 feet
- 1595 2. Side - minimum is 25 feet
- 1596 3. Rear - minimum is 25 feet
- 1597 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1598 property lines shall not be less than two feet horizontal for every one foot vertical
- 1599 height; or, the setback established in this section, whichever is greater.
- 1600 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1601 from all property lines.]
- 1602

1603 **17.XX.080 Height**

- 1604 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 1605 sections 2 through 6 below.
- 1606 2. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 1607 and decorative non-structural architectural components on roofs of single family
- 1608 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory
- 1609 agricultural buildings; crosses and other religious or civic monuments.

- 1610 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind  
1611 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,  
1612 cupolas, and domes; county administrative and criminal justice buildings; drive-  
1613 in movie theater screens; elevator penthouses; fire towers; fruit and vegetable  
1614 packing facilities; gas holders or other similar structures; hose towers; parapet  
1615 walls; performing arts centers (theaters, community centers, sports facilities and  
1616 complexes); petroleum storage tanks; school auditoriums and theaters.  
1617 4. Maximum height for the following list of uses shall be 100 feet: amateur radio  
1618 poles or antennas; grain elevators; private communication poles or antennas;  
1619 single family residential wind mills; water tanks.  
1620 5. Maximum height for electric transmission and distribution towers and poles shall  
1621 be 150 feet.  
1622 6. Maximum height for communication facilities (commercial or public agency radio  
1623 and TV, microwave or other antennas for transmitting and receiving) shall be 200  
1624 feet.

1625  
1626 17.XX.090 Lot Coverage

- 1627 1. Single family development - Maximum lot coverage is 10%  
1628 2. All other development - Maximum lot coverage is 40%

1629  
1630 17.XX.100 Parking

1631 As indicated in Chapter 17.25.  
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**Chapter**  
**Rural 20 (R-20)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking
- 17.XX.110 Special Provisions
- 17.XX.115 Signs

**17.XX.010 Purpose of Classification**

The Rural 20 zone district establishes and protects low density rural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by preserving rural character and protecting natural resources, environmental, aesthetic and economic qualities of Okanogan County thorough review and the imposition of more stringent development and subdivision standards.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory uses as identified in this chapter
2. Apiary farms (bee farms)
3. Dairy farms
4. Day care facilities
5. Dwellings:
  - a. Single-family
6. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
7. Grazing of livestock
8. Grist milling, corn shelling, hay baling and threshing service
9. Home Occupations
10. Horticultural services
11. Nurseries
12. Orchards
13. Tourist accommodations
  - a. Bed and breakfasts

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**17.XX.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

1. Aircraft fuel pumps and fuel storage
2. Aircraft hangars
3. Aircraft sales, repair, service
4. Airstrips
5. Asphalt batch plant-temporary
6. Churches
7. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
8. Compost manufacturer
9. Concrete batch plants – permanent
10. Concrete batch plants – temporary
11. Crematoriums and columbarium, cemetery, mausoleum
12. Florist, wholesale/floriculture
13. Government services:
  - a. Infrastructure, wastewater treatment plants, substations, pump stations
  - b. Emergency vehicle facilities, police, fire
  - c. Maintenance shops, warehouses (also see professional buildings)
14. Gravel pits (commercial)
15. Heliport
16. Kennels (commercial)
17. Landscaping services
18. Marina
19. Quarries and borrow pits (commercial)
20. Recycling collection center
21. Sawmills, portable (commercial)
22. Schools
23. Snow removal services
24. Solid waste transfer station
25. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
26. Veterinarian clinics

**17.XX.040 Accessory Uses**

1. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
2. On lots which meet or exceed the minimum size requirement, one additional attached or detached accessory dwelling with a floor area of 50% or less of the primary structure is allowed. The dwelling may be for guests, relatives, or employees, and must be clustered near the primary structure (see OCC 16.08.032).

- 1729 3. On non-conforming lots, additional residential units for extended family members  
1730 only if a demonstrated family hardship exists. See OCC 17.33.135.  
1731 4. Farm-worker housing.  
1732

1733 17.XX.050 Lot Area and Width

- 1734 1. Minimum lot area is 20 acres  
1735 2. Minimum lot width is 100 feet  
1736

1737 17.XX.060 Density

1738 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted  
1739 subject to provisions of **17.XX.040 (2)**.  
1740

1741 17.XX.070 Required Property Line Setbacks

- 1742 1. Front - minimum is 50 feet  
1743 2. Side - minimum is 50 feet  
1744 3. Rear - minimum is 50 feet  
1745 4. Commercial structures: yard setbacks from all property lines shall not be  
1746 less than two feet horizontal for every one foot vertical height; or, the  
1747 setback established in this section, whichever is greater.  
1748

1749 17.XX.080 Height

- 1750 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
1751 sections 2 through 6 below.  
1752 2. Maximum height for the following list of uses shall be 50 feet:  
1753 appurtenances and decorative non-structural architectural components on  
1754 roofs of single family dwelling units, multi-family dwelling units, inns, lodges  
1755 and on roofs of accessory agricultural buildings; crosses and other religious  
1756 or civic monuments.  
1757 3. Maximum height for the following list of uses shall be 65 feet: barns, silos,  
1758 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;  
1759 county administrative and criminal justice buildings; fire towers; fruit and  
1760 vegetable packing facilities; hose towers; parapet walls; school auditoriums  
1761 and theaters.  
1762 4. Maximum height for the following list of uses shall be 100 feet: amateur  
1763 radio poles or antennas; agricultural wind machines; grain elevators; private  
1764 communication poles or antennas; single family residential wind mills; water  
1765 tanks.  
1766 5. Maximum height for electric transmission and distribution towers and poles  
1767 shall be 150 feet.  
1768 6. Maximum height for communication facilities (commercial or public agency  
1769 radio and TV, microwave or other antennas for transmitting and receiving)  
1770 shall be 200 feet.  
1771

1772 17.XX.090 Lot Coverage

- 1773 1. Single family uses - Maximum lot coverage is 5%  
1774 2. Conditional uses and all other permitted use types exclusive of single-family  
1775 uses - Maximum lot coverage is 10%  
1776

1777 17.XX.100 Parking  
1778 As indicated in Chapter 17.25.

1779  
1780 17.XX.110 Special Provisions

1781 1. Light and Glare: Outdoor lighting, including street and parking lot lighting,  
1782 shall be directed downward and shielded to minimize potential glare to  
1783 motorists and off-site residents. No exterior light with a direct source visible  
1784 from a neighboring property shall be installed. Indirect sources and  
1785 horizontal cut-off fixtures are recommended to reduce glare and provide  
1786 general ambient light. Holiday lighting is exempt from these requirements.

1787  
1788 17.XX.115 Signs

1789 Any sign advertising a business or organization not located on the parcel containing the  
1790 business or organization is prohibited except those signs erected by the State of  
1791 Washington or Okanogan County.

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DRAFT

Chapter \_\_\_\_\_

Sub-Unit A Rural Residential 5 (RR-5)

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Sections:

- 17. \_\_.010 Purpose of Classification
- 17. \_\_.020 Permitted Uses
- 17. \_\_.030 Conditional Uses
- 17. \_\_.040 Accessory Uses
- 17. \_\_.050 Lot Area and Width
- 17. \_\_.060 Density
- 17. \_\_.070 Required Yard Setbacks
- 17. \_\_.080 Height
- 17. \_\_.090 Lot Coverage
- 17. \_\_.100 Parking
- 17. \_\_.110 Special Provisions
- 17. \_\_.120 Signs

17.XX.010 Purpose of Classification

The purpose of this district is to implement the Upper Methow Valley Comprehensive Plan (in particular, section 8, Community Image and section 9, Land Use Element) through project review and the imposition of more stringent development standards. This zoning designation is available only for those lands located within the boundary of Sub-Unit A as identified by the Okanogan County Comprehensive Plan.

17. XX.020 Permitted Uses

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
  - 1. Accessory Uses
  - 2. Apiary farms (bee farms)
  - 3. Dairy farms
  - 4. Day care facilities
  - 5. Dwellings:
    - a. Single-family
  - 6. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  - 7. Fruit, vegetable, agriculture, dairy product stand
  - 8. Grist milling, corn shelling, hay baling and threshing service
  - 9. Home Occupations
  - 10. Horticultural services
  - 11. Nurseries
  - 12. Orchards
  - 13. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
  - 14. Tourist accommodations

1842 a. Bed and breakfasts

1843  
1844 17. XX.030 Conditional Uses

1845 A. Conditional uses are permitted only if issued an approved conditional use permit by  
1846 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
1847 following is a list of conditional uses. Any use not listed which is nearly identical to a  
1848 conditional use, as determined by the administrative official, may be permitted by  
1849 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
1850 "District Use Chart".

- 1851 1. Aircraft fuel pumps and fuel storage
- 1852 2. Aircraft hangars
- 1853 3. Airstrips
- 1854 4. Asphalt batch plant-temporary
- 1855 5. Churches
- 1856 6. Communication facility, commercial radio and TV, microwave or other antennas  
1857 for transmitting and receiving
- 1858 7. Compost manufacturer
- 1859 8. Concrete batch plants-temporary
- 1860 9. Crematoriums and columbarium, cemetery, mausoleum
- 1861 10. Florist, wholesale/floriculture
- 1862 11. Government services:
  - 1863 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 1864 b. Emergency vehicle facilities, police, fire
  - 1865 c. Maintenance shops, warehouses (also see professional buildings)
- 1866 12. Heliport
- 1867 13. Kennels (commercial)
- 1868 14. Marina
- 1869 15. Recycling collection center
- 1870 16. Schools
- 1871 17. Solid waste transfer station
- 1872 18. Veterinarian clinics

1873  
1874 17. XX.040 Accessory Uses

- 1875 1. Normal accessory uses customary and incidental to the permitted and/or  
1876 conditional use of the property.
- 1877 2. On lots that exceed five acres, one additional attached or detached accessory  
1878 dwelling with a floor area of 50% or less of the primary structure is allowed. The  
1879 dwelling, which must be clustered near the primary structure (see OCC  
1880 16.08.032), may be used for guests, relatives, or employees. A site plan shall be  
1881 submitted to the Office of Planning & Development for review of conformity with  
1882 maximum lot coverage.
- 1883 3. On non-conforming lots, additional residential units for extended family members  
1884 may be permitted only if a demonstrated family hardship exists. See OCC  
1885 17.33.135.

1886  
1887 17. XX.050 Lot Area and Width

- 1888 1. Minimum lot area is 5 acres
- 1889 2. Minimum lot width is 100 feet

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**17. XX.060 Density**

1. Minimum of 5 acres/dwelling unit. Accessory dwelling units may be permitted subject to provisions of **17.XXA.040, 2.**

**17. XX.070 Required Property Line Setbacks**

1. Front - minimum is 25 feet
2. Side - minimum is 25 feet
3. Rear - minimum is 25 feet
4. Commercial structures: yard setbacks from all property lines shall not be less than two feet horizontal for every one foot vertical height; or, the setback established in this section, whichever is greater.

**17. XX.080 Height**

1. Maximum height for all uses in the zone shall be 35 feet, except as noted in sections 2 through 7 below.
2. When the height of structures for permitted uses exceeds 35 feet as provided for in sections 3 through 7 below, minimum lot area is 5 acres. These structures cannot be placed on lots that are less than minimum size.
3. Maximum height for the following list of uses shall be 50 feet:  
appurtenances and decorative non-structural architectural components on roofs of single family dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory agricultural buildings; crosses and other religious or civic monuments.
4. Maximum height for the following list of uses shall be 65 feet: barns, silos, and hay storage sheds; church steeples, spires, belfries, cupolas, and domes; county administrative and criminal justice buildings; fire towers; fruit and vegetable packing facilities; gas holders or other similar structures; hose towers; parapet walls; performing arts centers (theaters, community centers, sports facilities and complexes); school auditoriums and theaters.
5. Maximum height for the following list of uses shall be 100 feet: amateur radio poles or antennas; private communication poles or antennas; single family residential windmills; water tanks.
6. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.
7. Maximum height for communication facilities (commercial or public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet.

**17. XX.090 Lot Coverage**

1. Single family uses - Maximum lot coverage is 10%
2. Conditional uses and all other permitted use types exclusive of single-family uses - Maximum lot coverage is 40%

**17. XX.100 Parking**

As indicated in Chapter 17.25.

**17. XX.110 Special Provisions**

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1. Short subdivisions are not eligible for density bonuses in accordance with the public benefit rating system for Performance Based Cluster Plats (OCC 16.14).
2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall be directed downward and shielded to minimize potential glare to motorists and off-site residents. No exterior light with a direct source visible from a neighboring property shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Holiday lighting is exempt from these requirements.
3. Notwithstanding general provisions of this code to the contrary, in areas of this district platted for residential (non-commercial) airport-related uses, the following uses are allowed outright, and do not require a Conditional Use Permit.
  - a. Aircraft hangers and non-commercial airport-related service structures in areas platted for residential (non-commercial) airport-related uses. With respect to individual residential lots within such plat, such structures shall be set back no less than 10 feet from the taxiway serving such residential lots, and shall comply in all other respects with lot coverage restrictions pertinent to this district.
  - b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps and/or fuel storage facilities shall comply with all state and federal laws and regulations regarding such facilities.
4. Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all uses requiring a conditional use permit (OCC 17.33) or performance based cluster plat (OCC 16.14) approval. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan. These comments and recommendations shall be provided to the applicant and the Office of Planning and Development within 14 days of the pre-application consultation meeting.

**17. XX.120 Signs** Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington or Okanogan County.

Chapter \_\_\_\_\_

Sub-Unit A Low Density Residential (LDR)

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**Sections:**

- 17.\_\_\_.010 Purpose of Classification
- 17.\_\_\_.020 Permitted Uses
- 17.\_\_\_.030 Conditional Uses
- 17.\_\_\_.040 Accessory Uses
- 17.\_\_\_.050 Lot Area and Width
- 17.\_\_\_.060 Density
- 17.\_\_\_.070 Required Yard Setbacks
- 17.\_\_\_.080 Height
- 17.\_\_\_.090 Lot Coverage
- 17.\_\_\_.100 Parking
- 17.\_\_\_.110 Special Provisions
- 17.\_\_\_.120 Signs

**17.XX.010 Purpose of Classification**

The purpose of this district is to implement the Upper Methow Valley Comprehensive Plan (in particular, section 8, Community Image and section 9, Land Use Element) through project review and the imposition of more stringent development standards. This zoning designation is available only for those lands located within the boundary of Sub-Unit A as identified by the Okanogan County Comprehensive Plan.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory Uses
2. Apiary farms (bee farms)
3. Dairy farms
4. Day care facilities
5. Dwellings:
  - a. Single-family
6. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
7. Grist milling, corn shelling, hay baling and threshing service
8. Home Occupations
9. Horticultural services
10. Nurseries
11. Orchards
12. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
13. Tourist accommodations
  - a. Bed and breakfasts

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**17.14B.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

1. Aircraft fuel pumps and fuel storage
2. Aircraft hangars
3. Airstrips
4. Asphalt batch plant-temporary
5. Churches
6. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
7. Compost manufacturer
8. Concrete batch plants-temporary
9. Crematoriums and columbarium, cemetery, mausoleum
10. Florist, wholesale/floriculture
11. Government services:
  - a. Infrastructure, wastewater treatment plants, substations, pump stations
  - b. Emergency vehicle facilities, police, fire
  - c. Maintenance shops, warehouses (also see professional buildings)
12. Heliport
13. Kennels (commercial)
14. Marina
15. Recycling collection center
16. Sawmills, portable (commercial)
17. Schools
18. Solid waste transfer station
19. Veterinarian clinics

**17.XX.040 Accessory Uses**

1. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
2. On lots, which meet or exceed the minimum size requirement of the districts, one additional attached or detached accessory dwelling with a floor area of 50% or less of the primary structure is allowed. The dwelling, which must be clustered near the primary structure (see 16.08.032), may be used for guests, relatives, or employees. A site plan shall be submitted to the Office of Planning & Development for review of conformity with maximum lot coverage.
3. On non-conforming lots, additional residential units for extended family members only if a demonstrated family hardship exists (See 17.33.135).

**17.XX.050 Lot Area and Width**

1. Minimum lot area is 20 acres

2073 2. Minimum lot width is 100 feet

2074  
2075 17.XX.060 Density

2076 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted  
2077 subject to provisions of **17.XX.040 (2)**.

2078  
2079 17.XX.070 Required Yard Setbacks

- 2080 1. Front - minimum is 50 feet  
2081 2. Side - minimum is 50 feet  
2082 3. Rear - minimum is 50 feet  
2083 4. Commercial structures: yard setbacks from all property lines shall not be  
2084 less than two feet horizontal for every one foot vertical height; or, the  
2085 setback established in this section, whichever is greater.  
2086

2087 17.XX.080 Height

- 2088 5. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
2089 sections 2 through 6 below.  
2090 6. Maximum height for the following list of uses shall be 50 feet:  
2091 appurtenances and decorative non-structural architectural components on  
2092 roofs of single family dwelling units, multi-family dwelling units, inns, lodges  
2093 and on roofs of accessory agricultural buildings; crosses and other religious  
2094 or civic monuments.  
2095 7. Maximum height for the following list of uses shall be 65 feet: barns, silos,  
2096 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;  
2097 county administrative and criminal justice buildings; fire towers; fruit and  
2098 vegetable packing facilities; hose towers; parapet walls; school auditoriums  
2099 and theaters.  
2100 8. Maximum height for the following list of uses shall be 100 feet: amateur  
2101 radio poles or antennas; agricultural wind machines; grain elevators; private  
2102 communication poles or antennas; single family residential wind mills; water  
2103 tanks.  
2104 9. Maximum height for electric transmission and distribution towers and poles  
2105 shall be 150 feet.  
2106 10. Maximum height for communication facilities (commercial or public agency  
2107 radio and TV, microwave or other antennas for transmitting and receiving)  
2108 shall be 200 feet.  
2109

2110 17.XX.090 Lot Coverage

- 2111 1. Single family uses - Maximum lot coverage is 5%  
2112 2. Conditional uses and all other permitted use types exclusive of single-family  
2113 uses - Maximum lot coverage is 10%  
2114

2115 17.XX.100 Parking

2116 As indicated in Chapter 17.25.

2117  
2118 17.XX.110 Special Provisions

- 2119 1. Short subdivisions are not eligible for density bonuses in accordance with the  
2120 public benefit rating system for Performance Based Cluster Plats (OCC 16.14).

- 2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall be directed downward and shielded to minimize potential glare to motorists and off-site residents. No exterior light with a direct source visible from a neighboring property shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Holiday lighting is exempt from these requirements.
- 3. Notwithstanding general provisions of this code to the contrary, in areas of this district platted for residential (non-commercial) airport-related uses, the following uses are allowed outright, and do not require a Conditional Use Permit.
  - a. Aircraft hangers and non-commercial airport-related service structures in areas platted for residential (non-commercial) airport-related uses. With respect to individual residential lots within such plat, such structures shall be set back no less than 10 feet from the taxiway serving such residential lots, and shall comply in all other respects with lot coverage restrictions pertinent to this district.
  - b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps and/or fuel storage facilities shall comply with all state and federal laws and regulations regarding such facilities.
- 4. Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all uses requiring a conditional use permit (OCC 17.33) or performance based cluster plat (OCC 16.14) approval. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan. These comments and recommendations shall be provided to the applicant and the Office of Planning and Development within 14 days of the pre-application consultation meeting.

**17.XX.120 Signs** Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington or Okanogan County.

**Chapter 17.\_\_\_\_**

**Sub-Unit A Urban Residential (UR)**

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**2160 Sections:**

2161 17.\_\_\_\_.010 Purpose of Classification

2162 17.\_\_\_\_.020 Permitted Uses

2163 17.\_\_\_\_.030 Conditional Uses

2164 17.\_\_\_\_.040 Accessory Uses

2165 17.\_\_\_\_.050 Lot Area and Width

2166 17.\_\_\_\_.060 Density

2167 17.\_\_\_\_.070 Required Yard Setbacks

2168 17.\_\_\_\_.080 Height

2169 17.\_\_\_\_.090 Lot Coverage

2170 17.\_\_\_\_.100 Parking

2171 17.\_\_\_\_.110 Special Provisions

2172

**2173 17.15.010 Purpose of Classification**

2174 The purpose of this district is to provide areas of high density single and multi-  
2175 family dwellings. It is further the intent of this district to buffer existing commercial  
2176 areas from less intense districts. This zoning designation is available only for those  
2177 lands located within the boundary of Sub-Unit A as identified by the Okanogan  
2178 County Comprehensive Plan.

2179

**2180 17.15.020 Permitted Uses**

2181 A. Permitted uses are allowed after issuance of an approved site analysis by the office  
2182 of Planning and Development. Issuance of a site analysis does not dismiss the  
2183 requirement of obtaining development permits from other offices/agencies such as  
2184 building permits, water and sewer permits, etc. The following is a list of permitted  
2185 uses. Any use not listed which is nearly identical to a permitted use, as determined  
2186 by the administrative official, may be permitted. For reference, the following list may  
2187 also be viewed in OCC 17.21, "District Use Chart".

2188 1. Accessory Uses

2189 2. Dwellings:

2190 a. Single-family

2191 b. Multifamily

2192 3. Home Occupations

2193 4. Marina

2194 5. Restaurants, cafes, etc.

2195 6. Tourist accommodations

2196 a. Inns and lodges

2197 b. Bed and breakfasts

2198

**2199 17.15.030 Conditional Uses**

2200 B. Conditional uses are permitted only if issued an approved conditional use permit by  
2201 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2202 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2203 conditional use, as determined by the administrative official, may be permitted by  
2204 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2205 "District Use Chart".

- 2206 1. Churches
- 2207 2. Communication facility, commercial radio and TV, microwave or other antennas
- 2208 for transmitting and receiving
- 2209 3. Compost manufacturer
- 2210 4. Day care facilities
- 2211 5. Government services:
- 2212 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2213 b. Emergency vehicle facilities, police, fire
- 2214 6. Manufactured home parks
- 2215 7. Medical/dental clinic
- 2216 8. Retail stores or gift shops
- 2217 9. Schools
- 2218

**17.15.040 Accessory Uses**

Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.

**17.15.050 Lot Area and Width**

- 1. Minimum lot area is 5000 square feet.
- 2. Minimum lot width is 50 feet.

**17.15.060 Density**

- 1. Single family, minimum 5,000 square feet./unit
- 2. Multi-family, minimum 3,600 square feet./unit

**17.15.070 Required Yard Setbacks**

- 1. Front - minimum is 15 feet.
- 2. Side - minimum is 5 feet.
- 3. Rear - minimum is 15 feet.
- 4. When the development abuts lower density residential or agricultural land the setback adjacent to the property line shall be landscaped with a Type II Visual Buffer per 17.27.030 (B).

**17.15.080 Height**

- 1. Maximum height for all uses in the zone shall be 50 feet, except as noted in section 2 below.
- 2. Maximum height shall be 65 feet for: church steeples, spires, belfries, cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet walls; school auditoriums and theaters.

**17.15.090 Lot Coverage**

Maximum lot coverage is 45%

**17.15.100 Parking**

As indicated in Chapter 17.25.

**17.15.110 Special Provisions**

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1. Pre-application consultation with the local review board, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects, except for proposed single-family construction, in which case, a pre-application consultation is recommended. Upon receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan.
2. Signs: See 17.XX.110 (1). [special review commercial]
3. Light and Glare: See 17.XX.110 (2). [special review commercial]

DRAFT

## Chapter 17. \_\_

### Sub-Unit A Neighborhood Use (NU)

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#### Sections:

2272 17.\_\_.010 Purpose of Classification

2273 17.\_\_.020 Permitted Uses

2274 17.\_\_.030 Conditional Uses

2275 17.\_\_.040 Accessory Uses

2276 17.\_\_.050 Lot Area and Width

2277 17.\_\_.060 Density

2278 17.\_\_.070 Required Yard Setbacks

2279 17.\_\_.080 Height

2280 17.\_\_.090 Lot Coverage

2281 17.\_\_.100 Parking

2282 17.\_\_.110 Special Provisions

2283

#### 2284 17.XX.010 Purpose of Classification

2285 The purpose of this district is to provide areas for limited uses that serve the  
2286 everyday needs of the neighborhood residents. This district will accommodate  
2287 retail sales, services and offices oriented to residents living in and around the  
2288 immediate vicinity of the Neighborhood Use district. Residential development is  
2289 allowed and encouraged on the second floor of structures in this district. This  
2290 zoning designation is available only for those lands located within the boundary of  
2291 Sub-Unit A as identified by the Okanogan County Comprehensive Plan.

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#### 2293 17.XX.020 Permitted Uses

2294 A. Permitted uses are allowed after issuance of an approved site analysis by the office  
2295 of Planning and Development. Issuance of a site analysis does not dismiss the  
2296 requirement of obtaining development permits from other offices/agencies such as  
2297 building permits, water and sewer permits, etc. The following is a list of permitted  
2298 uses. Any use not listed which is nearly identical to a permitted use, as determined  
2299 by the administrative official, may be permitted. For reference, the following list may  
2300 also be viewed in OCC 17.21, "District Use Chart".

2301 1. Accessory Uses

2302 2. Banks

2303 3. Dwellings:

2304 a. Single-family

2305 b. Multifamily

2306 4. Florist, retail

2307 5. Food store (retail)

2308 6. Fruit, vegetable, agriculture, dairy product stand

2309 7. Home Occupations

2310 8. Laundromats

2311 9. Marina

2312 10. Medical/dental clinic

313 11. Professional buildings (offices)

2314 12. Restaurants, cafes, etc.

2315 13. Retail stores or gift shops

2316 14. Tourist accommodations:  
2317 a. Bed and breakfasts

2318

2319 17.XX.030 Conditional Uses

2320 A. Conditional uses are permitted only if issued an approved conditional use permit by  
2321 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2322 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2323 conditional use, as determined by the administrative official, may be permitted by  
2324 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2325 "District Use Chart".

2326 1. Churches

2327 2. Communication facility, commercial radio and TV, microwave or other antennas  
2328 for transmitting and receiving

2329 3. Exercise clubs, indoor swimming pools

2330 4. Government services:

2331 a. Infrastructure, wastewater treatment plants, substations, pump stations

2332 b. Emergency vehicle facilities, police, fire

2333 c. Maintenance shops, warehouses (also see professional buildings)

2334 5. Halls, stadiums, auditoriums

2335 6. Hospital

2336 7. Petroleum service stations

2337 8. Private clubs, fraternal lodges, country clubs

2338 9. Propane/natural gas storage tanks (commercial)

2339 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)

2340 11. Recycling collection center

2341 12. Schools

2342 13. Veterinarian clinics

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2344 17.XX.040 Accessory Uses

2345 Normal accessory uses customary and incidental to the permitted and/or  
2346 conditional use of the property.

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2348 17.XX.050 Lot Area and Width

2349 1. Minimum lot area is 5000 square feet.

2350 2. Minimum lot width is 50 feet.

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2352 17.XX.060 Density

2353 Not applicable, see Lot Coverage below.

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2355 17.XX.070 Required Yard Setbacks

2356 1. Front - None.

2357 2. Side - None. When adjacent to residential or agricultural a minimum of 10'  
2358 setback is required and the five foot portion of such setback adjacent to the  
2359 property line shall be landscaped with a Type II Visual Buffer per OCC  
2360 17.27.030 (B).

2361 3. Rear - None, except 10' when abutting a residential or agricultural land  
2362 district and the five foot portion of such setback adjacent to the property line  
2363 shall be landscaped with a Type II Visual Buffer per OCC 17.27.030 (B).

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**17.XX.080 Height**

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1. Maximum height for all uses in the zone shall be 50 feet, except as noted in sections 2 and 3, below.

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2. Maximum height shall be 65 feet for: church steeples, spires, belfries, cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet walls; school auditoriums and theaters.

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3. Maximum height shall be 100 feet for: performing arts centers (theaters, community centers, sports facilities and complexes).

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**17.XX.090 Lot Coverage**

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Maximum lot coverage is 90%, subject to compliance with required yard setbacks.

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**17.XX.100 Parking**

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As indicated in OCC 17.25

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**17.XX.110 Special Provisions**

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1. Pre-application consultation with the local review board, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects. Upon receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan.

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2. Signs: See OCC 17.XX.110 (1). [special review commercial]

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3. Light and Glare: See OCC 17.XX.110 (2). [special review commercial]

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Chapter 17. \_\_

Sub-Unit A Special Review Commercial (SRC)

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**Sections:**

- 17.\_\_.010 Purpose of Classification
- 17.\_\_.020 Permitted Uses
- 17.\_\_.030 Conditional Uses
- 17.\_\_.035 Pre-application consultation required
- 17.\_\_.040 Accessory Uses
- 17.\_\_.050 Lot Area and Width
- 17.\_\_.060 Density
- 17.\_\_.070 Required Yard Setbacks
- 17.\_\_.080 Height
- 17.\_\_.090 Lot Coverage
- 17.\_\_.100 Parking
- 17.\_\_.110 Special Provisions

**17.XX.010 Purpose of Classification**

The purpose of this district is to provide an area for community and tourist oriented commerce in the Upper Methow Valley. Areas designated "Special Review Commercial" should develop with emphasis on pedestrian traffic. Residential development is allowed and encouraged on the second floor of structures in this district. This zoning designation is available only for those lands located within the boundary of Sub-Unit A as identified by the Okanogan County Comprehensive Plan.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory Uses
2. Auto parking lots or garages (commercial)
3. Auto rental service
4. Banks
5. Dwellings
  - a. Single-family
  - b. Multifamily
6. Exercise clubs, indoor swimming pools
7. Florist, retail
8. Florist, wholesale/floriculture
9. Food store (retail)
10. Fruit, vegetable, agriculture, dairy product stand
11. Halls, stadiums, auditoriums
12. Home Occupations

- 2442 13. Hospital
- 2443 14. Laundromats
- 2444 15. Marina
- 2445 16. Medical/dental clinic
- 2446 17. Private clubs, fraternal lodges, country clubs
- 2447 18. Professional buildings (offices)
- 2448 19. Restaurants, cafes, etc
- 2449 20. Retail stores or gift shops
- 2450 21. Tourist accommodations:
- 2451     a. Inns and lodges
- 2452     b. Bed and breakfasts
- 2453

**17.XX.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

- 2461 1. Auto repair
- 2462 2. Auto sales (commercial)
- 2463 3. Auto towing operation (with auto storage)
- 2464 4. Churches
- 2465 5. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
- 2466 6. Government services:
- 2467     a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2468     b. Emergency vehicle facilities, police, fire
- 2469 7. Manufacturing (light)
- 2470 8. Petroleum service stations
- 2471 9. Propane/natural gas storage tanks (commercial)
- 2472 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 2473 11. Recycling collection center
- 2474 12. Schools
- 2475 13. Wholesale establishments
- 2476 14. Tourist accommodations
- 2477     a. RV parks
- 2478     b. Campgrounds
- 2479
- 2480

**17.XX.035 Pre-application consultation required**

Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The Mazama Advisory Committee or other entity established by the County shall base its

2490 comments and recommendations on guidelines established pursuant to the County  
2491 Comprehensive Plan. These comments and recommendations shall be provided  
2492 to the applicant and the Office of Planning and Development within 14 days of the  
2493 pre-application consultation meeting.  
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2495 17.XX.040 Accessory Uses

2496 Normal accessory uses customary and incidental to the permitted and/or  
2497 conditional use of the property.  
2498

2499 17.XX.050 Lot Area and Width

- 2500 1. Minimum lot area is 5000 square feet.
- 2501 2. Minimum lot width is 50 feet

2502 17.XX.060 Density

2503 Not applicable, see Lot Coverage below.  
2504  
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2506 17.XX.070 Required Yard Setbacks

- 2507 1. Front - None.
- 2508 2. Side - None except 10 feet when abutting a residential or agricultural district  
2509 and the five foot portion of such setback adjacent to the property line shall  
2510 be landscaped with a Type II Visual Buffer per OCC 17.27.030 (2).
- 2511 3. Rear - None except minimum 25 feet when abutting a residential or  
2512 agricultural district and the five-foot portion of such setback adjacent to the  
2513 property line shall be landscaped with a Type II Visual Buffer per OCC  
2514 17.27.030 (B).  
2515

2516 17.XX.080 Height

- 2517 1. Maximum height is 35 feet.
- 2518 2. Maximum height shall be 50 feet for: commercial parking garages;  
2519 hotels/motels/; inns and lodges.  
2520

2521 17.XX.090 Lot Coverage

2522 Maximum lot coverage is 50%, subject to compliance with required yard setbacks.  
2523

2524 17.XX.100 Parking

2525 Indicated in OCC Chapter 17.25  
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2527 17.XX.110 Special Provisions

- 2528 1. Signs: No signs shall be erected within this zone which do not comply with  
2529 the regulations contained herein.
  - 2530 a. Design and Materials. Signs shall be constructed from wood or natural  
2531 appearing materials and colors. No fluorescent materials or reflective  
2532 materials shall be allowed except for official signs for public safety. Signs  
2533 should be reflective of the natural forest and rustic theme and may include  
2534 the uses of wrought iron.
  - 2535 b. Allowed Public Signs. The following signs, which are generally public in  
2536 nature, are allowed outright:
    - 2537 i. Signs erected or posted and maintained for public safety and welfare

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- or pursuant to any governmental law or regulation.
- ii. A bulletin board, either one or two-sided with no face exceeding twenty square feet in display area, associated with any church, museum, library, school or similar public use, provided that the top of such sign is less than eight (8) feet high and meets all other provisions of this chapter.
- iii. Directional signs indicating ingress or egress where display area does not exceed 3 (3) square feet.
- iv. Banners, not exceeding thirty (30) square feet in area, or sandwich boards not exceeding twelve (12) square feet in area, displayed by a non-profit or community organization are not required to be displayed on the premises of the business or organizations. Signs may be displayed for a maximum of two periods not exceeding 14 days total within any calendar year.
- c. Allowed Private and Residential Signs. The following signs, which are primarily private and residential in nature are allowed outright:
  - i. Mailbox and address signs displaying address numbers shall not exceed two (2) square feet of area. An additional sign not exceeding two (2) square feet is allowed to display a name associated with the dwelling.
  - ii. Window signs not exceeding 25% of the individual window area and a maximum total area of four (4) square feet.
  - iii. A single sign, not exceeding twenty-four (24) square feet in area, mounted between posts, at a height not exceeding twenty (20) feet above grade, displaying the name of a farm.
  - iv. An agricultural products sign, allowed at each street frontage, advertising products grown on or produced at the subject property. Signs shall be erected for a period not exceeding ten (10) days prior to the availability of the products for sale and removed when the products are no longer available for purchase. The maximum sign area shall not exceed ten (10) square feet for each face of a single or two-faced sign.
  - v. Garage sale signs on site and off site not to exceed three (3) square feet per sign face and placed no more than two (2) days before the sale and removed within one (1) day after the sale.
  - vi. Election signs, provided that they are removed within seven (7) days after the final election for the named candidate or election issue. No election signs are allowed in public right-of-way.
  - vii. For sale, rent or lease signs are allowed only on property being sold or rented. One sign not exceeding eight (8) square feet is allowed on each street frontage. Such sign shall be removed within seven (7) days after sale, rental, or lease of the property.
  - viii. Signs relating to trespassing and hunting, each sign not exceeding four (4) square feet of area.
  - ix. Residential developments of five (5) parcels or more may have a single freestanding identification sign with a maximum sign area of ten (10) square feet.
  - x. Multi-family residential developments of ten (10) or more may have a

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- sign with a maximum sign area of twenty-four (24) square feet at one vehicular entrance on each street frontage.
- xi. Home occupations may have a single or two-sided sign that identifies the service provided. Such sign shall not exceed six (6) square feet.
- d. Allowed Commercial Signs. The following commercial signs are allowed.
  - i. Facade signs.
    - a. Buildings may have one facade sign for each tenant not more than twelve square feet with dimensions not to exceed six (6) feet in length or three (3) feet in height.
    - b. Facade signs shall be located less than twenty (20) feet above grade.
  - ii. Directory sign. A single directory sign, combining the name of the commercial complex and the individual names of businesses located within is allowed, provided no other facade signs on the building exceed twenty (20) square feet. Maximum sign area of this directory is forty-eight (48) square feet.
  - iii. Freestanding signs. No more than one (1) freestanding sign shall be allowed per building. The sign shall not exceed thirty-two (32) square feet on any single surface nor a total of sixty-four (64) square feet if two-sided. Maximum height shall not exceed twelve (12) feet above the natural grade. Setbacks for signs will be a minimum of five (5) feet from walkways and ten (10) feet from curb cuts.
    - a. No signs shall be allowed in the shoreline area as described by the Okanogan County Shoreline Master Program.
    - b. A freestanding identification sign combining the name of the commercial complex and the individual names of businesses located within if there are more than two (2) businesses or tenants, with a maximum sign area of forty (40) square feet on any single surface and a total of forty (40) square feet if two-sided. No individual tenant freestanding signs may be erected on the same property that contains this freestanding sign.
  - iv. Canopy or awning signs. Instead of a facade sign, one (1) canopy sign is permitted per principal business, not exceeding twenty (20) square feet per tenant, provided the lowest point of the awning or canopy is at least eight feet above the sidewalk. The sign shall not be higher than the eave line or parapet of the principal building and the awning shall have a dark background if lit from behind.
  - v. Projecting signs. A business is allowed one (1) projecting sign that will be supported by the facade of the building. Signs can project over the walkway provided they are at least eight feet above the walk. If walkways are covered, the sign can be hung from a roof beam provided it meets the other requirements for projecting signs. Projecting signs must not be more than four (4) feet from building facade and a minimum of eight feet from the walkway grade and not be higher than the eave line or parapet of the building. Maximum allowable square footage not to exceed eight (8) square feet for a building identification sign.
  - vi. Sandwich board signs. One (1) non-illuminated sandwich board sign

with each face not exceeding twelve (12) square feet in area is allowed per business. Sign shall be a minimum of thirty-nine (39) inches high and a maximum of forty-eight (48) inches high.

vii. Window signs. One (1) window sign not exceeding eight (8) square feet in area is allowed.

e. Prohibited Signs. The following signs are prohibited:

i. No sign, except for a traffic regulatory or informational sign, shall use the words "Stop", "Caution", or "Danger", or shall incorporate red, amber or green light resembling traffic signals or shall resemble "Stop" or "Yield" signs or shape or color.

ii. Flashing signs, roof signs, signs containing moving parts or appearing to move, and signs that sparkle or twinkle in the sunlight.

iii. Billboards, streamers, pennants, ribbons, spinners, or other similar devices shall not be constructed, posted, or erected in any zone.

iv. Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington.

f. Historical and Interpretive Signs. Signs that do not advertise a product, community directory signs and general information signs shall conform to style and design as detailed in guidelines published by the local review board, or other entity established by the County, and Office of Planning and Development.

g. Illumination Standards. The following standards apply to lighting of signs:

i. Signs, except for facade signs, may only be illuminated externally by light sources shielded so that the lamp is not visible from adjacent properties or the public right-of-way.

ii. Lights illuminating signs shall project illumination toward the face of the sign.

iii. No sign may flash, rotate, have motorized parts, or have exposed electrical wires.

iv. No sign shall be illuminated between the hours of 10 PM and 6 AM unless the premise on which it is located is open for business.

v. A facade sign may be internally illuminated provided that:

a. The background does not emit light.

b. The background constitutes a minimum of 80% of the sign area.

c. The illumination source is shielded.

h. Non-Conforming Signs. Any sign, which does not conform to the regulations herein and which lawfully existed at the time of adoption of this ordinance may continue unchanged. Said sign cannot be enlarged, reworded, redesigned or altered in any way except to conform to the requirements of this ordinance.

2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall be directed downward and shielded to minimize potential glare to motorists and off-site residents. No exterior light with a direct source visible from a neighboring property shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Holiday lighting is exempt from these requirements.

**Chapter \_\_\_\_\_**  
**Agriculture 2 (Ag-2)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Agriculture 2 district establishes and protects high density agricultural areas and urban resource lands of Okanogan County as identified by the Okanogan County Comprehensive Plan by preserving the character of the neighborhood, maintaining high density Agriculture cultural values and the economic value of the area and to protect the land and water resources within the area for production of food, feed, fiber and to protect agricultural uses and facilities.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Apiary farms (bee farms)
  3. Dwellings
    - a. Single-family
    - b. Farm-worker housing
  4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  5. Florist, retail
  6. Florist, wholesale/floriculture
  7. Fruit, vegetable, agriculture, dairy product stand
  8. Grazing of livestock
  9. Grist milling, corn shelling, hay baling and threshing service
  10. Home Occupations
  11. Horticultural services
  12. Nurseries
  13. Orchards
  14. Tourist accommodations
    - a. Bed and breakfasts

2730 15. Veterinarian clinics

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2734 **17.XX.030 Conditional Uses**

2735 A. Conditional uses are permitted only if issued an approved conditional use permit by  
2736 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2737 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2738 conditional use, as determined by the administrative official, may be permitted by  
2739 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2740 "District Use Chart".

2741 1. Auto rental service

2742 2. Churches

2743 3. Communication facility, commercial radio and TV, microwave or other antennas  
2744 for transmitting and receiving

2745 4. Compost manufacturer

2746 5. Dairy farms

2747 6. Day care facilities

2748 7. Dwellings

2749 a. Multi-family

2750 8. Exercise clubs, indoor swimming pools

2751 9. Feedlots

2752 10. Food store (retail)

2753 11. Golf courses

2754 12. Government services

2755 a. Infrastructure, wastewater treatment plants, substations, pump stations

2756 b. Emergency vehicle facilities, police, fire

2757 c. Maintenance shops, warehouses (see also professional buildings)

2758 13. Halls, stadiums, auditoriums

2759 14. Kennels (commercial)

2760 15. Laundromats

2761 16. Manufactured home parks MRD

2762 17. Manufacturing (light)

2763 18. Marina

2764 19. Mini-storage

2765 20. Private clubs, fraternal lodges, country clubs

2766 21. Professional buildings (offices)

2767 22. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)

2768 23. Recycling collection center

2769 24. Restaurants, cafes, etc.

2770 25. Retail stores or gift shops

2771 26. Schools

2772 27. Sorting, grading and packing facilities for fruit, vegetable and agriculture products

2773 28. Tourist accommodations:

2774 a. Motel/hotel

2775 b. Inns and lodges

2776 c. RV parks

2777 d. Campgrounds

2778 29. Wholesale establishments

2779

2780 17.XX.040 Accessory Uses

- 2781 1. Normal accessory uses customary and incidental to the permitted and/or  
2782 conditional use of the property.  
2783 2. Additional residence units for extended family members and employees of a farm  
2784 upon which they work and live.  
2785 3. Boarding kennels and stables may be included as an accessory use to a  
2786 veterinarian clinic

2787

2788 17.XX.050 Lot Area and Width

- 2789 1. Minimum lot area is 2 acres.  
2790 2. Minimum lot width is 100 feet.

2791

2792 17.XX.060 Density

2793 Minimum of 2 acres per dwelling unit.

2794

2795 17.XX.070 Required Property Line Setbacks

- 2796 1. Front - minimum is 25 feet.  
2797 2. Side - minimum is 25 feet.  
2798 3. Rear - minimum is 25 feet.

2799

2800 17.XX.080 Height

- 2801 1. Maximum height for all uses in the zone shall be 35', except as noted in  
2802 sections 2 through 7, below.  
2803 2. Maximum height shall be 50' for: appurtenances and decorative non-  
2804 structural architectural components on roofs of single and multiple family  
2805 dwelling units and on roofs of accessory agricultural buildings; parapet  
2806 walls.  
2807 3. Maximum height for agricultural uses shall be 65', except as noted in  
2808 sections 4 and 5, below.  
2809 4. Maximum height for the following list of uses shall be 65', unless otherwise  
2810 limited by condition of a conditional use permit, or by a County  
2811 Commissioner-sanctioned Community Advisory Committee, as identified  
2812 in the district use chart: agricultural wind machines; barns, silos; church  
2813 steeples, spires, belfries, cupolas, and domes; crosses and other religious  
2814 or civic monuments; elevator penthouses; fire towers; fruit and vegetable  
2815 packing facilities; hose towers; school auditoriums and theaters.  
2816 5. Maximum height for the following list of uses is 100': amateur radio poles  
2817 or antennas; grain elevators; private communication poles or antennas;  
2818 single family residential windmills; water tanks.  
2819 6. Maximum height for electric transmission and distribution towers and  
2820 poles shall be 150'.  
2821 7. Maximum height for communication facilities (commercial or public agency  
2822 radio and TV, microwave or other antennas for transmitting and receiving)  
2823 shall be 200'.

2824

2825 17.XX.090 Lot Coverage

2826 Maximum lot coverage is 20%.

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2828 17.XX.100 Parking

2829 As indicated in OCC 17.25

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**Chapter \_\_\_\_\_**  
**Agriculture 20 (Ag-20)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Agriculture 20 district establishes and protects low density agricultural areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by protecting land and water resources for production of food, feed, fiber, and protecting agricultural uses and facilities. In addition, this district establishes use requirements so that utilization of lands having the above mentioned characteristics will not occur in such a way as to decrease their importance and economic value as agricultural land.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Apiary farms (bee farms)
  3. Compost manufacturer
  4. Dairy farms
  5. Dwellings:
    - a. single family
    - b. Farm-worker housing
  6. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  7. Florist, retail
  8. Florist, wholesale/floriculture
  9. Forestry (growing and harvesting of forest products)
  10. Tree farms and Christmas tree plantations
  11. Fruit, vegetable, agriculture, dairy product stand
  12. Grazing of livestock
  13. Grist milling, corn shelling, hay baling and threshing service

- 2878 14. Home Occupations
- 2879 15. Horticultural services
- 2880 16. Marina
- 2881 17. Nurseries
- 2882 18. Orchards
- 2883 19. Sorting, grading and packing facilities for fruit, vegetables and agriculture
- 2884 products
- 2885 20. Tourist accommodations
- 2886 a. Bed and breakfast
- 2887 21. Veterinarian clinics
- 2888
- 2889 **17.XX.030 Conditional Uses**
- 2890 C. Conditional uses are permitted only if issued an approved conditional use permit by
- 2891 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 2892 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 2893 conditional use, as determined by the administrative official, may be permitted by
- 2894 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 2895 "District Use Chart".
- 2896 1. Airstrips
- 2897 2. Asphalt batch plant – permanent
- 2898 3. Asphalt batch plant – temporary
- 2899 4. Auto repair
- 2900 5. Cement, lime, gypsum manufacturers
- 2901 6. Churches
- 2902 7. Communication facility, commercial radio and TV, microwave or other antennas
- 2903 for transmitting and receiving
- 2904 8. Concrete batch plants – permanent
- 2905 9. Concrete batch plants – temporary
- 2906 10. Crematoriums and columbarium, cemetery, mausoleum
- 2907 11. Feedlots
- 2908 12. Fertilizer manufacture
- 2909 13. Fowl or dead animal reduction, composting or disposal
- 2910 14. Government services:
- 2911 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2912 b. Emergency vehicle facilities, police, fire
- 2913 c. Maintenance shops, warehouses (also see professional buildings)
- 2914 15. Gravel pits (commercial)
- 2915 16. Halls, stadiums, auditoriums
- 2916 17. Heliport
- 2917 18. Kennels (commercial) (see OCC 17.33.140)
- 2918 19. Meat packing plant
- 2919 20. Mines
- 2920 21. Private clubs, fraternal lodges, country clubs
- 2921 22. Quarries and borrow pits (commercial)
- 2922 23. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 2923 24. Sanitary landfills
- 2924 25. Sawmills, portable (commercial)
- 2925 26. Schools

- 2926 27. Shooting ranges
- 2927 28. Slaughterhouses
- 2928 29. Solid waste transfer station
- 2929 30. Tourist accommodations:
- 2930 a. Campgrounds
- 2931 b. Inns and lodges
- 2932 c. Nightly Rentals
- 2933 d. RV Parks
- 2934

2935 17.XX.040 Accessory Uses

- 2936 1. Normal accessory uses customary (for example barn, sheds, and seasonal
- 2937 worker cabins) and incidental to the permitted and/or conditional use of the
- 2938 property.
- 2939 2. Additional residential units for extended family or full time employees of a
- 2940 farm upon which they work and live.

2941

2942 17.XX.050 Lot Area and Width

- 2943 1. Minimum lot area is 20 acres.
- 2944 2. Minimum lot width is 100 feet.

2945

2946 17.XX.060 Density

2947 Minimum of 20 acres per unit except as provided under OCC 17.XX.040.

2948

2949 17.XX.070 Required Property Line Setbacks

- 2950 1. Front - minimum is 50'
- 2951 2. Side - minimum is 50'
- 2952 3. Rear - minimum is 50'

2953

2954 17.XX.080 Height

- 2955 1. Maximum height for all uses in the zone shall be 35', except as noted in
- 2956 sections 2 through 7, below.
- 2957 2. Maximum height shall be 50' for: appurtenances and decorative non-
- 2958 structural architectural components on roofs of single family dwelling units
- 2959 and on roofs of accessory agricultural buildings.
- 2960 3. Maximum height for agricultural uses shall be 65', except as noted in
- 2961 section 5.
- 2962 4. Maximum height for the following list of uses shall be 65', unless otherwise
- 2963 limited by condition of a conditional use permit, PD, or by a County
- 2964 Commissioner-sanctioned Community Advisory Committee, as identified
- 2965 in the district use chart: agricultural wind machines; barns and silos;
- 2966 church steeples, spires, belfries, cupolas, and domes; crosses and other
- 2967 religious or civic monuments; fire towers; fruit and vegetable packing
- 2968 facilities; gas holders or other similar structures; hose towers; petroleum
- 2969 storage tanks; school auditoriums and theaters.
- 2970 5. Maximum height for the following list of uses is 100': amateur radio poles
- 2971 or antennas; grain elevators; single family residential windmills; water
- 2972 tanks.

- 2973 6. Maximum height for electric transmission and distribution towers and  
2974 poles shall be 150'.  
2975 7. Maximum height for communication facilities (commercial or public agency  
2976 radio and TV, microwave or other antennas for transmitting and receiving)  
2977 shall be 200'.  
2978

2979 17.XX.090 Lot Coverage

2980 Not applicable, see required setbacks in this chapter.  
2981

2982 17.XX.100 Parking

2983 As indicated in Chapter 17.25  
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**Chapter \_\_\_\_\_**  
**Forest 20 (F-20)**

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**Sections**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Forest 20 district establishes and protects low density forested areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by protecting areas of Okanogan County wherein forest management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with forest management are discouraged. This classification applies to lands which have long-term commercial significance for the production of timber. In addition, this district establishes use requirements so that utilization of lands having the above mentioned characteristics will not occur in such a way as to decrease their importance and economic value as forest land.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Apiary farms (bee farms)
  3. Dwellings
    - a. Single-family
    - b. Farm-worker housing
  4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  5. Florist, retail
  6. Florist, wholesale/floriculture
  7. Forestry (growing and harvesting of forest products)
  8. Grazing of livestock
  9. Home occupations
  10. Horticultural services
  11. Tree farms and Christmas tree plantations
  12. Tourist accommodations:

a. Bed and breakfast

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17.XX.030 Conditional Uses

- A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".
1. Airstrips
  2. Asphalt batch plant – permanent
  3. Asphalt batch plant – temporary
  4. Churches
  5. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
  6. Concrete batch plants – permanent
  7. Concrete batch plants – temporary
  8. Dairy farms
  9. Explosives storage (forestry related activities)
  10. Forestry (processing of harvested forest crops)
  11. Fruit, vegetable, agriculture, dairy product stand
  12. Government services:
    - a. Infrastructure, wastewater treatment plants, substations, pump stations
    - b. Emergency vehicle facilities, police, fire
    - c. Maintenance shops, warehouses (also see professional buildings)
  13. Gravel pits (commercial)
  14. Grist milling, corn shelling, hay baling and threshing service
  15. Halls, stadiums, auditoriums
  16. Heliport
  17. Kennels (commercial) (see OCC 17.33.140)
  18. Log sorting yards;
  19. Manufacturing (heavy) (forestry related activities)
  20. Manufacturing (light)
  21. Meat packing plant
  22. Mines
  23. Motorized vehicle track/facilities
  24. Nurseries
  25. Orchards
  26. Quarries and borrow pits (commercial)
  27. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
  28. Salvage (junk) yards
  29. Sanitary landfills
  30. Sawmills, portable
  31. Sawmills and pulp mills (commercial)
  32. Shooting ranges

3080 33. Sorting, grading, and packing facilities for fruit, vegetables and agriculture  
3081 products

- 3082 34. Tourist accommodations:
- 3083 a. Campgrounds
  - 3084 b. Inns and lodges
  - 3085 c. Nightly Rentals
  - 3086 d. RV Parks

3087 35. Veterinarian clinics

3088

3089 17.XX.040 Accessory Uses

- 3090 1. Normal accessory uses customary and incidental to the permitted and/or  
3091 conditional use of the property.
- 3092 2. On lots which meet or exceed the minimum size requirement, one additional  
3093 attached or detached accessory dwelling is allowed. The dwelling may be for  
3094 guests, relatives, or employees.
- 3095 3. On non-conforming lots, additional residential units for extended family members  
3096 only if a demonstrated family hardship exists. See OCC 17.33.135.

3097

3098 17.XX.050 Lot Area and Width

3099 Lot area and width requirements are as follows:

- 3100 A. The minimum lot area is 20 acres.
- 3101 B. The minimum lot width is 100 feet.

3102

3103 17.XX.060 Density

3104 Minimum of 20 acres per unit except as provided under **OCC 17.XX.040**.

3105

3106 17.XX.070 Required Property Line Setbacks

- 3107 4. Front - minimum is 50'
- 3108 5. Side - minimum is 50'
- 3109 6. Rear - minimum is 50'

3110

3111 17.XX.080 Height

3112 Height restrictions are as follows:

- 3113 A. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
3114 subsections B through G of this section.
- 3115 B. When the height of structures for permitted uses exceeds 35 feet as provided  
3116 for in subsections C through G of this section, minimum lot size must be met.  
3117 These structures cannot be placed on lots that are less than the minimum size.
- 3118 C. Maximum height for the following list of uses shall be 50 feet: appurtenances  
3119 and decorative nonstructural architectural components on roofs of single-family  
3120 dwelling units, and on roofs of accessory buildings; crosses and other religious or  
3121 civic monuments.
- 3122 D. Maximum height for the following list of uses shall be 65 feet: barns, silos, and  
3123 hay storage sheds; church steeples, spires, belfries, cupolas and domes; county  
3124 administrative and criminal justice buildings; fire towers; fruit and vegetable  
125 packing facilities; gas holders or other similar structures; hose towers; parapet  
3126 walls; school auditoriums and theaters.

- 3127 E. Maximum height for the following list of uses shall be 100 feet: amateur radio
- 3128 poles or antennas; private communication poles or antennas; single-family
- 3129 residential windmills, water tanks.
- 3130 F. Maximum height for electric transmission and distribution towers and poles shall
- 3131 be 150 feet
- 3132 G. Maximum height for communication facilities (commercial or public agency radio
- 3133 and TV, microwave or other antennas for transmitting and receiving) shall be 200
- 3134 feet.

3135  
3136 17.XX.090 Lot Coverage

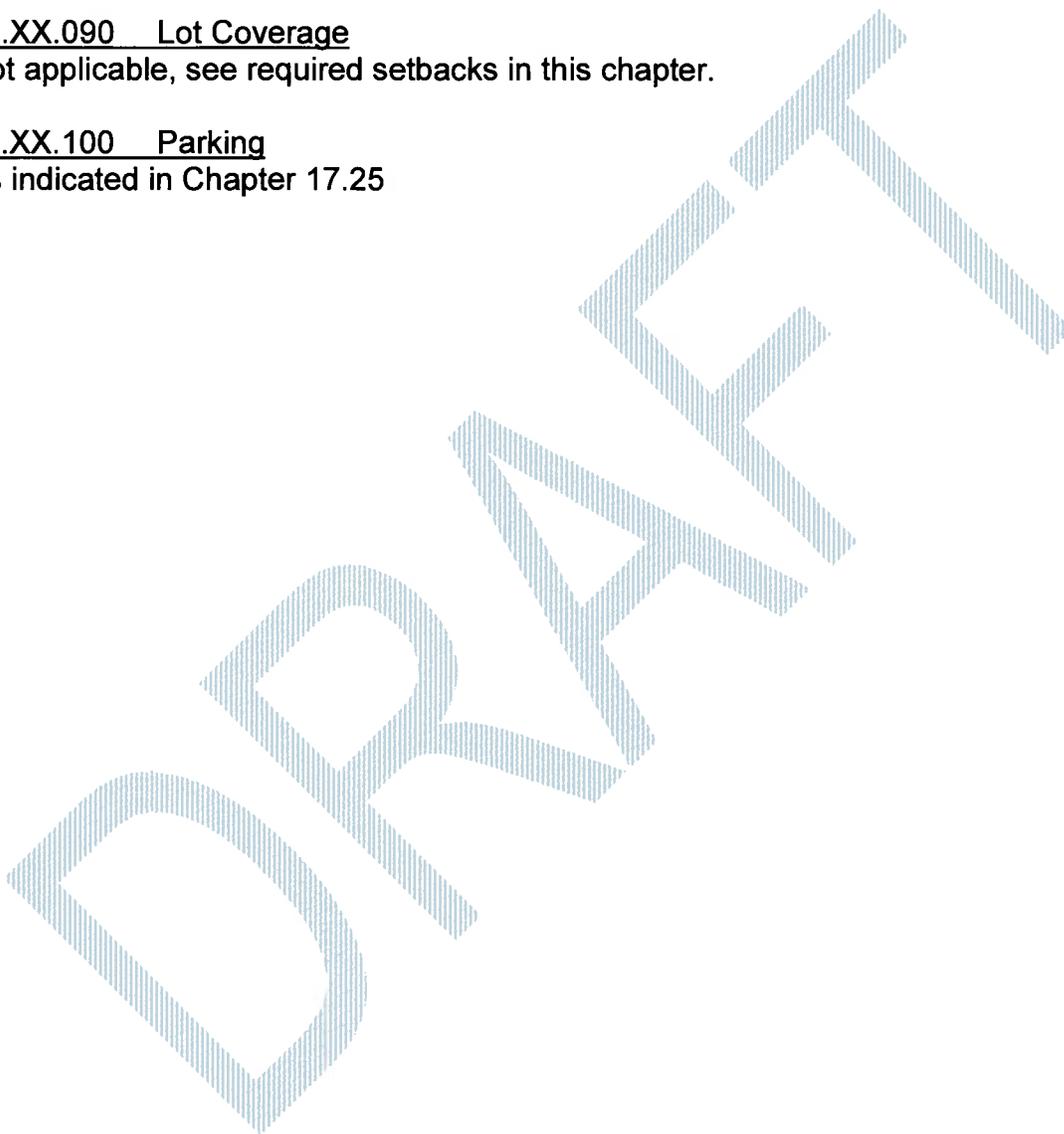
3137 Not applicable, see required setbacks in this chapter.

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3139 17.XX.100 Parking

3140 As indicated in Chapter 17.25

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**Chapter \_\_\_\_\_**  
**Mineral (Min)**

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**Sections**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot coverage
- 17.XX.100 Parking
- 17.XX.110 Special Provisions

**17.XX.010 Purpose of Classification**

The Forest 20 district establishes and protects low density forested areas of Okanogan County as identified by the Okanogan County Comprehensive Plan by protecting areas of Okanogan County wherein mineral extraction is the highest priority. The purpose of the mineral lands zone is to provide for continued extraction and processing of mineral resources in an environmentally responsible manner, reserving known deposits of minerals and materials, and providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory uses as identified in this chapter

**17.XX.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a conditional use, as determined by the administrative official, may be permitted by conditional use permit. For reference, the following list may be viewed in OCC 17.21, "District Use Chart".

1. Asphalt batch plant – permanent
2. Asphalt batch plant – temporary
3. Cement, lime, gypsum manufacturers
4. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving

- 3190 5. Concrete batch plants – permanent
- 3191 6. Concrete batch plants – temporary
- 3192 7. Explosive manufacture or storage (storage other than for farm use)
- 3193 8. Gravel pits
- 3194 9. Mines
- 3195 10. Petroleum bulk plant, except petroleum products stored for private use or agricultural use
- 3196
- 3197 11. Professional buildings (offices)
- 3198 12. Propane/natural gas storage tanks (commercial)
- 3199 13. Quarries and borrow pits
- 3200 14. Salvage (junk) yards
- 3201

17.XX.040 Accessory Uses

- 3202 1. Dwellings
- 3203
  - 3204 a. Single-family
  - 3205 b. Multi-family
  - 3206 c. Farm-worker housing
  - 3207 d. On lots which meet or exceed the minimum size requirement, one additional attached or detached accessory dwelling is allowed. The dwelling may be for guests, relatives, or employees.
  - 3208 e. On non-conforming lots, additional residential units for extended family members only if a demonstrated family hardship exists. (See 17.33.135)
- 3209 2. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
- 3210 3. Home Occupations
- 3211 4. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
- 3212
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- 3216

17.XX.050 Lot Area and Width

Lot area and width requirements are as follows:

- 3218 1. The minimum lot area is 1 acre.
- 3219 2. The minimum lot width is 100 feet.
- 3220
- 3221

17.XX.060 Density

- 3222 1. Minimum of 1 acre per single family unit except as provided under OCC
- 3223 17.XX.040.
- 3224
- 3225 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
- 3226

17.XX.070 Required Property Line Setbacks

- 3228 1. Front - minimum is 25 feet
- 3229 2. Side - minimum is 25 feet
- 3230 3. Rear - minimum is 25 feet
- 3231 4. Manufacturing, commercial, or industrial structures: yard setbacks from all property lines shall not be less than two feet horizontal for every one foot vertical height; or, the setback established in this section, whichever is greater.
- 3232 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet from all property lines.]
- 3233
- 3234
- 3235
- 3236

17.XX.080 Height

3237

3238 Structures are limited to a maximum height of 35 feet, except in section A. below:  
3239 A. On lots that meet the minimum lot size requirement, maximum height of  
3240 industrial structures (such structure is used in relation to extraction of minerals) is  
3241 65 feet.

3242  
3243 17.XX.090 Lot Coverage  
3244 Not applicable, see required setbacks in this chapter.

3245  
3246 17.XX.100 Parking  
3247 As indicated in Chapter 17.25

3248  
3249 17.XX.110 Special Provisions  
3250 Reserved

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Chapter \_\_\_\_\_  
Industrial (Ind)

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking

**17.XX.010 Purpose of Classification**

The Industrial district establishes areas for manufacturing, processing, assembling, research, wholesale, trade, storage, and distribution facilities as identified by the Okanogan County Comprehensive Plan. Certain types of commercial usage which could be considered supportive of Industrial uses are also included in this district.

**17.XX.020 Permitted Uses**

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
1. Accessory uses as identified in this chapter
  2. Airstrip
  3. Auto repair
  4. Auto towing operation (with auto storage)
  5. Banks
  6. Compost manufacturer
  7. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  8. Fertilizer manufacture
  9. Florist, retail
  10. Florist, wholesale/floriculture
  11. Government services
    - a. Infrastructure, wastewater treatment plants, substations, pump stations
    - b. Emergency vehicle facilities, police, fire
    - c. Maintenance shops, warehouses (also see professional buildings)
  12. Grazing of livestock
  13. Grist milling, corn shelling, hay baling and threshing service
  14. Home Occupations
  15. Kennels (commercial) (see OCC 17.33.140)
  16. Manufacturing (light)

- 3301 17. Marina
- 3302 18. Mini-storage
- 3303 19. Petroleum bulk plant, except petroleum products stored for private use or
- 3304 agricultural use
- 3305 20. Professional buildings (offices)
- 3306 21. Recycling collection center
- 3307 22. Recycling processing center
- 3308 23. Sawmills, portable (commercial)
- 3309 24. Sawmills and pulp mills (commercial)
- 3310 25. Slaughterhouses
- 3311 26. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
- 3312 27. Wholesale establishments
- 3313
- 3314 17.XX.030 Conditional Uses
- 3315 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3316 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3317 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3318 conditional use, as determined by the administrative official, may be permitted by
- 3319 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3320 "District Use Chart".
- 3321 1. Air cargo terminal
- 3322 2. Aircraft fuel pumps and fuel storage
- 3323 3. Aircraft hangars
- 3324 4. Aircraft sales, repair, service
- 3325 5. Aircraft salvage
- 3326 6. Air passenger services
- 3327 7. Airports
- 3328 8. Asphalt batch plant – permanent
- 3329 9. Asphalt batch plant – temporary
- 3330 10. Auto parking lots or garages (commercial)
- 3331 11. Auto rental service
- 3332 12. Auto storage: over five vehicles (disabled vehicles)
- 3333 13. Auto wrecking operation
- 3334 14. Cement, lime, gypsum manufacturers
- 3335 15. Churches
- 3336 16. Communication facility, commercial radio and TV, microwave or other antennas
- 3337 for transmitting and receiving
- 3338 17. Concrete batch plants – permanent
- 3339 18. Concrete batch plants – temporary
- 3340 19. Day care facilities
- 3341 20. Exercise clubs, indoor swimming pools
- 3342 21. Explosive manufacture or storage (storage other than for farm use)
- 3343 22. Flight schools (aircraft)
- 3344 23. Heliport
- 3345 24. Hospital
- 3346 25. Manufacturing (heavy) (glue, metal plating, rendering, etc.)\
- 3347 26. Meat packing plant
- 3348 27. Medical/dental clinic

- 3349 28. Petroleum service stations
- 3350 29. Propane/natural gas storage tanks (commercial)
- 3351 30. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3352 31. Restaurants, cafes, etc.
- 3353 32. Retail stores or gift shops
- 3354 33. Salvage (junk) yards
- 3355 34. Schools
- 3356 35. Shooting ranges
- 3357 36. Solid waste transfer station
- 3358 37. Tourist accommodations:
- 3359     a. Motel/hotel

3360  
3361 17.XX.040 Accessory Uses

- 3362 1. Normal accessory uses customary and incidental to the permitted and/or
- 3363 conditional use of the property.
- 3364 2. One attached or detached dwelling unit for the manager and/or night watchman
- 3365 shall be permitted on the same site as the business.
- 3366 3. Farm-worker Housing

3367  
3368 17.XX.050 Lot Area and Width

- 3369 1. Minimum lot area is 10,000 square feet.
- 3370 2. Minimum lot width is 50 feet.

3371  
3372 17.XX.060 Density

3373 Not applicable, subject to setbacks in 17.XX.070 and lot coverage in 17.XX.090.

3374  
3375 17.XX.070 Required Property Line Setbacks

- 3376 1. Front - 25 feet
- 3377 2. Side - None (except minimum is 25' when abutting land used primarily for
- 3378 residential or agricultural purposes, the five foot portion of such setback adjacent
- 3379 to the property line shall be landscaped with a Type II Visual Buffer per
- 3380 17.27.030 B).
- 3381 3. Rear - None (except minimum is 25' when abutting land used primarily for
- 3382 residential or agricultural purposes, the five foot portion of such setback adjacent
- 3383 to the property line shall be landscaped with a Type II Visual Buffer per
- 3384 17.27.030 B).

3385  
3386 17.XX.080 Height

3387 Maximum height is 65 feet, unless the manufacturing process requires a taller

3388 structure.

- 3389 1. Maximum height is 65', however no obstruction (structural or natural) shall
- 3390 extend into the transitional, approach, horizontal or conical surfaces of the
- 3391 runway. See Safety Standards section 17.32.
- 3392 2. Maximum height shall be 100' for: air traffic control towers;
- 3393 communication facilities (amateur radio poles or antennas; commercial or
- 3394 public agency radio and TV, microwave or other antennas for transmitting
- 3395 and receiving); fire towers; hose towers. However, not obstruction
- 3396 (structural or natural shall extend into the transitional, approach, horizontal

3397 or conical surfaces of the runway, unless the structure is absolutely  
3398 essential to the operation of the airport. See safety standards, section  
3399 17.32.  
3400

3401 17.XX.090 Lot Coverage  
3402 Maximum lot coverage is 70%

3403  
3404 17.XX.100 Parking  
3405 As indicated in Chapter 17.25  
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Chapter \_\_\_\_\_

**Neighborhood Commercial (NC)**

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Sections:

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking
- 17.XX.110 Special Provisions

17.XX.010 Purpose of Classification

The Neighborhood Commercial zone establishes and protects urban growth areas and limited areas of more intense rural development of Okanogan County as identified by the Okanogan County Comprehensive Plan. This zone provides limited uses that serve the everyday needs of neighborhood residents. This district accommodates retail sales, services, and offices oriented to residents living in and around the immediate vicinity.

17.XX.020 Permitted Uses

- A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".
  - 1. Accessory uses as identified in this chapter
  - 2. Auto parking lots or garages (commercial)
  - 3. Banks
  - 4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  - 5. Florist, retail
  - 6. Florist, wholesale/floriculture
  - 7. Food store (retail)
  - 8. Fruit, vegetable, agriculture, dairy product stand
  - 9. Grazing of livestock
  - 10. Medical/dental clinic
  - 11. Professional buildings (offices)
  - 12. Recycling collection center
  - 13. Restaurants, cafes, etc
  - 14. Tourist accommodations:
    - a. Bed and breakfasts

3455

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3457 **17.XX.030 Conditional Uses**

3458 A. Conditional uses are permitted only if issued an approved conditional use permit by  
3459 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
3460 following is a list of conditional uses. Any use not listed which is nearly identical to a  
3461 conditional use, as determined by the administrative official, may be permitted by  
3462 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
3463 "District Use Chart".

3464 1. Auto rental service

3465 2. Auto repair

3466 3. Auto sales (commercial)

3467 4. Auto towing operation (with auto storage)

3468 5. Churches

3469 6. Communication facility, commercial radio and TV, microwave or other antennas  
3470 for transmitting and receiving

3471 7. Day care facilities

3472 8. Exercise clubs, indoor swimming pools

3473 9. Government services:

3474 a. Infrastructure, wastewater treatment plants, substations, pump stations

3475 b. Emergency vehicle facilities, police, fire

3476 c. Maintenance shops, warehouses

3477 10. Halls, stadiums, auditoriums

3478 11. Hospital

3479 12. Laundromats

3480 13. Manufactured home parks

3481 14. Manufacturing (light)

3482 15. Marina

3483 16. Petroleum service stations

3484 17. Private clubs, fraternal lodges, country clubs

3485 18. Propane/natural gas storage tanks (commercial)

3486 19. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)

3487 20. Schools

3488 21. Tourist accommodations

3489 a. Inns and lodges

3490 b. RV parks

3491 c. Campgrounds

3492 d. Nightly Rentals

3493 22. Veterinarian clinics

3494 23. Wholesale establishments

3495

3496 **17.XX.040 Accessory Uses**

3497 A. Accessory Uses are allowed after issuance of an approved site analysis by the office  
3498 of Planning and Development. Issuance of a site analysis does not dismiss the  
3499 requirement of obtaining development permits from other offices/agencies such as  
500 building permits, water and sewer permits, etc. The following is a list of accessory  
3501 uses. Any use not listed which is nearly identical to a permitted use, as determined  
3502 by the administrative official, may be permitted.

- 3503 1. Dwellings  
3504 a. Single-family  
3505 b. Multi-family  
3506 c. Farm-worker housing  
3507 2. Home Occupations  
3508 3. Normal accessory uses customary and incidental to the permitted and/or  
3509 conditional use of the property.  
3510
- 3511 17.XX.050 Lot Area and Width  
3512 1. Minimum lot area is 10,000 square feet.  
3513 2. Minimum lot width is 50 feet.  
3514
- 3515 17.XX.060 Density  
3516 1. Single family, minimum 10,000 square feet./unit  
3517 2. Multi-family, minimum 3,600 square feet./unit  
3518
- 3519 17.XX.070 Required Yard Setbacks  
3520 1. Front - None.  
3521 2. Side - None except 10 feet when abutting land used primarily for residential  
3522 or agricultural purposes and the five foot portion of such setback adjacent to  
3523 the property line shall be landscaped with a Type II Visual Buffer per  
3524 17.27.030 (B).  
3525 3. Rear - None except minimum 25 feet when abutting land used primarily for  
3526 residential or agricultural purposes and the five foot portion of such setback  
3527 adjacent to the property line shall be landscaped with a Type II Visual Buffer  
3528 per 17.27.030 B).  
3529
- 3530 17.XX.080 Height  
3531 1. Maximum height is 35 feet.  
3532 2. Maximum height shall be 50 feet for: commercial parking garages;  
3533 hotels/motels/; inns and lodges.  
3534
- 3535 17.XX.090 Lot Coverage  
3536 Not applicable except compliance with required property line setbacks.  
3537
- 3538 17.XX.100 Parking  
3539 Indicated in OCC Chapter 17.25  
3540
- 3541 17.XX.110 Special Provisions  
3542 1. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall  
3543 be directed downward and shielded to minimize potential glare to motorists and  
3544 off-site residents. No exterior light with a direct source visible from a neighboring  
3545 property shall be installed. Indirect sources and horizontal cut-off fixtures are  
3546 recommended to reduce glare and provide general ambient light. Holiday  
3547 lighting is exempt from these requirements.  
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**Chapter \_\_\_\_\_**  
**Tourist Commercial (TC)**

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**Sections:**

- 17.XX.010 Purpose of Classification**
- 17.XX.020 Permitted Uses**
- 17.XX.030 Conditional Uses**
- 17.XX.040 Accessory Uses**
- 17.XX.050 Lot Area and Width**
- 17.XX.060 Density**
- 17.XX.070 Required Property Line Setbacks**
- 17.XX.080 Height**
- 17.XX.090 Lot Coverage**
- 17.XX.100 Parking**
- 17.XX.110 Special Provisions**

**17.XX.010 Purpose of Classification**

The Tourist Commercial zone establishes and protects areas expected to accommodate tourist-oriented activities located within urban growth areas, limited areas of more intense rural development (LAMIRD), rural high density, and rural medium density areas as defined by the Okanogan County Comprehensive Plan. This zone provides limited uses that serve tourist-oriented activity.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory uses as identified in this chapter
2. Auto parking lots or garages (commercial)
3. Exercise clubs, indoor swimming pools
4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
5. Florist, retail
6. Florist, wholesale/floriculture
7. Fruit, vegetable, agriculture, dairy product stand
8. Professional buildings (offices)
9. Restaurants, cafes, etc
10. Retail stores or gift shops
11. Tourist accommodations:
  - a. Bed and breakfasts

**17.XX.030 Conditional Uses**

A. Conditional uses are permitted only if issued an approved conditional use permit by the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The following is a list of conditional uses. Any use not listed which is nearly identical to a

3598 conditional use, as determined by the administrative official, may be permitted by  
3599 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
3600 "District Use Chart".

- 3601 1. Auto rental service
- 3602 2. Auto repair
- 3603 3. Auto sales (commercial)
- 3604 4. Churches
- 3605 5. Communication facility, commercial radio and TV, microwave or other antennas
- 3606 for transmitting and receiving
- 3607 6. Day care facilities
- 3608 7. Drive-in movies
- 3609 8. Golf courses
- 3610 9. Government services:
  - 3611 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 3612 b. Emergency vehicle facilities, police, fire
  - 3613 c. Maintenance shops, warehouses
- 3614 10. Halls, stadiums, auditoriums
- 3615 11. Hobby Rentals (water ski's, go-carts, boating equipment, etc.)
- 3616 12. Laundromats
- 3617 13. Marina
- 3618 14. Petroleum service stations
- 3619 15. Private clubs, fraternal lodges, country clubs
- 3620 16. Propane/natural gas storage tanks (commercial)
- 3621 17. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3622 18. Tourist accommodations
  - 3623 a. Campgrounds
  - 3624 b. Inns and lodges
  - 3625 c. Motels/hotels
  - 3626 d. Nightly Rentals
  - 3627 e. RV parks
- 3628 19. Veterinarian clinics

3630 17.XX.040 Accessory Uses

3631 A. Permitted uses are allowed after issuance of an approved site analysis by the office  
3632 of Planning and Development. Issuance of a site analysis does not dismiss the  
3633 requirement of obtaining development permits from other offices/agencies such as  
3634 building permits, water and sewer permits, etc. The following is a list of permitted  
3635 uses. Any use not listed which is nearly identical to a permitted use, as determined  
3636 by the administrative official, may be permitted. For reference, the following list may  
3637 also be viewed in OCC 17.21, "District Use Chart".

- 3638 1. Dwellings
  - 3639 a. Single-family
  - 3640 b. Multi-family
  - 3641 c. Farm-worker housing
- 3642 2. Home Occupations
- 3643 3. Normal accessory uses customary and incidental to the permitted and/or  
3644 conditional use of the property.

3645

- 3646 17.XX.050 Lot Area and Width  
3647 1. Minimum lot area is 10,000 square feet.  
3648 2. Minimum lot width is 50 feet.  
3649

- 3650 17.XX.060 Density  
3651 1. Single family, minimum 10,000 square feet./unit  
3652 2. Multi-family, minimum 3,600 square feet./unit  
3653

- 3654 17.XX.070 Required Yard Setbacks  
3655 1. Front – None.  
3656 2. Side – None except 10 feet when abutting land used primarily for residential  
3657 or agricultural purposes and the five foot portion of such setback adjacent to  
3658 the property line shall be landscaped with a Type II Visual Buffer per  
3659 17.27.030 (B).  
3660 3. Rear – 5 feet except minimum 25 feet when abutting land used primarily for  
3661 residential or agricultural purposes and the five foot portion of such setback  
3662 adjacent to the property line shall be landscaped with a Type II Visual Buffer  
3663 per 17.27.030 B).  
3664

- 3665 17.XX.080 Height  
3666 1. Maximum height is 35 feet.  
3667 2. Maximum height shall be 50 feet for: commercial parking garages;  
3668 hotels/motels/; inns and lodges.  
3669

- 3670 17.XX.090 Lot Coverage  
3671 Not applicable except compliance with required property line setbacks.  
3672

- 3673 17.XX.100 Parking  
3674 Indicated in OCC Chapter 17.25  
3675

- 3676 17.XX.110 Special Provisions  
3677 1. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall  
3678 be directed downward and shielded to minimize potential glare to motorists and  
3679 off-site residents. No exterior light with a direct source visible from a neighboring  
3680 property shall be installed. Indirect sources and horizontal cut-off fixtures are  
3681 recommended to reduce glare and provide general ambient light. Holiday  
3682 lighting is exempt from these requirements.  
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**Chapter 17. \_\_**  
**Minimum Requirement (MR)**

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**Sections:**

- 17.XX.010 Purpose of Classification
- 17.XX.020 Permitted Uses
- 17.XX.030 Conditional Uses
- 17.XX.040 Accessory Uses
- 17.XX.050 Lot Area and Width
- 17.XX.060 Density
- 17.XX.070 Required Property Line Setbacks
- 17.XX.080 Height
- 17.XX.090 Lot Coverage
- 17.XX.100 Parking
- 17.XX.110 Special Provisions

**17.XX.010 Purpose of Classification** - The purpose of the Minimum Requirement district is to maintain broad controls in preserving rural character and protecting natural resources. The Minimum Requirement district is available only for those lands located within the boundary of the Colville Indian Reservation. Reference the Intergovernmental Land Use Planning Agreement for process coordination policy between Okanogan County and the Colville Confederated Tribe.

**17.XX.020 Permitted Uses**

A. Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc. The following is a list of permitted uses. Any use not listed which is nearly identical to a permitted use, as determined by the administrative official, may be permitted. For reference, the following list may also be viewed in OCC 17.21, "District Use Chart".

1. Accessory uses as identified in this chapter
2. Air cargo terminal
3. Aircraft hangars
4. Aircraft sales, repair, service
5. Aircraft salvage
6. Airstrips
7. Apiary farms (bee farms)
8. Auto parking lots or garages (commercial)
9. Auto rental service
10. Auto sales (commercial)
11. Banks
12. Compost manufacturer
13. Dairy farms
14. Day care facilities
15. Dwellings:
  - a. Single family
  - b. Multifamily

- 3733 16. Exercise clubs, indoor swimming pools
- 3734 17. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
- 3735 18. Florist, retail
- 3736 19. Florist, wholesale/floriculture
- 3737 20. Food store (retail)
- 3738 21. Fruit, vegetable, agriculture, dairy product stand
- 3739 22. Government services:
  - 3740 a. Emergency vehicles facilities, police, fire
  - 3741 b. Maintenance shops, warehouses (also see professional buildings)
- 3742 23. Gravel pits under three acres
- 3743 24. Grist milling, corn shelling, hay baling and threshing service
- 3744 25. Halls, stadiums, auditoriums
- 3745 26. Home Occupations
- 3746 27. Horticultural services
- 3747 28. Hospital
- 3748 29. Laundromats
- 3749 30. Manufactured home sales facilities
- 3750 31. Manufacturing (light)
- 3751 32. Marina
- 3752 33. Meat packing plant
- 3753 34. Medical/dental clinic
- 3754 35. Mini-storage
- 3755 36. Nurseries
- 3756 37. Orchards
- 3757 38. Petroleum service stations
- 3758 39. Private clubs, fraternal lodges, country clubs
- 3759 40. Professional buildings (offices)
- 3760 41. Quarries and borrow pits less than three acres
- 3761 42. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 3762 43. Restaurants, cafes, etc.
- 3763 44. Retail stores or gift shops
- 3764 45. Sawmills, portable (commercial)
- 3765 46. Sorting, grading, and packing facilities for fruit, vegetables and agriculture
- 3766 products
- 3767 47. Tourist accommodations:
  - 3768 a. Motels/hotels
  - 3769 b. Inns and lodges
  - 3770 c. Bed and breakfasts
- 3771 48. Veterinarian clinics
- 3772 49. Wholesale establishments

**3773 17.XX.030 Conditional Uses**

- 3774
- 3775 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3776 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3777 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3778 conditional use, as determined by the administrative official, may be permitted by
- 3779 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3780 "District Use Chart".

- 
- 3781 1. Acid Manufacturing
  - 3782 2. Aircraft fuel pumps and fuel storage
  - 3783 3. Air passenger services
  - 3784 4. Airports
  - 3785 5. Asphalt batch plant – permanent
  - 3786 6. Asphalt batch plant – temporary
  - 3787 7. Auto repair
  - 3788 8. Auto towing operation (with auto storage)
  - 3789 9. Cement, lime, gypsum manufacturers
  - 3790 10. Churches
  - 3791 11. Communication facility, commercial radio and TV, microwave or other antennas
  - 3792 for transmitting and receiving
  - 3793 12. Concrete batch plants – permanent
  - 3794 13. Concrete batch plants – temporary
  - 3795 14. Crematoriums and columbariums, cemetery, mausoleum
  - 3796 15. Drive-in movies
  - 3797 16. Explosive manufacture or storage (storage other than for farm use)
  - 3798 17. Feedlots
  - 3799 18. Fertilizer manufacture
  - 3800 19. Flight schools (aircraft)
  - 3801 20. Fowl, or dead animal reduction, composting or disposal
  - 3802 21. Golf courses
  - 3803 22. Government services:
  - 3804 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 3805 23. Gravel pits three acres or larger
  - 3806 24. Heliport
  - 3807 25. Kennels (commercial) (see OCC 17.33.140)
  - 3808 26. Manufactured Home Parks
  - 3809 27. Manufacturing (heavy) (glue, metal plating, rendering, etc)
  - 3810 28. Mines
  - 3811 29. Motorized vehicle track/facilities
  - 3812 30. Petroleum bulk plant, except petroleum products stored for private use or
  - 3813 agricultural use
  - 3814 31. Propane/natural gas storage tanks (commercial)
  - 3815 32. Quarries and borrow pits three acres or larger
  - 3816 33. Recycling collection center
  - 3817 34. Recycling processing center
  - 3818 35. Salvage (junk) yards
  - 3819 36. Sanitary landfills
  - 3820 37. Sawmills and pulp mills (commercial)
  - 3821 38. Schools
  - 3822 39. Shooting ranges
  - 3823 40. Slaughterhouses
  - 3824 41. Solid waste transfer station
  - 3825 42. Tourist accommodations:
  - 3826 a. RV Parks
  - 3827 b. Campgrounds
  - 3828

3829 17.XX.040 Accessory Uses

- 3830 1. Normal accessory uses customary and incidental to the permitted and/or  
3831 conditional use of the property.  
3832 2. Additional residential units for extended family members or employees of a farm  
3833 upon which they live and work (for example, guest houses, employee housing  
3834 and seasonal worker cabins). Note: Additional residential units are not allowed  
3835 in association with multi-family housing or mobile home parks.  
3836

3837 17.XX.050 Lot Area and Width

- 3838 1. Minimum lot area is one acre, except where health regulations require larger  
3839 parcels to accommodate on-site sewage treatment.  
3840 2. When structures for manufacturing, commercial, and industrial uses exceed 35  
3841 feet minimum lot area is 5 acres.  
3842 3. Minimum lot width is 100 feet.  
3843

3844 17.XX.060 Density

- 3845 1. Minimum of one acre/single family unit.  
3846 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit  
3847

3848 17.XX.070 Required Yard Setbacks

- 3849 1. For all permitted structures, except manufacturing, commercial, and industrial  
3850 structures, shall have the following required yard setbacks:  
3851 A. Front - Minimum is 25'  
3852 B. Side - Minimum is 5'  
3853 C. Rear - Minimum is 25'  
3854 3. Manufacturing, commercial, or industrial structures: yard setbacks from all  
3855 property lines shall not be less than two feet horizontal for every one foot of  
3856 vertical height; or, the setback established in this section, whichever is greater.  
3857 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet  
3858 from all property lines.]  
3859

3860 17.XX.080 Height

- 3861 1. Maximum height for all uses in the zone shall be 35', except as noted in sections  
3862 2 through 7 below.  
3863 2. Maximum height shall be 50' for: appurtenances and decorative non-structural  
3864 architectural components on roofs of single and multiple family dwelling units  
3865 and on roofs of accessory agricultural buildings.  
3866 3. Maximum height for agricultural uses shall be 65', except as noted in section 5.  
3867 4. Maximum height for the following uses, shall be 65' fee, unless otherwise limited  
3868 by condition of a conditional use permit, PD, or by a County commissioner  
3869 sanctioned Community Advisory Committee, as identified in the district use  
3870 chart: agricultural wind machines; aircraft hangers; asphalt or concrete batch  
3871 plants; barns and silos; cement, lime, or gypsum manufacturers; chimneys not  
3872 attached to dwellings; church steeples, spires, belfries, cupolas, and domes;  
3873 community centers, sports facilities and complexes; cooling towers; county  
3874 administrative and criminal justice buildings; Government Services; crosses and  
3875 other religious and civic monuments; drive-in movie theater screens, elevator  
3876 penthouses; fertilizer manufacturing; gas holders or other similar structures;

3877 hose towers; mining, milling, and associated facilities; parapet walls; performing  
3878 arts centers (theaters); petroleum storage tanks; sawmills and pulpmills; school  
3879 auditoriums and theaters; smokestacks; [Note: Manufacturing, commercial and  
3880 industrial uses can only be placed on lots 5 acres and larger, if the structures  
3881 exceed 35 feet in height. See "Lot Area and Width Requirements" in section  
3882 17.05.060]  
3883 5. Maximum height for the following list of uses in 100': grain elevators; private  
3884 communication towers; single family residential windmills; water tanks.  
3885 6. Maximum height for electric transmission and distribution towers and poles shall  
3886 be 150'.  
3887 7. Maximum height for communication facilities (commercial and public agency  
3888 radio and TV, microwave or other antennas for transmitting and receiving) shall  
3889 be 200'.  
3890

3891 17.XX.090 Lot Coverage

3892 Not applicable, see required setbacks in 17.XX.070.  
3893

3894 17.XX.100 Parking

3895 As indicated in Chapter 17.25  
3896

3897 17.XX.110 Special Provisions

- 3898 1. Density of RV Parks, Campgrounds, Hotels, Motels, etc. shall be determined by  
3899 Okanogan County Health District standards for on-site treatment.

**Chapter 17.\_\_\_\_**  
**Airport Safety Overlay (ASO)**

3900

3901

3902

3903 **Sections:**

3904 **17.XX.005 Purpose**

3905 **17.XX.010 Transition and approach zone dimensions**

3906 **17.XX.020 Uses resulting in the assembly of large groups**

3907 **17.XX.030 Uses creating electrical interference**

3908 **17.XX.040 Uses fostering an increased bird population**

3909 **17.XX.050 Structures prohibited in clear zones**

3910 **17.XX.060 Storage of flammable substances**

3911 **17.XX.070 Air pollution**

3912 **17.XX.080 Location of roadways**

3913 **17.XX.090 Sign and exterior lighting**

3914 **17.XX.100 Building materials producing glare prohibited**

3915 **17.XX.110 Extension of structures into transitional or approach surface of runway**

3916

3917 **17.XX.005 Purpose**

3918 The purpose of this section is to protect lives and property on lands which lie within the  
3919 transition and approach zones surrounding an airport or landing field. Also, the district is  
3920 intended to prevent the establishment of air space obstructions through height  
3921 restrictions and other land use controls for the safety of persons airborne. This section  
3922 shall be applied to lands where airports are classified by the Federal Aviation  
3923 Administration as visual (paved), utility, non-precision and precision runways. Use  
3924 requirements and standards of the underlying zone shall apply unless in conflict with  
3925 provisions of this section.

3926

3927 **17.XX.010 Transition and approach zone dimensions**

3928 The dimensions of the transition and approach zones shall be determined by the current  
3929 Federal Aviation Administration use classification and standards.

3930

3931 **17.XX.020 Uses resulting in the assembly of large groups**

3932 Uses such as schools, churches, auditoriums, etc. where large groups of people  
3933 assemble shall not be allowed within the Airport Safety Overlay District.

3934

3935 **17.XX.030 Uses creating electrical interference**

3936 No use shall be permitted within this district in such a manner as to create electrical  
3937 interference with navigational signals or radio communications between the airport and  
3938 aircraft.

3939

3940 **17.XX.040 Uses fostering an increased bird population**

3941 No use shall be permitted within this district which would foster an increased bird  
3942 population and thereby increase the likelihood of a bird strike problem.

3943

3944 **17.XX.050 Structures prohibited in clear zones**

3945 No structure shall be allowed in the designated "clear zones."

3946

3947 **17.XX.060 Storage of flammable substances**

3948 Storage of flammable substances such as fuel or petroleum products shall be in  
3949 accordance with all current standards and regulations.

3950

3951 17.XX.070 Air pollution

3952 There shall be no emission of smoke, fly ash, dust, vapor, gases, or other forms of air  
3953 pollution that may conflict with any present or planned operations of the airport.

3954

3955 17.XX.080 Location of roadways

3956 Roadways shall be located in such a manner that vehicle lights will not make it difficult  
3957 for pilots to distinguish between airport runway landing lights or result in glare or in any  
3958 other way impair visibility in the vicinity of the landing or take-off approach.

3959

3960 17.XX.090 Sign and exterior lighting

3961 Unless necessary for safe and convenient air travel, sign lighting and exterior lighting  
3962 shall not project into the runway, taxiway, or approach zone.

3963

3964 17.XX.100 Building materials producing glare prohibited

3965 Building materials shall not produce glare which may conflict with any present or  
3966 planned operation of the airport.

3967

3968 17.XX.110 Extension of structures into transitional or approach surface of runway

3969 No obstructions (structural or natural) shall extend into the transitional or approach  
3970 surface of the runway.

3971

## Chapter 17.20

### Planned Destination Resort: PDR

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- 17.20.010 District Purpose
- 17.20.020 Uses Allowed
- 17.20.030 General Requirements
- 17.20.040 Pre-Application Consultation
- 17.20.050 Application for Planned Destination Resort-PDR
- 17.20.060 Processing of Application for PDR
- 17.20.070 Board of County Commissioners Review and Decision
- 17.20.080 Final Development Plan Submittal Requirements
- 17.20.090 Procedure for Review of a Final Development Plan-Phased Development
- 17.20.100 Procedure for Modification of a Final Development Plan
- 17.20.110 Violation of Terms of Approval

#### 17.20.010 District Purpose

- A. The purpose of the PDR zone is to enhance and diversify the recreational opportunities in Okanogan County through the development of destination resorts that complement the natural and cultural attractiveness of the area without significant adverse effects to environmental and natural features, cultural or historic resources and their settings, and other significant resources. The PDR zone provides for the development of destination resorts as recreational developments which provide visitor-oriented accommodations and recreational facilities for resort visitors and residents, consistent with the comprehensive plan. The PDR zone is only appropriate for those commercial, residential and/or visitor accommodations which are part of a destination resort facility. It is the intent of this Chapter to establish standards and procedures for developing large scale destination resorts, while ensuring that all applicable land use requirements are achieved and available resources are used productively and efficiently.
- B. Further, it is the intent of the PDR Zone that the value of important natural features and systems shall be preserved and/or enhanced.
  - 1. The necessary habitat of threatened or endangered species as listed on the Federal Register shall be protected so as not to diminish the necessary features of that habitat.
  - 2. Natural features such as streams, rivers, riparian vegetation within 100 feet of streams, and significant wetlands shall be protected consistent with Shoreline, SEPA, Critical Areas Regulations, etc.
  - 3. Key Wildlife Habitat and Critical Wildlife Habitat areas shall be protected so as not to diminish the necessary features of that habitat.
- C. The rezoning of a property or properties to a PDR zone has the effect of replacing all existing zoning ordinance regulations on the property with use and intensity allowances contained in the Planned Destination Resort approval by action of the Board of County Commissioners.

4020 17.20.020 Uses Allowed

- 4021 A. Principal Uses: The following uses shall be permitted outright as principal  
4022 uses, provided they are part of, and are intended to serve persons at, a  
4023 destination resort approved pursuant to this Chapter:
- 4024 1. Visitor-oriented accommodations designed to provide for the needs of  
4025 visitors to the resort, including the following uses:
    - 4026 a. Overnight lodging, including lodges, hotels, motels, bed and  
4027 breakfast facilities, time-share units, campgrounds and similar  
4028 transient lodging facilities;
    - 4029 b. Convention and conference facilities and meeting rooms;
    - 4030 c. Retreat centers;
    - 4031 d. Special studies centers;
    - 4032 e. Restaurants, lounges and similar eating and drinking  
4033 establishments; and
    - 4034 f. Other visitor-oriented accommodations compatible with the  
4035 purposes of this Chapter.
  - 4036 2. Developed recreational facilities designed to provide for the needs of  
4037 visitors and residents of the resort, including the following uses:
    - 4038 a. Golf courses, driving ranges, and clubhouses, and academies;
    - 4039 b. Indoor and outdoor spas and swimming pools;
    - 4040 c. Indoor and outdoor tennis and other sport courts;
    - 4041 d. Recreational, health facilities and fitness facilities;
    - 4042 e. Downhill ski facilities including lift stations and gondolas;
    - 4043 f. Equestrian facilities;
    - 4044 g. Wildlife observation shelters;
    - 4045 h. Theaters and amphitheaters;
    - 4046 i. Fishing facilities;
    - 4047 j. Walkways, bike paths, jogging paths, Nordic and alpine ski trails,  
4048 equestrian and other athletic and recreation trails;
    - 4049 k. Marinas, boat launches, swimming floats, and other water  
4050 dependent facilities compatible with the purposes of this Chapter  
4051 and with the Okanogan County Shoreline Master Program; and
    - 4052 l. Other recreational facilities compatible with the purposes of this  
4053 Chapter.
  - 4054 3. Residential:
    - 4055 a. Single-family dwellings;
    - 4056 b. Duplexes and other multi-family dwellings;
    - 4057 c. Condominiums;
    - 4058 d. Townhouses;
    - 4059 e. Time-share projects;
    - 4060 f. Sufficient residential units for necessary full-time and seasonal  
4061 employees; and
    - 4062 g. Other residential dwellings compatible with the purposes of this  
4063 Chapter.
  - 4064 4. Commercial services and specialty shops designed to provide for visitors  
4065 of the resort, including the following uses:

- 4066 a. Specialty shops such as clothing stores, book stores, specialty food
- 4067 shops, State licensed liquor stores, sport shops, and photo
- 4068 developing shops;
- 4069 b. Restaurants and taverns;
- 4070 c. Gift shops;
- 4071 d. Barber shops/beauty salons;
- 4072 e. Automobile service stations;
- 4073 f. Craft and art studios and galleries;
- 4074 g. Real estate and other professional offices;
- 4075 h. Grocery stores;
- 4076 i. Laundromat and laundry facilities;
- 4077 j. Licensed day care facilities; and
- 4078 k. Other commercial services which provide for the needs of resort
- 4079 visitors and are compatible with the purposes of this Chapter;
- 4080

4081 Provided, however, that all commercial uses within the approved PDR shall  
 4082 meet the following conditions:

- 4083 1) Such commercial uses shall be within the approved
- 4084 boundaries of the PDR;
- 4085 2) Such commercial uses shall be oriented to the resort and
- 4086 located away from or screened from highways or other major
- 4087 roadways; and
- 4088 3) Such commercial uses shall be limited to those uses
- 4089 necessary or desirable to serve the needs of resort visitors in
- 4090 that their primary purpose is to provide goods or services that
- 4091 are typically provided to overnight or other short-term visitors
- 4092 to the resort, or the use is necessary or desirable for
- 4093 operation, maintenance or promotion of the destination resort.

4094 5. Permitted uses may be combined within a mixed use building where  
 4095 permitted commercial uses are located with visitor-oriented  
 4096 accommodations and/or residential dwellings in the same or adjoining  
 4097 buildings.

4098 6. Open Space Areas:

- 4099 a. Wildlife areas;
- 4100 b. Natural areas;
- 4101 c. Trails;
- 4102 d. Parks;
- 4103 e. Lakes, rivers and streams;
- 4104 f. Golf courses;
- 4105 g. Landscaped setbacks;
- 4106 h. Pasture and agricultural lands;
- 4107 i. Any land which is not part of the area used for an accessory use to
- 4108 visitor-oriented accommodations, developed recreational facilities
- 4109 or residential dwellings; and
- 4110 j. Other open space areas compatible with the purposes of this
- 4111 Chapter.
- 4112

- 4113 B. Accessory Uses: The following uses shall be permitted outright as accessory
- 4114 to a destination resort or to principal uses located therein:
- 4115 1. Transportation, including roads and parking, and utility facilities;
- 4116 2. Emergency medical facilities;
- 4117 3. Storage structures and areas;
- 4118 4. Kennels as a service for resort guests only;
- 4119 5. Heliports providing emergency services to the destination resort only and
- 4120 not for the general purpose of providing tours;
- 4121 6. Ticket booths;
- 4122 7. Public facilities, such as police and fire stations, and similar uses;
- 4123 8. Facilities necessary for public safety and utility service within the
- 4124 destination resort or the County, notwithstanding any limiting provision of
- 4125 this subsection to the contrary; and
- 4126 9. Other uses which are compatible with the purposes of the Chapter.
- 4127
- 4128 C. Conditional Uses: The following uses may be approved as Conditional Uses
- 4129 subject to the provisions for Conditional Uses in this Zoning Ordinance.
- 4130 1. Helicopter skiing or other operations and facilities not otherwise allowed
- 4131 by B.5. above.
- 4132
- 4133 D. Prohibited Uses: All uses not included above as principal, accessory, or
- 4134 conditional uses, are prohibited in the PDR zone.
- 4135

4136 17.20.030 General Requirements - In addition to accomplishing the purpose of

4137 the PDR established in section 17.20.010, development in a PDR zone shall meet

4138 the following requirements:

- 4139 A. The minimum size for a PDR shall be 640 acres, at least 50 percent of which
- 4140 shall be in one contiguous parcel;
- 4141
- 4142 B. The maximum density for a PDR shall be 3.5 dwelling units per acre. For the
- 4143 purposes of calculating the density of a PDR, each two units of transient
- 4144 tourist accommodations (those accommodations without kitchen facilities or
- 4145 fixtures) shall equal one dwelling unit. Dormitory style seasonal employee
- 4146 housing shall not be included in the calculation of residential density;
- 4147
- 4148 C. At least 60 percent of the total acreage included in the development shall be
- 4149 dedicated to and maintained as permanent open space as defined by Section
- 4150 17.20.020 A. 6., and/or recreational areas, excluding required streets and
- 4151 parking areas. The amount of site coverage shall be recommended by the
- 4152 Planning Commission and approved by the board of County Commissioners.
- 4153
- 4154 D. The method of calculating the ratio of permanent residential units to visitor
- 4155 oriented dwelling units is as follows:
- 4156 The ratio of permanent residential units to visitor-oriented dwelling units shall
- 4157 not exceed 2.5 to 1. For purposes of this section, visitor-oriented dwelling
- 158 units are those units, whether a single-family house, townhouse,
- 4159 condominium, or transient tourist accommodations, which are made regularly
- 4160 available to the traveling public for stays of limited duration. Dormitory

4161 housing for seasonal employees shall be provided as required in any permit or  
4162 approval, but shall not be included in calculating this ratio.

4163  
4164 The developer is required to provide, in the final development plan, an  
4165 enforceable program that adequately demonstrates this ratio will not be  
4166 exceeded at any time in the development of the project.

4167  
4168 This ratio shall not affect the calculation of maximum density set forth in  
4169 Section 17.20.030 (B).

4170  
4171 E. No building permit or building occupancy permit shall be issued for any  
4172 structure or use to be located within PDR Zone unless the structure and use  
4173 complies with the requirements of the final plan and program and this Section;

4174  
4175 F. Shall provide Public Transit proposals which satisfy public transportation  
4176 demands generated by the Planned Destination Resort.

4177  
4178 G. No structures or uses, except those which are necessary for maintenance,  
4179 shall be permitted within areas designated as "buffer areas". "Buffer areas"  
4180 shall contain natural vegetation, fences, berms, and landscaped areas as  
4181 indicated in the applicable Preliminary or Final plan and program;

4182  
4183 H. Any additional requirements of the final approval shall be met during that  
4184 review process.

4185  
4186  
4187 17.20.040 Pre-Application Consultation

4188 A. An applicant may request an informal review of a PDR prior to submittal of an  
4189 application. Upon receiving a request for an informal review, the Administrator  
4190 will request a meeting with the appropriate county and resource agencies and  
4191 the developer. The purpose of this meeting is to assist the developer in  
4192 identification of site constraints and suggest potential solutions where  
4193 possible.

4194  
4195 B. An applicant shall request an informal review under 17.20.040 A for PDR  
4196 projects that are located in Environmentally Sensitive Areas.

4197  
4198 17.20.050 Application for Planned Destination Resort, PDR

4199 A. A rezone to a PDR designation requires submittal of a rezone application.  
4200 This application shall be reviewed in two steps 1) a Preliminary Development  
4201 Plan and Program for the entire development, together with the Rezone  
4202 Application, and 2) a Final Development Plan for the entire development, or  
4203 for each individual phase of the PDR. The Preliminary Development Plan and  
4204 Program and Rezone Application shall include sufficient schematic or concept  
4205 information to permit a comprehensive review of the entire development.

4206  
4207 The actual rezone of the property will occur upon approval of the Preliminary  
4208 Development Plan and Program and Rezone by the Board of County

4209 Commissioners, and shall include, where appropriate, conditions to be  
4210 satisfied by the Final Development Plan or Plans. The Final Development  
4211 Plan shall be in greater detail to permit a determination that the Final  
4212 Development Plan conforms with the Preliminary Development Plan and  
4213 Program and Rezone approval.  
4214

4215 Upon completion of the pre-application consultation (where required), the  
4216 preliminary PDR rezone request will proceed as follows:  
4217

- 4218 B. The applicant shall submit a complete PDR rezone application requesting a  
4219 change of zone to Planned Destination Resort;  
4220
- 4221 C. The rezone application shall be accompanied by a Preliminary Development  
4222 Plan and Program (hereinafter referred to jointly as the "Rezone Application")  
4223 which includes the following information:
- 4224 1. A development site plan which includes one or more scale drawings of  
4225 the existing conditions on the entire site, at a scale to be prearranged  
4226 with the Administrator or designee, and which shall include the following:
    - 4227 a. A vicinity map at a reduced scale showing the proposed  
4228 development in relation to existing landmarks (e.g. state or county  
4229 roads, towns, etc.);
    - 4230 b. Boundaries of the site;
    - 4231 c. Names and dimensions of all existing roads serving, adjacent to or  
4232 lying within one quarter mile of the site of the proposed  
4233 development;
    - 4234 d. Location of major physiographic features, such as railroads,  
4235 drainage ways, canals, and shorelines;
    - 4236 e. Existing topographic contours, at intervals of not more than five  
4237 feet, for the entire site, using the best information available, such as  
4238 USGS maps or highway department maps, within the immediate  
4239 vicinity (250 feet+) of development activities. Contours should be  
4240 shown together with existing drainage and identification of  
4241 significant vegetation.
    - 4242 f. Important natural features of the site, including habitat of  
4243 threatened or endangered species as listed on State or Federal  
4244 government registers, streams, rivers, riparian vegetation within  
4245 100 feet of streams and significant wetlands shall be protected  
4246 consistent with Shoreline, SEPA, Critical Areas Regulations, etc.  
4247
  - 4248 2. One or more site plan sheets showing in concept form the following:
    - 4249 a. The location and number of acres reserved as open space as  
4250 defined in Section 17.20.020 A. 6., along with a conceptual  
4251 landscape plan showing areas of preservation, removal and  
4252 restoration of vegetation;
    - 4253 b. Major pedestrian, equestrian, bicycle trails, ski trails, and any other  
4254 recreational systems;

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- c. The number and general location of off-street parking facilities, showing points of ingress to and egress from the site, as well as proposed roads and pedestrian and vehicular circulation patterns;
  - d. Proposed land uses, densities; and building limit lines, building type, height and bulk;
  - e. Proposed public dedications; and
  - f. Proposed utility systems (i.e. water, wastewater, storm & power).
  - g. Snow removal/storage/water quality protection plan.
3. A written program that includes an explanation of the density of development proposed and open space provisions together with the following:
- a. A description in a concise statement of the general public benefit that will result from the development of the proposed project. Benefits to be described may include but are not limited to:
    - 1) Increased usable open space;
    - 2) Special wildlife or recreation benefits resulting from innovative or optional development techniques;
    - 3) The creation of compatible multiple use projects that include uses authorized by this chapter and;
    - 4) The development of perimeter transition with surrounding land uses.
  - b. Additional written information shall provide a detailed evaluation and/or analysis of the following: (Note: some of the following information may be a part of project SEPA compliance documentation).
    - 1) Proposed ownership pattern;
    - 2) Operation and maintenance proposal (i.e. condominiums, Home Owner Association, co-op, time share or other);
    - 3) A written explanation of the timetable for development, with the projected build-out date, describing the phases of project development. If the developer requests approval of Phase I concurrent with the preliminary development plan, the requirements of 17.20.090 must be met.
    - 4) Description of existing and/or proposed community and recreational facilities;
    - 5) Water supply system;
    - 6) Waste water disposal system;
    - 7) Geo-physical characteristics (i.e. soils, slope, drainage and erosion control);
    - 8) An explanation of how the project has been sited or designed to avoid or minimize adverse effects or conflicts with adjacent uses. The application shall explain how proposed open spaces areas will avoid or minimize adverse effects or conflicts.
    - 9) Visual impacts, existing and proposed landscaping, and identification of view corridors provided, however, the

- 4302 Planning Administrator may require graphic or other visual
- 4303 exhibits to supplement this information.
- 4304 10) Description of known archaeological and historical features;
- 4305 11) Air quality considerations and mitigation measures (e.g. dust
- 4306 suppression);
- 4307 12) Traffic circulation elements (both on and off site including
- 4308 required improvements and right-of-way dedications).
- 4309 13) Utility installations (all utilities, including power) shall be
- 4310 underground, except, where site constraints prohibit such
- 4311 installations and such change is approved by the Planning
- 4312 Commission.
- 4313 14) Noise considerations and mitigation measures (e.g.
- 4314 vegetative buffers); and
- 4315 15) Information as to employee housing to be provided.
- 4316 c. An environmental evaluation of the site and the surroundings
- 4317 prepared in accordance with State Environmental Policy Act
- 4318 (SEPA) and at the direction of the Responsible Official.
- 4319

**17.20.060 Processing of Application for PDR**

- 4321 A. The applicant shall submit 3 copies of the Rezone Application, and all related
- 4322 materials, to the Administrator for review. Within 14 days of receipt of the
- 4323 Rezone Application, the Administrator shall determine if the Rezone
- 4324 Application is complete and in compliance with the PDR district as defined in
- 4325 Section 17.20.010. Applications which are inconsistent with the PDR district
- 4326 intent shall not be further processed, unless revised to the satisfaction of the
- 4327 Administrator. If the application is incomplete, the Administrator shall notify
- 4328 the applicant as to which portion of the application is incomplete. The
- 4329 applicant shall be given 30 days within which to submit any additional
- 4330 information necessary to complete the application, unless a longer period is
- 4331 approved by the Administrator. When the application is certified as complete,
- 4332 the applicant shall provide an additional 30 copies of the completed Rezone
- 4333 Application.
- 4334
- 4335 B. Upon receipt of a complete Rezone Application, as determined by the
- 4336 Administrator, the Rezone Application shall be considered vested to this
- 4337 zoning ordinance unless the applicant elects in writing to proceed under a
- 4338 subsequently enacted zoning ordinance and the County concurs.
- 4339
- 4340 C. Following certification of the complete application, the Rezone Application
- 4341 shall be circulated to the various departments and agencies with expertise for
- 4342 review and comment. Those departments and agencies shall submit reports
- 4343 and recommendations to the Planning Department within 30 days of the date
- 4344 of circulation. Such reports and recommendations shall be considered as part
- 4345 of the public record by the Planning Commission.
- 4346
- 4347 D. If a public hearing is held on a Draft Environmental Impact Statement (DEIS),
- 4348 the hearing may be held prior to or concurrently with the first Planning
- 4349 Commission Hearing of the Rezone Application. The public hearing on the

Draft EIS may be coordinated and/or combined with the requirements of Section 17.20.060 E., below.

E. Public Hearing

1. The Rezone Application shall have public notice and be heard by the Planning Commission in a time and manner provided for in RCW 36.70.590.
2. The Commission may continue the hearing to a time, date, and place without further notice.
3. At the public hearing, the Planning Commission shall consider all relevant evidence concerning the Rezone Application, including consideration of this Chapter, together with any information developed as part of the SEPA review, and any input received from reviewing agencies.

F. Planning Commission Review and Recommendation

1. Within 14 days following the conclusion of the public hearing, the Planning Commission shall submit its written report and recommendation to the Board of County Commissioners. The Rezone Application shall be recommended for approval, disapproval, or modification and approval, and all recommended conditions of approval shall be specified.
2. In addition to the authority in 17.20.060F.1., above, the Planning Commission shall consider the environmental impact of the Rezone Application, together with any environmental document that is available, and may further condition its recommendation on the consideration of the environmental impact of the Rezone Application.
3. When the proposal calls for construction or alteration of roads, utilities or other improvements for which the public agencies would have responsibility for completion should the applicant fail to make adequate installation, and when such required improvements will not be completed at the time of Final Development Plan approval, the Planning Commission shall recommend that the Board of County Commissioners require a bond or acceptable surety indemnifying the required improvements in an amount at least equal to 120 percent of the estimated cost of the required improvements. A bond may also be required to assure site restoration in the event a partially completed project is abandoned. Bonding may be adjusted to meet the schedule of phased development. Bonds shall be filed with the Okanogan County Department of Public Works prior to the Board making a decision on the Final Development Plan.

17.20.070 Board of County Commissioners Review and Decision

- A. Upon receipt of the Planning Commission's recommendation, the Board shall, at its next public meeting, set the date for the public meeting at which the Board shall consider the Planning Commission's recommendation.

- 4396 B. At the meeting scheduled for considering the Planning Commission's
- 4397 recommendation on the Rezone Application, the Board, after reviewing the
- 4398 recommendation of the Planning Commission and accompanying reports,
- 4399 documentation, and any other relevant evidence presented to it, shall either
- 4400 concur with, modify or reject the recommendation based on review of the
- 4401 submitted record.
- 4402
- 4403 C. If the Board denies the rezone application it shall provide written Findings of
- 4404 Fact and Conclusions supporting its decision to deny the application.
- 4405
- 4406 D. In the event the Board approves or conditionally approves the Rezone
- 4407 Application, such approval shall give the applicant the right to proceed with
- 4408 submission of a Final Development Plan for one or more phases of the
- 4409 development, and such approval shall also be binding as to the general intent
- 4410 and apportionment of land for buildings, stipulated use and circulation
- 4411 patterns.
- 4412
- 4413 E. Approval of the Rezone Application shall constitute authorization for the
- 4414 applicant to develop streets, utilities, and other such infrastructure
- 4415 improvements in accordance with construction drawings and permits
- 4416 approved by the Okanogan County Public Works Department.
- 4417
- 4418 F. Upon approval of the Rezone Application, the County Zoning Map shall be
- 4419 changed to indicate the designation of the subject property as PDR with
- 4420 reference to the specific Ordinance that defines the terms of approval. A copy
- 4421 of said ordinance shall be recorded with the County Auditor's office.
- 4422

4423 17.20.080 Final Development Plan Submittal Requirements - The Final  
 4424 Development Plan Submittal shall include the following:

- 4425 A. A map or maps, prepared under the direction of a land surveyor or civil
- 4426 engineer drawn to a scale or scales acceptable to the Administrator, for the
- 4427 entire PDR or Phase being requested for approval with proposed contours
- 4428 shown at 1 to 5 foot intervals within 150 feet of the major construction
- 4429 activities; in addition, the Administrator may require a scale model, illustrative
- 4430 renderings or perspective drawings; the maps will include the following:
- 4431 1. Locations, with the names of all existing and proposed streets, public
- 4432 ways, railroad and utility rights-of-way, parks or other open spaces, and all
- 4433 land uses within 500 feet of the boundary of the development.
- 4434 2. Existing on-site or sanitary sewer systems, water wells or mains, and
- 4435 other underground facilities within and adjacent to the development, and
- 4436 their certified capacities.
- 4437 3. Proposed on-site or sanitary sewer systems or other waste disposal
- 4438 facilities, water mains and other underground utilities.
- 4439 4. Preliminary subdivision plan.
- 4440 5. Proposed land use site plan including on-site or public recreation facilities
- 4441 or areas, if any;
- 4442 6. Community facilities plan.
- 4443 7. Location and amount of open space as defined in Section 17.20.020 A. 6.

- 444 8. Traffic flow plan.  
445 9. A landscape plan as defined in Section 17.20.050 C.2.a.  
4446 10. Location, arrangement, number and dimensions of truck loading and  
4447 unloading spaces and docks.  
4448 11. Location, arrangement, number and dimensions of auto garages and  
4449 parking spaces, width of aisles, bays and angles of parking.  
4450 12. Preliminary plans, elevations of typical buildings, and/or structures,  
4451 indicating general height, bulk, square footage, number of dwelling units,  
4452 and provisions for employee housing.  
4453 13. Approximate location, height, and materials of all walls, fences and screen  
4454 plantings.  
4455 14. A narrative as to the details of compliance of the proposed Final  
4456 Development Plan with the approved Rezone Application.  
4457  
4458 B. Proposed covenants, conditions and restrictions which shall include, at a  
4459 minimum, provisions for:  
4460 1. Use, improvement and maintenance of all common open space areas  
4461 which may be accomplished through a homeowners or business owners  
4462 association;  
4463 2. The availability of private security patrol;  
4464 3. Architectural control over all residential dwellings and the establishment of  
4465 a residential design review committee;  
4466 4. Limitations on the nature and extent of individual business signage so that  
4467 all commercial uses are publicized as an integral part of the resort and  
4468 are oriented toward the resort;  
4469 5. Dimensional standards for all residential dwellings; and  
4470 6. The ability of the County to enforce those provisions which are designated  
4471 as a requirement for approval of the preliminary plan, and which may not  
4472 be amended without Board of County Commissioners approval. Such  
4473 designated portions of the preliminary plan shall be considered a part of  
4474 the zoning requirements of this Chapter and non-enforcement shall not  
4475 result in waiver of the right to subsequently enforce.  
4476

4477 17.20.090 Procedure for Review of a Final Development Plan - Phased  
4478 Development

- 4479 A. A destination resort authorized pursuant to this chapter may be developed in  
4480 phases. The applicant shall within 18 months from the date of the approval by  
4481 the Board of the Rezone Application, file a Final Development Plan of one or  
4482 more of the phases of the proposed destination resort with the Administrator;  
4483 provided that the Board of Commissioners may, upon request of the applicant,  
4484 grant an extension for the filing of the Final Development Plan of up to 24  
4485 additional months with annual review and additional conditions if deemed  
4486 necessary. If the Final Development Plan is not filed within 18 months or  
4487 within the extended time period, if any, the Board may rescind approval of the  
4488 Rezone Application following a 30-day appeal period after notification to the  
4489 applicant of record of the Board's proposed action.  
4490

491 The addition of property to a PDR zone, which addition is less than 5 percent  
492 of the total acreage in the PDR zone as originally proposed, and which does  
4493 not result in any significant alteration to the approved PDR, shall not require  
4494 referral to the Planning Commission, but shall be considered by the Board as  
4495 part of its review of the Final Development Plan. The Board's review of such  
4496 addition of property to a PDR zone shall consist of determining conformance  
4497 with the requirements of Sections 17.20.010 through 17.20.030.

- 4498 1. The Administrator shall review the Final Development Plan to determine  
4499 that all requirements of Section 17.20.080 are satisfied, and that the  
4500 Final Development Plan is in substantial compliance with the Rezone  
4501 Application as approved by the Board. The Administrator shall then  
4502 forward the proposed Final Development Plan to the Board, together  
4503 with the conclusions from the Administrator's review.
- 4504 2. The Board shall, at its next public meeting or any continued meeting  
4505 determine:
  - 4506 a. Whether the Final Development Plan is substantially consistent with  
4507 the Rezone Application as approved by the Board; and
  - 4508 b. Whether any conditions of approval required to be satisfied prior to  
4509 approval of the Final Development Plan have been fulfilled, or  
4510 alternatively, whether the bond assures the completion of  
4511 improvements.

4512 The Board shall thereupon take action to approve, refer to the Planning  
4513 Commission for further review and recommendation, or disapprove the  
4514 proposed Final Development Plan. If the Board approves the Final  
4515 Development Plan, the developer shall submit the original reproducible  
4516 copy on stable base mylar polyester film or equivalent approved  
4517 material, to be signed by the same parties who are authorized to sign  
4518 final plats, pursuant to Okanogan County Code, Title 16. One additional  
4519 copy which may be of paper, shall be submitted to the County Office of  
4520 Planning & Development.

- 4521 3. The Final Development Plan, including all terms and conditions of  
4522 approval, shall be filed with the Okanogan County Auditor.
- 4523 4. The terms and conditions of the Final Development Plan, including the  
4524 map approved by the Board, shall constitute limitations on the use,  
4525 design and structures on the site which shall be enforced by any and all  
4526 means included in Chapter 17.38; provided, that the applicant may enter  
4527 into an agreement with the County, executed concomitantly with and as  
4528 consideration for approval of the Final Development Plan, by which the  
4529 applicant agrees to develop, maintain and/or use the area within the  
4530 PDR as specified in the Final Development Plan.
- 4531 5. Approval by the Board of the Final Development Plan shall constitute  
4532 authorization for the applicant, it's heirs, successors, grantees or  
4533 assignees of the applicant to develop the site in accordance with the  
4534 Final Development Plan and any conditions imposed by the Board.
- 4535 6. Authorization for a PDR shall expire if construction of the first phase of  
4536 development as described in the Final Development Plan is not  
4537 commenced within two years of the date the Final Development Plan is  
4538 approved or if the project is abandoned. Time extensions or scheduled

4539 modifications may be granted by the Board in up to 18month increments  
4540 and with additional conditions if deemed appropriate following review by  
4541 the Planning Commission.

- 4542 7. After approval of the Final Development Plan, building permits shall be  
4543 issued for construction only in accordance with the Final Development  
4544 Plan as approved by the Board of County Commissioners. The facilities  
4545 and accommodations described in the Final Development Plan shall be  
4546 physically provided or financially assured prior to the closures of sales,  
4547 rental, or lease of any residential dwellings to the general public, except  
4548 that the developer may sell undeveloped land to subdevelopers or  
4549 builders for the purposes of constructing the commercial, recreational or  
4550 residential facilities required by this Chapter provided that all purchasers  
4551 shall agree to abide by the conditions of the approval of the PDR.  
4552

- 4553 B. If a proposed resort is to be developed in phases, each phase shall be  
4554 described in the Preliminary Development Plan. The phasing shall meet the  
4555 following requirements:  
4556 1. The first phase shall include the following as minimum requirements:  
4557 a. At least 75 separate rentable units for visitor-oriented lodging; and  
4558 b. Visitor-oriented eating establishments for at least 100 persons and  
4559 meeting rooms which provide seating for approximately 100  
4560 persons.  
4561 2. Each phase, together with previously completed phases, if any, shall be  
4562 capable of operating in a manner consistent with the intent and purpose  
4563 of this Chapter.  
4564 3. All phases of the destination resort taken cumulatively shall meet the  
4565 minimum requirements of Section 17.20.030.  
4566 4. Each phase may include two or more distinct non-contiguous areas within  
4567 the PDR zone.  
4568 5. All subsequent development of any property zoned PDR shall be in  
4569 substantial conformance with the Preliminary Development Plan.  
4570

4571 17.20.100 Procedure for Modification of a Final Development Plan

- 4572 A. Applications for major modifications in the Final Development Plan must be  
4573 submitted to the Planning Commission, hearings held and recommendations  
4574 made and referred to the Board of County Commissioners.  
4575  
4576 B. Minor modifications to the Final Development Plan may be approved by the  
4577 Administrator. Such changes are ones that would not materially affect the  
4578 findings and conclusions of the Board on the Preliminary Development Plan,  
4579 such as but not limited to, minor shifting of the location of buildings, proposed  
4580 streets, public or private ways between easements, parks or other features of  
4581 the plan; minor changes in densities so long as overall densities as described  
4582 in the Preliminary Development Plan are maintained; or minor changes in  
4583 building height or bulk. Changes of boundaries of the PDR zone or changes  
4584 in land use beyond the range of uses contemplated in the Rezone Application  
4585 shall not be considered minor changes.  
4586

587 17.20.110 Violation of Terms of Approval - Deviation from any condition shown on  
588 the approved Final Development Plan, without prior compliance with Section  
4589 17.20.100 shall constitute a violation of this title and shall be punishable and  
4590 enforceable in the manner provided for in Chapter 17.38.

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## Chapter 17.21 District Use Chart

4591  
4592  
4593  
4594 Sections:  
4595 17.21.010 District use chart  
4596  
4597

4598 17.21.010 District use chart

4599 The following chart indicates uses, which are permitted or allowed by Conditional Use  
4600 Permit. Should there be a conflict between the District Use Chart and the text of the  
4601 zoning district, the text of zoning district shall take precedence. In the case of similar  
4602 uses not specifically mentioned by name, the Administrator or his/her designee shall  
4603 make a determination of applicability on individual cases.  
4604

	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MR
<b>P- Permitted Uses</b>																		
<b>C-Conditional Uses</b>																		
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Acid manufacturing																		C
Air cargo terminal															C			P
Aircraft fuel pumps & fuel storage				C	C	C	C								C			C
Aircraft Hangars			C	C	C	C	C								C			P
Aircraft sales, repair, Service			C		C										C			P
Aircraft salvage															C			P
Air passenger services															C			C
Airports				C											C			C
Airstrips			C	C	C	C	C					C	C		P			P
Apiary Farms (bee farms)		P	P	P	P	P	P				P	P	P					P
Asphalt batch plant – permanent				C								C	C	C	C			C
Asphalt batch plant – temporary				C	C	C	C					C	C	C	C			C
Auto parking lots or garages (commercial)				C						P					C	P	P	P
Auto rental service										P	C				C	C	C	P
Auto repair		C	C							C		C			P	C	C	C
Auto sales (commercial)										C						C	C	P
Auto storage--Over 5 vehicles (Disabled vehicles)															C			
Auto towing operation (with auto storage)		C	C	C						C					P	C		C
Auto wrecking operation															C			
Banks									P	P					P	P		P
Cement, lime, gypsum manufacturers				C								C		C	C			C
Churches	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C

P- Permitted Uses C-Conditional Uses	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MR
	Communication Facility, Commercial Radio & TV, Microwave or other Antennas for transmitting & receiving	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Compost manufacturer			C	P	C	C	C	C			C	P			P			P
Concrete batch plants - permanent				C	C							C	C	C	C			C
Concrete batch plants - temporary				C	C	C	C					C	C	C	C			C
Crematoriums & columbiums cemetery, mausoleum		C	C	C	C	C	C					C						C
Dairy Farms		C	C	P	P	P	P				C	P	C					P
Day Care Facilities	P	P	C	C	P	P	P	C			C				C	C	C	P
Drive-in movies		C		C													C	C
Dwellings: Single-family	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Dwellings: Multi-family	P	P	C					P	P	P	C							P
Dwellings: Farm-worker											P	P	P					
Exercise clubs, indoor swimming pools	C	C							C	P	C				C	C	P	P
Explosive manufacture or storage (storage other than for farm use)				C									C	C	C			C
Farms for raising all crops, feeding and caring for live stock, ranges & pastures	P	P	P	P	P	P	P				P	P	P		P	P	P	P
Feedlots		C	C	C							C	C						C
Fertilizer manufacturer												C			P			C
Flight Schools (Aircraft)				C											C			C
Florist, Retail	C	P	P						P	P	P	P	P		P	P	P	P
Florist, Wholesale/floriculture		P	C	C	C	C	C			P	P	P	P		P	P	P	P
Food store (retail)									P	P	C					P		P
Forestry (growing and harvesting of forest products)												P	P					
Forestry (processing of harvested forest crops)													C					
Fowl or dead animal reduction, composting or disposal				C								C						C
Fruit, vegetable, agriculture, dairy product stand	P	P	C	C		P			P	P	P	P	C			P	P	P
Golf courses		C	C								C						C	C
<b>Government Services:</b> Infrastructure, wastewater treatment plants, substations, pump stations	C	C	C	C	C	C	C	C	C	C	C	C	C		P	C	C	C
Emergency vehicle facilities; police, fire	C	P	C	C	C	C	C	C	C	C	C	C	C		P	C	C	P
Maintenance shops, Warehouses (Also see Professional Buildings)		P	C	C	C	C	C		C	C	C	C	C		P	C	C	P

P- Permitted Uses C-Conditional Uses	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MR
Gravel pits					C							C	C	C				P <sub>1</sub>
Grazing of livestock	P	P	P	P	P						P	P	P		P	P		
Grist milling, corn shelling, hay baling, threshing service		C	P	P	P	P	P				P	P	C		P			P
Halls, stadiums, auditoriums		C							C	P	C	C	C			C	C	P
Heliport		C	C	C	C	C	C					C	C		C			C
Hobby rentals (waterski's, go-carts, boating equip., ect.)																		C
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Horticultural services		C	P	P	P	P	P				P	P	P					P
Hospital				C					C	P					C	C		P
Kennels (Commercial)		C	C	C	C	C	C				C	C	C		P			C
Landscaping services	C	C	C	C	C													
Laundromats									P	P	C					C	C	P
Log sorting yards													C					
Manufacturing (light)		C	C							C	C		C		P	C		P
Manufacturing (heavy) (glue, metal plating, rendering, etc.)													C		C			C
Marina	C	C	C	C	C	C	C	P	P	P	C	P			P	C	C	P
Meat packing plant	C	C	C	C								C	C		C			P
Medical/Dental clinic	C	C	C	C				C	P	P					C	P		P
Mines												C	C	C				C
Mini storage	P	P	C	C							C				P			P
Manufactured home parks	C	C	C					C			C					C		C
Manufactured home sales facilities																		P
Motorized vehicle track/facilities (commercial)		C	C	C									C					C
Nurseries	C	P	P	P	P	P	P				P	P	C					P
Orchards		P	P	P	P	P	P				P	P	C					P
Petroleum service stations									C	C					C	C	C	P
Petroleum Bulk Plant, except petroleum products stored for private use or agricultural use		C		C										C	P			C
Private clubs, fraternal lodges, country clubs	C	C							C	P	C	C				C	C	P
Professional buildings (Offices)	C								P	P	C			C	P	P	P	P
Propane/Natural Gas storage tanks (commercial)		C	C	C					C	C				C	C	C	C	C
Quarries & borrow pits					C							C	C	C				P <sub>1</sub>
Recreational sites (e.g. golf courses, athletic fields, private parks, etc.)	C	C	C						C	C	C	C	C		C	C	C	P
Recycling collection center	C	C	C	C	C	C	C		C	C	C				P	P		C
Recycling processing center															P			C
Restaurants, cafes, etc.								P	P	P	C				C	P	P	P

P- Permitted Uses C-Conditional Uses	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MR
Retail stores or Gift Shops	C	C						C	P	P	C				C		P	P
Salvage (Junk) yards		C		C									C	C	C			C
Sanitary landfills				C								C	C					C
Sawmills, portable (commercial)			C	C	C		C					C	C		P			P
Sawmills & pulp mills (commercial)													C		P			C
Schools	C	C	C	C	C	C	C	C	C	C	C	C			C	C		C
Shooting ranges				C								C	C		C			C
Slaughterhouses			C	C									C		P			C
Snow removal services	C	C	C	C	C													
Solid waste transfer station		C	C	C	C	C	C					C			C			C
Sorting, grading & packing facilities for fruit, vegetables & agriculture products		C	P	P	C	P	P				C	P	C		P			P
<b>Tourist Accommodations:</b>											C				C		C	P
Motel/hotel											C				C		C	P
Inns and Lodges	C	C	C					P		P	C	C	C			C	C	P
RV Parks	C	C	C							C	C	C	C			C	C	C
Campgrounds		C	C							C	C	C	C			C	C	C
Bed and Breakfasts	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Nightly Rentals												C	C			C	C	
Tree farms for Christmas tree plantations												P	P					
Veterinarian Clinics		C	C	C	C	C	C		C		P	P	C			C	C	P
Wholesale Establishments										C	C				P	C		P

- 4605
- 4606
- 4607
- 4608
- 4609
- 4610

<sup>1</sup> Permitting is based upon pit size. See zone for requirements.

**Chapter 17.22**  
**Official Zoning Map**

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17.22.010 Adoption And Identification Of Official Zoning Map - Pursuant to RCW 36.70.706, the county, by this reference, hereby adopts and incorporates herein the Official Zoning Map. The Official Zoning Map shall be identified by the signatures of the Chairman of the Planning Commission and of the Board of County Commissioners, attested to by the Clerk of the Board, and by the Seal of the County.

17.22.020 Changes In Official Zoning Map - If, in accordance with the provisions of this code and applicable state statutes, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map within thirty (30) days after the amendment has been approved by the Board of County Commissioners.

17.22.030 Location Of Maps - Authority - The Official Zoning Map shall be recorded in the County Auditor's Office and shall be the final authority as to the boundaries of the zone districts within Okanogan County, provided that changes made within the last thirty (30) days pursuant to this code shall control even though they are not yet entered upon the Official Zoning Map.

DRAFT

**Chapter 17.23**  
**Zone Boundary Interpretation**

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Sections:

- 17.23.005 Uncertainty
- 17.23.010 Boundaries following street, alley or highway centerlines
- 17.23.020 Boundaries following platted and parcel lot lines
- 17.23.030 Boundaries following city limits
- 17.23.040 Boundaries following railroad lines
- 17.23.050 Boundaries following shorelines
- 17.23.060 Boundaries following stream, river or lake centerlines
- 17.23.070 Boundaries parallel to extension of features - Distance
- 17.23.080 Conflicting interpretations
- 17.23.090 Physical or cultural features existing on the ground at variance with map

17.23.005 Uncertainty

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules apply:

17.23.010 Boundaries following street, alley or highway centerlines

Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.

17.23.020 Boundaries following platted and parcel lot lines

Boundaries indicated as approximately following platted and parcel lot lines shall be construed as following such lot lines.

17.23.030 Boundaries following city limits

Boundaries indicated as approximately following city limits shall be construed as following city limits.

17.23.040 Boundaries following railroad lines

Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

17.23.050 Boundaries following shorelines

Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline shall be construed as moving with the actual shoreline.

17.23.060 Boundaries following stream, river or lake centerlines

Boundaries indicated as approximately following centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such centerlines.

17.23.070 Boundaries parallel to extension of features - Distance

Boundaries indicated as parallel to extension of features indicated in Section 17.23.010 through 17.23.060 shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

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**17.23.080 Conflicting interpretations**

When conflict exists regarding any zoning boundary between any two of the above sections, the first section relating to the situation shall control.

**17.23.090 Physical or cultural features existing on the ground at variance with map**

Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Section 17.23.010 through 17.23.070 above, the Planning Commission shall interpret the District Boundaries.

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**Chapter 17.24  
Temporary Use Permits**

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**Sections:**

- 17.24.010 Purpose and Intent
- 17.24.020 Temporary Use Permit Required
- 17.24.030 Application Requirements
- 17.24.040 Temporary Uses
- 17.24.050 Potential Conditions of Approval
- 17.24.060 Standards and Criteria
- 17.24.070 Permit extension
- 17.24.080 Approval of Temporary Use Permits
- 17.24.090 Revocation of Temporary Use Permits
- 17.24.100 Additional Conditions of Approval
- 17.24.110 Appeals of Decision

**17.24.010 Purpose and Intent** - The purpose of this section is to ensure that certain uses, of a limited scope, duration and frequency are allowed to operate on a short term basis. These temporary uses shall be conducted so they do not have long-term impacts upon permitted uses, the character of the area in which they are proposed to be located, and people living and working in the area. The intent of this section is to define these uses and identify standards and criteria for governing their scope, duration and frequency.

**17.24.020 Temporary Use Permit Required** - A Temporary Use Permit issued under provisions of this section is required to conduct a use limited in scope, duration and frequency as defined herein. Temporary Use Permits (TUP) shall be required for: A) those uses specifically identified and described within the Temporary Uses section of this title and listed in section 17.21 (District Use Chart); and, (B) uses not listed herein, but are determined by the administrator to be limited in scope, duration and frequency and similar to those otherwise permitted in a zone, and which are typical and reasonable in the zone.

**17.24.030 Application Requirements** - Applications for Temporary Use Permits shall be filed with the administrator at the Office of Planning and Development. An application is comprised of: a completed application form with a detailed description of the scope, duration and frequency of the proposed use, accompanied by an aerial photo of the subject property and adjacent properties, assessors data base print-out of the subject property, site plan, and any required fees.

**17.24.040 Temporary Uses** - The following uses shall be considered allowed temporary uses subject to all conditions found herein, as well as all other applicable state and county requirements:

USE	DESCRIPTION	CONDITION(S)
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Agricultural products	Stand not accessory to	• limited to a maximum of four
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stand	the existing use on the parcel on which it is located: may be owned and operated by person or persons not owning the property on which it is located	( 4) consecutive weeks per year <ul style="list-style-type: none"> <li>display and storage area no larger than two hundred (200) square feet</li> <li>signage limited to 30 square feet</li> </ul>
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Asphalt batching operation	Preparation of asphalt as part of construction or maintenance.	<ul style="list-style-type: none"> <li>limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation.</li> <li>requires a Department of Ecology Air Quality Permit and Water Quality Permit</li> </ul>
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USE	DESCRIPTION	CONDITION(S)
Christmas tree lots	An area of a lot generally cordoned off with a variety of Christmas trees in an orderly arrangement for the purpose of viewing and purchasing by private parties.	<ul style="list-style-type: none"> <li>limited to Thanksgiving through Christmas</li> </ul>
Concrete batching operation	Preparation of concrete as part of construction or maintenance.	<ul style="list-style-type: none"> <li>limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation</li> <li>requires a Department of Ecology Air Quality Permit and Water Quality Permit.</li> </ul>
Construction offices	<p>Mobile homes, modular homes, or portable units for office or project caretakers quarters.</p> <p>Example: an on-site trailer used as an office by the foreman of the construction job (Walmart).</p>	<ul style="list-style-type: none"> <li>limited to the duration of the immediate construction project</li> </ul>
Contractor equipment	A fenced area or	<ul style="list-style-type: none"> <li>the equipment, supplies</li> </ul>

& supplies storage	portable storage facility located on a site on which construction is occurring, for the sole purpose of storing tools, supplies and equipment necessary for construction.	and tools shall only be for the construction occurring on that site. <ul style="list-style-type: none"> <li>the equipment, supplies and tools shall either be screened in from public view or totally contained in an enclosed storage facility on the site.</li> </ul>
	Storage of tools, supplies, and equipment for construction occurring on a different site is prohibited	

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USE	DESCRIPTION	CONDITION(S)
Disaster and Emergency operations <ul style="list-style-type: none"> <li>medical facilities</li> <li>heliports and helipads</li> <li>communications facilities</li> <li>base and "spike" camps</li> </ul>	A flood, fire, earthquake, disease outbreak, or other similar catastrophic event, which reaches a level of severity that requires the intervention and/or mobilization of state or federal agencies enlisted in response.	<ul style="list-style-type: none"> <li>permit shall expire after demobilization that occurs when the disaster or emergency has ceased</li> </ul>
Farmworker housing	Structures placed for the use by an employer for employees hired and working as seasonal or migrant workers on a farm or orchard.	<ul style="list-style-type: none"> <li>Temporary farmworker housing is limited to late spring through fall occupancy, as minimal or no heating or insulation is used on the construction of the temporary housing units.</li> </ul>
Fireworks stands	Generally, a booth with a counter top, not more than 80 sq. ft., capable of being closed up to secure the contents when not vending.	<ul style="list-style-type: none"> <li>limited to June 14 through July 5</li> </ul>
Mobile car crushing facility	A commercial, portable crushing facility capable of being moved from	<ul style="list-style-type: none"> <li>limited to 21 days on any one (1) site.</li> <li>requires Washington State</li> </ul>

	location to location, to crush inoperative vehicles, whose remains are then transported to a commercial car recycling facility.	<ul style="list-style-type: none"> <li>Patrol review and approval</li> <li>requires containment of all glass and hazardous materials.</li> </ul>
Mobile medical testing facilities	A medical/dental lab, setup in a mobile home-type structure that is moved from site to site, offering specific testing using specialized equipment not generally available in the area, and generally at the request of a local medical or dental facility.	<ul style="list-style-type: none"> <li>limited to 10 days</li> <li>must be adjunct to an existing authorized medical or dental facility located within the county.</li> </ul>

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USE	DESCRIPTION	CONDITION(S)
Sawmill, portable (non-commercial)	see definition of "sawmill, portable", 17.04.270	<ul style="list-style-type: none"> <li>lumber produced must be used on-site</li> <li>may be operated for only the amount of time necessary to accomplish the immediate project</li> </ul>
Single family dwellings associated with the construction of a primary residence	An existing residence that will be moved or demolished upon completion of the new residence. Sometimes travel trailers or mobile homes are brought to the site to be used as a temporary residence.	<ul style="list-style-type: none"> <li>limited to the life of the building permit or upon final approval for occupancy of the new residence.</li> </ul>
Special event camping	camping limited to a week before, during, and after a special event, such as the Omak Stampede	<ul style="list-style-type: none"> <li>limited to the duration of the event and 1 week before and after.</li> </ul>

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Any other use that is deemed consistent with the purpose and intent of this Chapter as determined by the administrator.

4745 17.24.050 Potential Conditions of Approval - The types of conditions which the  
4746 Administrator may impose on a Temporary Use Permit shall include, but are not limited  
4747 to:

- 4748 A. Specifying the duration of time within which the action shall begin and be  
4749 completed.
- 4750 B. Specifying the exact locations of activities or structures as a means of  
4751 minimizing hazards to life, limb, property damage, environmental impacts  
4752 (erosion, landslide, etc.) traffic impacts, and protection of neighboring  
4753 property owners private property rights.
- 4754 C. Mitigating nuisance generating features such as noise, colors, air  
4755 pollution, wastes, vibration, traffic, physical hazards, off-site light glare,  
4756 etc.
- 4757 D. Specifying the hours of operation.
- 4758 E. Specifying appropriate signage.
- 4759 F. That all other applicable state and local agency regulations and  
4760 requirements (i.e.; Health Department, Building Department, WSDOE,  
4761 etc.) are complied with.

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4763 17.24.060 Standards and Criteria - The Administrator shall consider the following  
4764 standards and criteria in evaluating Temporary Use Permits:

- 4765 A. That proposed projects are evaluated as to ensure that they are  
4766 temporary in nature and do not have long term impacts to adjacent  
4767 properties.
- 4768 B. That proposed projects are evaluated as to ensure the public's general  
4769 health, safety, and welfare.
- 4770 C. That the proposal is limited in scope, duration and frequency.
- 4771 D. That the proposed temporary use is compatible with surrounding, pre-  
4772 existing uses.

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4774 17.24.070 Permit extension - Continuance of a temporary use beyond the specified  
4775 time permitted shall require application for a Conditional Use Permit. One (1) extension  
4776 may be applied for and granted if the administrator deems that reasonable  
4777 circumstances beyond the control of the applicant are just cause. If granted, the  
4778 extension may not be greater than 50% of the original approval time.

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4780 17.24.080 Approval of Temporary Use Permits - The Administrator shall complete  
4781 written findings, pursuant to the intent of Section 17.24, documenting the considerations  
4782 given in denying or approving with conditions of approval.

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4784 17.24.090 Revocation of Temporary Use Permits - In the event complaints are  
4785 received and deemed valid by the Administrator that an operating Temporary Use is not  
4786 in compliance with the provisions of this section, the permit may be revoked, or the  
4787 Administrator may place conditions thereon.

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4789 17.24.100 Additional Conditions of Approval - If deemed necessary by the  
4790 administrator, additional conditions of approval may be added to an existing permitted  
4791 temporary use to keep the Temporary Use in compliance with the purpose and intent of  
4792 section 17.24, Temporary Use Permits.

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**17.24.110 Appeals of Decision** - A decision of the Administrator granting or denying a temporary use permit shall be final. Appeals of administrative decisions shall be made to the Planning Commission, in writing, for discussion and final resolution at the next available Planning Commission meeting.

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**Chapter 17.25**  
**Off-Street Parking and Loading**

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802 **Sections:**

803 **17.25.010** Artificial lighting

804 **17.25.020** Screening

805 **17.25.030** Off-street parking - Nonresidential structures

806 **17.25.040** Off-street parking - Residential structures

807 **17.25.045** Off-street parking - Hotels, motels, inns and lodges

808 **17.25.047** Off-street parking - Dormitory-type housing

809 **17.25.050** Off-street parking - Space size

810 **17.25.060** Parking areas - Snow storage and removal

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812 **17.25.010** Artificial lighting, if provided, shall not shine into adjoining dwellings or other  
813 types of living units or create hazard to the traveling public on any road.

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815 **17.25.020** Where the boundary of a parking lot or a loading zone adjoins a residential  
816 district, such parking lot shall be screened by a Type II Visual Buffer per 17.27.030 B).

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818 **17.25.030** The minimum number of off-street parking spaces for non-residential floor  
819 area shall be as follows:

820 1. For commercial: 1 parking space / 250 square feet.

821 2. For industrial (light manufacturing, manufacturing or warehouse): 1 parking  
822 space / 300 square feet.

823 3. For office: 1 parking space / 200 square feet.

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825 **17.25.040** All residential structures: 2 parking spaces / dwelling unit.

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827 **17.25.045** Hotels, Motels, Inns, and Lodges: one parking space per rental unit or  
828 bedroom, plus any other applicable standard for commercial use.

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830 **17.25.047** Dormitory type housing: 1 parking space for every 4 sleeping spaces  
831 provided.

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833 **17.25.050** Up to 25% of all required parking spaces may be sized and signed for  
834 compact vehicles.

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836 **17.25.060** Parking areas shall be designed to facilitate necessary snow storage  
837 and removal operations.

**Chapter 17.26**  
**Yard and Setback Regulations**

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**Sections:**

**17.26.010 Designated**

**17.26.010 Designated**

- A. Roof eaves, chimneys, balcony rails and other architectural features, etc. may extend into the required setback areas up to a maximum of two (2) feet.
- B. Both road frontages on a corner lot are subject to required front yard setback of the zone.
- C. Half-streets: In an area adjacent to a half-street and where there is reason to believe or there is a plan for necessary additional right-of-way, and such right of way should be dedicated, acquired, or otherwise come from the subject property, structures shall be setback from said half-street a distance sufficient to provide for the additional half-street in addition to the normal setback requirement.

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Chapter 17.27

Landscape and Screening Requirement

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Sections:

- 17.27.010 Purpose of classification
- 17.27.020 Implementation
- 17.27.030 Required landscaping
- 17.27.040 Types of landscaping required
- 17.27.050 Modification of landscaping requirements
- 17.27.060 Landscaping plan requirements
- 17.27.070 Installation and security requirements
- 17.27.080 Maintenance and enforcement

17.27.010 Purpose of Classification - The purpose of the landscaping and screening requirements in this chapter is to increase compatibility between different intensities of land uses.

17.27.020 Implementation

- A. Required landscape improvements shall be reviewed as part of the application for all new development other than individual single family and allowed outright agricultural uses.
- B. Developments involving additions or alterations to existing structures in which the cost of the additions or alterations exceeds fifty percent of the value of the existing structure(s) shall be subject to the provisions of this chapter, with the following exceptions and modifications:
  - 1. Where existing structures are situated so as to preclude installation of required landscaping, such required landscaping shall be waived.
  - 2. Where the compliance with the provisions of Chapter 17.25 Off-Street Parking & Loading for existing structures conflicts with the requirements of this chapter, the required landscaping shall be waived, or modified in accordance with Section 17.27.050 of this chapter. Any addition of floor area requiring additional loading area or off-street parking shall be subject to the provisions of this chapter for the approximate area of the addition and associated surface loading area and surface off-street parking area only.

17.27.030 Required Landscaping

- A. Type I Sight Obscuring Screen landscaping shall be installed when required as a condition of a conditional use permit or other special review as necessary to obscure the view from one property to another.
- B. Type II Visual Buffer landscaping shall be installed when required in the Required Yard Setback sections of certain land use districts where such districts abut less intense residential or agricultural districts, or when required as a condition of approval of a Conditional Use Permit or other special review in order to buffer certain land use compatibility problems.

- 4904 C. Type III See Through Buffer landscaping shall be installed extending inward from  
4905 the property line a minimum of 8 feet in depth along the street frontage of property  
4906 being developed except where approved driveways or buildings are located.  
4907
- 4908 D. Type IV Open Area landscaping shall be installed in curb or wheel stop protected  
4909 planter areas distributed through the parking lot area of any lot having 50 or more  
4910 spaces. The total landscaped area within the parking lot, excluding perimeter or  
4911 other landscaping, shall occupy not less than 3% of the total lot area.  
4912

4913 **17.27.040 Types of Landscaping Required**

- 4914 A. Type I: Sight Obscuring Screen. Type I landscaping shall generally consist of a mix  
4915 of predominantly evergreen plantings including living trees, shrubs and ground  
4916 covers. Evergreen trees shall be a minimum height of four feet at time of planting.  
4917 Plantings shall be chosen and spaced so as to grow together within three years  
4918 sufficient to obscure sight through the barrier. The entire planting strip shall be  
4919 landscaped. Existing vegetation, architectural barriers (including walls, planters,  
4920 and fences) or grading (with a maximum slope of 3:1) may be incorporated into the  
4921 landscape design. These items may be used to augment and partially replace a  
4922 portion, not to exceed 40% of the required plantings.  
4923
- 4924 B. Type II: Visual Buffer. Type II landscaping shall consist of a mix of evergreen and  
4925 deciduous plantings including living trees, shrubs and ground covers. Plantings of  
4926 shrubs and ground covers shall be chosen and spaced to result in a total covering  
4927 of the landscape strip. Shrubs shall be of a type that achieve a height of  
4928 approximately six feet within three years, and effectively screen views along the  
4929 length of the planting strip. Deciduous trees shall have a minimum trunk diameter  
4930 of one and one-quarter inches at time of planting; evergreen trees shall be a  
4931 minimum four feet tall at time of planting. All trees shall be spaced at intervals  
4932 resulting in touching of branches after ten years of normal growth. Existing  
4933 vegetation, architectural barriers or grading (with a maximum slope of 3:1) may be  
4934 incorporated into the landscape design. These items may be used to augment and  
4935 partially replace a portion, not to exceed 40% of the required plantings.  
4936
- 4937 C. Type III: See-Through Buffer. Type III landscaping shall consist of a mix of  
4938 evergreen and deciduous plantings including living trees, shrubs and ground  
4939 covers. Plantings of shrubs and ground covers shall be chosen and spaced to  
4940 result in covering of the landscape strip within three years. Shrubs shall be of a  
4941 type that do not exceed a height at maturity of approximately three to four feet.  
4942 Deciduous trees shall have a minimum trunk diameter of one and three-quarter  
4943 inches at time of planting, and be spaced so as to result in touching of branches  
4944 after ten years of normal growth. Evergreen trees shall be a minimum of four feet  
4945 tall at time of planting and spaces so as to result in a space between trees  
4946 approximately equal to the mature spread of the trees used. Existing vegetation,  
4947 architectural barriers or grading (with a maximum slope of 3:1) may be incorporated  
4948 into the landscape design.  
4949
- 4950 D. Type IV: Open Area Landscaping. Type IV landscaping shall consist of canopy-  
4951 type deciduous trees planted in wells or strips, with a mix of living evergreen and

952 deciduous ground covers and low shrubs. Shrubs shall be of a type that do not  
953 exceed a height at maturity of approximately two feet. Planting wells or strips shall  
4954 be a minimum of thirty-two square feet in area, with the narrowest dimension not  
4955 less than four feet. Deciduous trees shall have a minimum trunk diameter of one  
4956 and three-quarter inches at time of planting. Existing vegetation, architectural  
4957 barriers or berms may be incorporated into the landscape design.  
4958

- 4959 E. Optional Wildlife Screening, Or Revegetation Prescription. Planting  
4960 recommendations by the Washington State Department of Wildlife for the purposes  
4961 of vegetative screening, habitat replacement, habitat enhancement, mitigation for  
4962 lost or impacted fish and wildlife habitats, bank stabilization and the prevention of  
4963 erosion, noxious weed control, and other appropriate purposes may be substituted  
4964 for Type II and III landscaping.  
4965

4966 17.27.050 Modification of Landscaping Requirements - These landscaping standards  
4967 may be waived or reduced in the following circumstances:

- 4968 1. Whenever a building utilized for business or office purposes is proposed to be  
4969 placed within ten feet of the street right-of-way and there are no loading docks  
4970 on such street, and at least fifty percent of the wall length is utilized for  
4971 window and door construction, and the setback is utilized in effect as a  
4972 sidewalk; and provided approved street trees are planted within the setback  
4973 or within the street right-of-way, not more than twenty-five feet on center.  
4974 (Note: If trees are proposed to be planted within the right-of-way, the property  
4975 owner shall assume responsibility for maintenance of those plantings  
4976 approved within the right-of-way);
- 4977 2. When architectural barriers or berms are incorporated into the design of the  
4978 landscaping and achieves the intent of the type of landscaping required;
- 4979 3. When the inclusion of significant existing vegetation located on the site would  
4980 result in achieving the purposes of this chapter;
- 4981 4. When, in the case of required perimeter landscaping adjacent to public street  
4982 rights-of-way, the ultimate street improvements for that right-of-way have  
4983 been installed or will be installed as a requirement of approval of the  
4984 development, and the Department of Public works and the Planning  
4985 Department determines that the proposed landscaping of that portion of the  
4986 right-of-way between the property line and sidewalk is acceptable, the  
4987 Administrator may allow such landscaping in lieu of some required  
4988 landscaping within the development; provided the type and area of planting is  
4989 comparable to that normally required and adequate provisions are made for  
4990 permanent maintenance;
- 4991 5. When existing conditions on or adjacent to the site, including differences in  
4992 elevation, existing vegetation, location of existing structures or utilities would  
4993 render application of requirements of this chapter ineffective or result in  
4994 scenic view obstruction.  
4995

4996 17.27.060 Landscaping Plan Requirements - In all instances where landscaping is  
4997 required, a landscape plan shall be prepared and submitted and shall include (if not  
4998 previously provided):

- 4999 A. Boundaries and dimensions of the site;

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- B. Location and identification of all streets, alleys and easements on or abutting the site;
- C. Approximate location and dimensions of all structures on abutting properties, within 100 feet of the boundary;
- D. Proposed location and dimensions of all on site buildings;
- E. Existing and proposed topography at a maximum of five-foot contours, or by an alternate method approved by the Administrator;
- F. Proposed landscaping including location, species and size at time of planting;
- G. Existing vegetation in general, and identifying all evergreen trees greater than eight inches in diameter and all deciduous trees greater than twelve inches in diameter, as measured four feet above ground level, within the area to be landscaped;
- H. Details of any proposed architectural barriers;
- I. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.
- J. Specifications for any proposed irrigation system.

17.27.070 Installation and Security Requirements

- A. Landscaping required pursuant to this chapter must be installed to the satisfaction of the Administrator, in accordance with the approved site plan, no later than three months after issuance of a certificate of occupancy for the project. The Administrator may extend the time limit for compliance up to six months after issuance of a certificate of occupancy when circumstances beyond the control of the applicant warrant an extension.
- B. The Administrator may require performance bonds or other appropriate security, including letters of credit and set aside letters, to insure landscaping will be installed and maintained for one year, according to the approved plan and specifications.

17.27.080 Maintenance and Enforcement - All landscaped areas required by this code shall be planted according to accepted practice in good soil with irrigation within seventy-five feet (except for self-sustaining natural-type growth commonly occurring in the vicinity of development) and maintained with respect to pruning, trimming, watering or other requirements to create an attractive appearance and a healthy growing conditions. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area reasonably free of weeds and trash. Lack of maintenance shall constitute a violation of this code. The Administrator shall have the authority to enforce the standards set forth in this chapter

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and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter 17.35.

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**Chapter 17.28**  
**Bed and Breakfast Regulations**

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**Sections:**

- 17.28.005 Standards
- 17.28.010 Outward appearance
- 17.28.020 Signs
- 17.28.030 Health code applicability
- 17.28.040 Occupancy of residential units
- 17.28.050 Guest bedrooms
- 17.28.060 Health inspection
- 17.28.070 Prohibited retail sales
- 17.28.080 Guest parking
- 17.28.090 Cooking facilities
- 17.28.100 Food service
- 17.28.110 Permit required

17.28.005 - Bed and Breakfast facilities shall be subject to the following standards:

17.28.010 - The outward appearance of a single-family residence shall be retained;

17.28.020 - No more than one sign shall be provided on the premises. The sign shall be made of natural materials not exceeding six square feet in area and shall be indirectly illuminated;

17.28.030 - All Okanogan County health codes shall apply;

17.28.040 - The residential unit shall be occupied by the owner;

17.28.050 - A maximum of 2 bedrooms shall be provided for guests;

17.28.060 - Bed and Breakfast facilities shall be subject to an on-site inspection prior to operation to assure compliance with Planning and Health District standards;

17.28.070 - All retail sales of merchandise or other services other than what is essential to the operation of the Bed and Breakfast are prohibited;

17.28.080 - All guest parking shall be provided off-street and shall be screened with a Type II Visual Buffer per 17.27.040 B);

17.28.090 - Neither cooking facilities in the guest rooms nor auxiliary kitchens shall be allowed for the use of guests;

17.28.100 - Bed and breakfast facilities will be allowed to have food service which meets the criteria of WAC 246.215.180; and

17.28.110 - Bed and Breakfast facilities require permit approval from Okanogan County Office of Planning & Development. Permit issuance requires payment of fee (in accordance with current fee schedule) and approval of site plan submitted by the

098 applicant. Permits may be approved, approved with conditions or denied by the  
099 Administrator.

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**Chapter 17.29**  
**Home Occupation Regulations**

**Sections:**

- 17.29.010 Purpose and Intent
- 17.29.020 Home Occupation Performance Standards
- 17.29.030 Allowed
- 17.29.040 Enforcement
- 17.29.050 Home Occupation compliance with other applicable regulations

**17.29.010 - Purpose and Intent** The purpose of this chapter is to provide a means to continue to allow residents, county-wide, to conduct a limited business within their homes while minimizing the impacts to the character of neighborhoods. According to their nature, Home Occupations are allowed as an accessory use to the primary residential use with compliance of the Home Occupation Performance Standards found herein. If a Home Occupation grows beyond the scope of the performance standards, it shall be required to down-size until it can comply with the standards or relocate to a zoning district that permits such activities.

**17.29.020 - Home Occupation Performance Standards** Any business use or activity that meets the following verifiable criteria, shall be considered a Home Occupation:

- A. Home Occupations are an accessory use to a principal residential use of the subject property which is occupied by the principal practitioner of the business.
- B. No more than two persons that do not reside at the location of the Home Occupation, may be working on-site simultaneously.
- C. The conduct of the Home Occupation shall be in such a manner that no emission of noise, vibration, dust, glare, heat, smoke or odors shall occur that are out of the normal residential character of the property and the surrounding neighborhood.
- D. Exterior indications of Home Occupations are limited to the permitted signage. Any other variation of the residential character of the property resulting from the Home Occupation is prohibited.
- E. One sign not exceeding six (6) square feet, shall be allowed. Any vehicle signage used to supplement the allowed signage, except for typical vehicle door signage on vehicles used in the conduct of business, is prohibited.
- F. The total space devoted to the Home Occupation cannot be greater than 2000 square feet.
- G. There shall be no more than an additional two hundred and fifty (250') square feet, and limited to eight (8) feet in height, of outdoor storage of any kind related to the Home Occupation, other than the parking of a vehicle or equipment used in the conduct of business. Outdoor storage shall comply with the landscape and

5147 screening provisions of Chapter 17.27.040(A) Type I: SIGHT OBSCURING  
5148 SCREEN.

5149

5150 H. No Home Occupation shall include: automobile, truck, or heavy equipment repair,  
5151 body work or painting; nor parking or storage of heavy equipment that is not related  
5152 to the Home Occupation.

5153

5154 I. Sales occurring on site of the home occupation shall be for items or services  
5155 produced on site with only minor exceptions in terms of accessory materials bought  
5156 from another source and resold at this location. (This applies to the Methow  
5157 Review District only.)

5158

5159 J. Home Occupations shall not generate materially greater traffic volume than would  
5160 normally be expected in the residential neighborhood or area in which it exists.

5161

5162 K. Designated off street parking for a Home Occupation shall be a minimum of one (1)  
5163 space with a maximum of two (2) spaces with a maneuvering area provided  
5164 specifically for business use on the site which will accommodate all expected traffic.

5165

5166 L. Home Occupations may be subject to an on-site inspection to assure compliance  
5167 with all county regulations.

5168

5169 17.29.030 - Allowed Uses Any use that the administrator determines to meet the above  
5170 Home Occupation Performance standards shall be considered an allowed use.

5171

5172 17.29.040 - Enforcement In the event complaints are received and deemed valid by the  
5173 Administrator that an operating Home Occupation is not in compliance with the  
5174 provision of this section, the owner of such business shall be subject to the enforcement  
5175 provisions of Chapter 17.38 of the Okanogan County Zoning Code.

5176

5177 17.29.050 - Home Occupation compliance with other applicable regulations Home  
5178 Occupations shall obtain all pertinent permits and licenses required by federal, state  
5179 and local agencies and must meet all county requirements. All required permits and  
5180 licenses shall be made available for the administrator to review, upon request.

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**Chapter 17.30**  
**Transfer of Development Rights**

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**Sections:**

17.30.010 System Development

17.30.010 System Development

Okanogan County wishes to consider a system for transferring development rights. This new system could provide for the transfer of development rights from Critical Areas zoned for low density to areas zoned for higher density uses, possibly including Planned Destination Resorts and Planned Developments. The County will involve all segments of the public in developing this chapter.

DRAFT

## Chapter 17.31

### Development Near Town and Cities

#### Sections:

17.31.010 Development Plan Referral

17.31.020 Urban Growth Areas

#### 17.31.010 Development Plan Referral

The planning commission shall refer development plans for any proposal subject to the provisions of this code to the incorporated planning body when that proposal is within one mile of its limits. The planning commission shall consider comments received within 30 days of the request from the city or town planning body in its recommendation to the board of county commissioners.

#### 17.31.020 Urban Growth Areas

1. Urban growth areas are designated by municipal comprehensive plans and adopted by Okanogan County's Comprehensive Plan identifying areas that will eventually be annexed into the municipality. For this reason, some development proposals located within urban growth areas may need to deviate from the standards of the underlying zone district. In these situations, development standards similar to the municipality's zoning may be more appropriate.

- a. Deviations from development standards of the underlying zone designation must be approved by a development agreement, in accordance with OCC 18.05. The development agreement will identify the zoning regulations that will be imposed on the subject property. The zoning regulations identified within the development agreement must be consistent with the municipality's comprehensive plan designation.
- b. The development agreement will identify the process by which the property will be rezoned once annexed by the municipality.
- c. When appropriate, an application for a development agreement may be processed concurrently with the appropriate development application such as a long plat, conditional use permit, etc.
- d. Development agreements will be reviewed on a case-by-case basis and will not be approved without consent of the following three parties:
  - i. Okanogan County
  - ii. Municipality
  - iii. Landowner

**Chapter 17.32**  
**Variable Lots Sizes and Density**

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**Sections:**

**17.32 .010 Variable Lot Sizes**

**17.32.020 Variable Density**

**17.32.010 Variable Lot Sizes**

Individual lots within cluster plats, according to the Okanogan County Subdivision Ordinance (OCC Title 16), do not have to meet lot size requirements of the underlying zone designation, so long as they include sufficient acreage for potable water supply and waste water disposal.

**17.32.020 Variable Density**

Increased density is allowed within Cluster Plats (according to the Okanogan County Subdivision Ordinance, OCC 16.14), above what is allowed within the underlying zone designation. The density of the Cluster Plat is calculated by the underlying zone designation and the public benefit rating system (OCC 16.14.050).

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**Chapter 17.33**  
**Conditional Use Permits (CUP)**

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5256 **Sections:**

5257 17.33.010 **Generally**

5258 17.33.030 **Filing of Applications**

5259 17.33.050 **Setting for Hearing**

5260 17.33.060 **Notice of Hearing**

5261 17.33.080 **Standards and Criteria**

5262 17.33.085 **Relation of CUP to Other Discretionary Approvals**

5263 17.33.090 **Potential Conditions**

5264 17.33.100 **Action of Board of Adjustment**

5265 17.33.110 **Notice of Permit Decision**

5266 17.33.120 **Appeal of Decision**

5267 17.33.130 **Records**

5268 17.33.135 **Accessory Use/Conditional Use Permit - Hardship**

5269 17.33.140 **Kennels**

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5271 **17.33.010 Generally**

5272 The Board of Adjustment shall hear and decide all applications for Conditional Use  
5273 Permits. The purpose of the conditional use permit is to allow the proper integration into  
5274 the community of uses which may be suitable only on certain conditions in specific  
5275 locations in a zoning district, or if the site is regulated in a particular manner. The  
5276 following standards, criteria and procedures apply to any Conditional Use Permit  
5277 authorized by this code.

5278

5279 **17.33.030 Filing of Applications**

5280 Applications for Conditional Use permits together with the specified fee from the current  
5281 fee schedule shall be filed with the Administrator for the Board of Adjustment on forms  
5282 available from the Office of Planning & Development. The Administrator shall circulate  
5283 copies of the application to the Board of Adjustment members and appropriate referral  
5284 agencies. County departments shall respond to the referral within thirty (30) days.  
5285 Should any agency outside the County fail to respond to the referral within the 30 day  
5286 period, it shall be assumed that such agency has no comment.

5287

5288 **17.33.050 Setting for Hearing**

5289 The Administrator shall schedule a public hearing with the Board of Adjustment to be  
5290 held within sixty (60) days of the receipt of a complete application.

5291

5292 **17.33.060 Notice of Hearing**

5293 1. When a fully completed conditional use permit application has been accepted by  
5294 the Administrator, the Administrator or designee shall establish the date and time  
5295 for a public hearing on the permit before the Board of Adjustment, which shall not  
5296 be more than sixty (60) days from the date of a complete or vested application,  
5297 except when additional time is required for compliance with the State  
5298 Environmental Policy Act (Chapter 43.12C RCW).

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2. Notice of the public hearing, stating the time, place and purpose for which the hearing is to be held, shall be published not less than ten (10) days prior to the hearing, in the official gazette and in a newspaper of general circulation in the area where the real property which is proposed to be developed.
  3. Notice of the hearing shall be mailed by the Okanogan County Office of Planning & Development, at least fourteen (14) days prior to the date of the hearing, to the owners of all properties within three hundred (300) feet of the exterior boundaries of the proposed conditional use permit, as such owners appear on the records of the County Assessor. If the owners of the real property which is proposed to be developed owns another parcel or parcels of real property which lie adjacent to the real property proposed to be developed, notice shall be given to owners of real property located within three hundred (300) feet of any portion of the boundaries of such adjacently located parcels of real property proposed to be developed in accordance with Section 58.17.090 RCW.
  4. The applicant is responsible for posting conspicuous notice of the hearing readily visible from nearby roads at least three (3) locations on and in the vicinity of the proposed conditional use permit and at the nearest Post Office at least ten (10) days prior to the public hearing. The applicant shall submit an affidavit of the posting to Okanogan County Office of Planning & Development prior to the public hearing. Affidavit forms are available from the Okanogan County Office of Planning & Development and the completed affidavit shall become part of the record.
  5. In accordance with Section 58.17.080 RCW, as it now exists or is hereafter amended, notice of the filing of a conditional use permit of a development adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities shall be given to the appropriate city or town authorities.
  6. The Office may require such alternative notification procedures as necessary to accomplish reasonable public notification in unusual circumstances.
  7. Notice shall also be given to interested state agencies such as Washington State Department of Fisheries, Wildlife and Ecology. All hearing notices shall include a description of the property to be developed, including the location of the proposed conditional use permit. The description may be in the form of either a vicinity location sketch, a written description, an address or other reasonable means, other than a legal description, but shall include reference to the Section, Township, and Range.

5342 17.33.080 Standards and Criteria

5343 The Board of Adjustment shall consider the following standards and criteria in  
5344 evaluating the Conditional Use Permit:

- 5345 A. That the conditions imposed are reasonably calculated to insure the proposed  
5346 Conditional Use is and will remain compatible with the Comprehensive Plan and  
5347 Zoning for the subject area; and

- 5348 B. That such conditions are not unnecessarily onerous; and
- 5349 C. That the proposed conditions will protect the public health, safety, morals and
- 5350 general welfare; and
- 5351 D. For Business/Commercial Kennels, see Section 17.33.140.

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5354 17.33.085 Relation of CUP to Other Discretionary Approval

5355 In the event that the Board of Adjustment approves a conditional use permit with  
5356 conditions that are in conflict or inconsistent with the conditions of approval of other  
5357 discretionary actions by the Planning Commission and/or the Board of County  
5358 Commissioners, (i.e. including, but not limited to, plats, planned developments, binding  
5359 site plans), those discretionary approvals shall be remanded and reviewed to determine  
5360 whether to modify or revoke said discretionary approval.

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5362 17.33.090 Potential Conditions

5363 The types of conditions which the Board of Adjustment may impose on a Conditional  
5364 Use Permit include but are not limited to:

- 5365 A. Requiring a performance bond or acceptable surety in an amount and with
- 5366 conditions satisfactory to the Board of Adjustment, to assure the performance of
- 5367 conditions imposed or the construction of improvements.
- 5368 B. Specifying a time limit within which the action, shall be begun or completed or both.
- 5369 C. Requiring an annual review of the issued permit to assure compliance with any
- 5370 imposed conditions.
- 5371 D. Increasing the required lot size or yard dimensions.
- 5372 E. Limiting the height or total lot coverage of buildings and impervious surfaces.
- 5373 F. Specifying the number and location of vehicular access points to the property.
- 5374 G. Specifying the street width.
- 5375 H. Specifying the number of off-street parking or loading spaces.
- 5376 I. Requiring suitable landscaping.
- 5377 J. Specifying signing.
- 5378 K. Specifying the exact locations of activities or structures as means of minimizing
- 5379 hazards to life, limb, property damage, erosion, landslide or traffic.
- 5380 L. Mitigating nuisance generating features such as noise, colors, air pollution, wastes,
- 5381 vibration, traffic, physical hazards, off-site light glare, etc.
- 5382 M. Requiring structural features or equipment essential to accomplished the purpose
- 5383 set forth in item 17.33.090 L.
- 5384 N. Specifying the hours of operation.
- 5385 O. Insuring against imposing excessive demands upon public facilities and services.
- 5386 P. Requiring a binding site plan for RV parks, manufactured home parks,
- 5387 campgrounds and other similar proposals which designate specific sites for specific
- 5388 activities.

5389

5390 17.33.100 Action of Board of Adjustment

5391 Within thirty-five (35) days following the termination of the public hearing on a  
5392 Conditional Use Permit, the Board of Adjustment shall approve or deny the application  
5393 based on the standards and criteria found in subsection 17.30.080 and issue its written  
5394 order.

5395

5396 17.33.110 Notice of Permit Decision

5397 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed  
5398 to the applicant and all persons who are specifically identified as parties of record or  
5399 who have indicated an interest in being notified of the decision.  
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5404 17.33.120 Appeal of Decision

5405 An order of the Board of Adjustment granting or denying a conditional use permit shall  
5406 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in  
5407 accordance with OCC 17.35.  
5408

5409 17.33.130 Records

5410 The conditional use permit application, evidence of notice, the electronic verbatim  
5411 record of proceedings and other material accepted as evidence and the written decision  
5412 along with Findings of Fact and Conclusions shall become a part of the official records  
5413 of the Board of Adjustment and shall be retained in the Planning Department offices.  
5414

5415 17.33.135 Accessory Use/Conditional Use Permit - Hardship

- 5416 1. The Administrator/Zoning Adjuster shall consider accessory use/conditional use  
5417 permit application pursuant to 17.09.040, and determine whether to approve  
5418 such applications on the basis of the facts presented. Any accessory  
5419 use/conditional use permit for additional residential units based on family  
5420 hardship/emergency shall be strictly limited in duration to the period of  
5421 hardship/emergency. The Administrator/Zoning Adjuster may require such proof  
5422 of periodic reporting/documentation as deemed necessary to validate the return  
5423 of and continuing existence of the hardship/emergency. Upon the expiration of  
5424 any hardship/emergency conditional use permit, it shall be the applicant's duty to  
5425 abate/remove such unit within 90 days. If at any time during the duration of an  
5426 authorized hardship/emergency conditional use permit, the Administrator/Zoning  
5427 Adjuster determines that the hardship/emergency no longer exists, the  
5428 conditional use permit shall be summarily revoked and any such use abated or  
5429 removed in 90 days of the revocation order at the permittee's expense.  
5430

- 5431 2. Any decision by the Administrator/Zoning Adjuster pursuant to this section may  
5432 be appealed utilizing the procedures found at 17.34.120 et seq.  
5433

5434 17.33.140 Kennels, Business or Commercial

5435 Business/Commercial Kennel applications shall be appropriately conditioned as follows:

- 5436 A. The structure(s) housing the animals shall be adequately soundproofed to meet  
5437 WAC 173-60 as determined by the noise levels during a period of normal operation  
5438 for the number of animals to be kept.  
5439

- 5440 B. That compliance with noise standards for a commercial noise source as identified  
441 by WAC 173-60-040 shall be demonstrated by the applicant.  
5442

- 5443 C. The structure (s) and outside runs or areas housing the animals shall be not less  
5444 than two hundred (200) feet from any dwelling other than the dwelling of the owner,  
5445 and shall be no less than fifty (50) feet to any property line of the subject site.  
5446
- 5447 D. Any permitted outside runs or areas shall be completely screened from view by  
5448 sight-obscuring fencing or landscaping or both as determined by the Board of  
5449 Adjustment to serve as a visual and noise abatement buffer.  
5450
- 5451 E. All animals are to be housed within a structure and no outside boarding of animals  
5452 is permitted between the hours of 10:00 p.m. and 6:00 a.m.  
5453
- 5454 F. One off-street parking space shall be provided for each ten (10) animals kept on  
5455 the premises.  
5456
- 5457 G. The permit shall be granted for a period not to exceed one (1) year. At the end of  
5458 such period an inspection shall be made of the premises to determine (a)  
5459 compliance with all the conditions of approval; and (b) the advisability of renewing  
5460 such permit.  
5461
- 5462 H. The applicant shall submit adequate information to aid the Board of Adjustment in  
5463 determining that the above standards are satisfied prior to the public hearing.  
5464
- 5465 I. Additional conditions or safeguards as deemed necessary may be imposed by the  
5466 Board of Adjustment for the protection and assurance of the health, safety and  
5467 welfare of the nearby residences.  
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**Chapter 17.34  
Variances**

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**Sections:**

- 17.34.010 Generally**
- 17.34.020 Filing of Applications**
- 17.34.040 Setting for Hearing**
- 17.34.050 Notice of Hearing**
- 17.34.070 Standards and Criteria**
- 17.34.075 Relation of Variances to Other Discretionary Approvals**
- 17.34.080 Action of Board of Adjustment**
- 17.34.090 Notice of Action**
- 17.34.100 Appeal of Decision**
- 17.34.110 Records**
- 17.34.115 Zoning Adjuster Established**
- 17.34.120 Variance from Yard Requirements**

**17.34.010 Generally**

The Board of Adjustment shall hear and decide all applications for Variances from the terms of the zoning code.

**17.34.020 Filing of Applications**

Applications for variance permits together with the specified fee from the current fee schedule shall be filed with the Administrator for the Board of Adjustment on forms available from the Planning Department. The Administrator shall circulate copies of the application to the Board of Adjustment members and appropriate referral agencies. County departments shall respond to the referral within thirty (30) days. Should any agency outside the County fail to respond to the referral within the 30 day period it shall be assumed that such agency has no comment.

**17.34.040 Setting for Hearing**

The Administrator shall schedule a public hearing with the Board of Adjustment to be held within sixty (60) days of the receipt of a complete application.

**17.34.050 Notice of Hearing**

1. When a fully completed variance application has been accepted by the Administrator, the Administrator or designee shall establish the date and time for a public hearing on the permit before the Board of Adjustment, which shall not be more than sixty (60) days from the date of a complete or vested application except when additional time is required for compliance with the State Environmental Policy Act (Chapter 43.12C RCW).
2. Notice of the public hearing, stating the time, place and purpose for which the hearing is to be held, shall be published not less than ten (10) days prior to the hearing, in the official gazette and in a newspaper of general circulation in the area where the real property which is proposed to be developed.

3. Notice of the hearing shall be mailed by the Okanogan County Office of Planning & Development, at least fourteen (14) days prior to the date of the hearing, to the owners of all properties within three hundred (300) feet of the exterior boundaries of the proposed variance, as such owners appear on the records of the County Assessor. If the owners of the real property which is proposed to be developed owns another parcel or parcels of real property which lie adjacent to the real property proposed to be developed, notice shall be given to owners of real property located within three hundred (300) feet of any portion of the boundaries of such adjacently located parcels of real property proposed to be developed in accordance with Section 58.17.090 RCW.
4. The applicant is responsible for posting conspicuous notice of the hearing readily visible from nearby roads at least three (3) locations on and in the vicinity of the proposed variance and at the nearest Post Office at least ten (10) days prior to the public hearing. The applicant shall submit an affidavit of the posting to Okanogan County Office of Planning & Development prior to the public hearing. Affidavit forms are available from the Okanogan County Office of Planning & Development and the completed affidavit shall become part of the record.
5. In accordance with Section 58.17.080 RCW, as it now exists or is hereafter amended, notice of the filing of a variance of a building adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities shall be given to the appropriate city or town authorities.
6. The Office may require such alternative notification procedures as necessary to accomplish reasonable public notification in unusual circumstances.
7. Notice shall also be given to interested state agencies such as Washington State Department of Fisheries, Wildlife and Ecology. All hearing notices shall include a description of the property to be developed, including the location of the proposed variance. The description may be in the form of either a vicinity location sketch, a written description, an address or other reasonable means, other than a legal description, but shall include reference to the Section, Township, and Range.

**17.34.070 Standards and Criteria**

Before any variance is granted by the Board of Adjustment, it shall be shown that all the following criteria apply.

1. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations of other properties in the vicinity and zone in which the subject property is situated; and
2. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning code is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zone classifications; and

- 5564 3. That the granting of the variance will not be materially detrimental to the public  
5565 welfare or injurious to the property or improvements in which the subject property  
5566 or improvements are situated; and  
5567 4. That economic benefit shall not be considered grounds for a variance.  
5568

5569 17.34.075 Relation of Variance to Other Discretionary Approval

5570 In the event that the Board of Adjustment approves a variance with conditions that are  
5571 in conflict or inconsistent with the conditions of approval of other discretionary actions  
5572 by the Planning Commission and/or the Board of County Commissioners, (i.e. including,  
5573 but not limited to, plats, planned developments, binding site plans), those discretionary  
5574 approvals shall be remanded and reviewed to determine whether to modify or revoke  
5575 said discretionary approval.  
5576

5577 17.34.080 Action of Board of Adjustment

5578 Within thirty-five (35) days following the termination of the public hearing on a variance  
5579 permit, the Board of Adjustment shall sign its written order. In making the order, it shall  
5580 include a written non-verbatim record of the case, Findings of Fact and Conclusions  
5581 upon which the decision is based, and the wording of the actual decision. A specific  
5582 listing of any conditions to be imposed upon the approval shall be included in their  
5583 decision.  
5584

5585 17.34.090 Notice of Action

5586 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed  
5587 to the applicant and all persons who are specifically identified as parties of record or  
5588 who have indicated an interest in being notified of the decision.  
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5590 17.34.100 Appeal of Decision

5591 An order of the Board of Adjustment granting or denying a conditional use permit shall  
5592 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in  
5593 accordance with OCC 17.35.  
5594

5595 17.34.110 Records

5596 The variance application evidence of notice, the electronic verbatim record of  
5597 proceedings and other material accepted as evidence and the written decision along  
5598 with Findings of Fact and Conclusions shall become a part of the official records of the  
5599 Board of Adjustment and shall be retained in the Office of Planning & Development.  
5600

5601 17.34.115 Zoning Adjuster Established

5602 The Board of County Commissioners hereby creates the Okanogan County Zoning  
5603 Adjuster, pursuant to authority established in RCW 36.70.200, to hear and decide the  
5604 Yard Variances as established in Okanogan County Code 17.34.120.  
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5606 17.34.120 Variance from Yard Requirements

5607 A. The Administrator/Zoning Adjuster may grant a deviation from the required front,  
5608 side, or rear yard setback requirements of this Code upon a finding that the criteria  
309 of 17.34.070 apply. Requested Deviations which exceed 25% of the setbacks  
5610 otherwise required by this Code shall be submitted to the Board of Adjustment.  
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- 5612 B. Within thirty-five (35) days of receipt of a request for a yard variance pursuant to  
5613 this subsection. The Administrator/Zoning Adjuster shall issue a written decision,  
5614 including findings of fact and conclusions upon which the decision is based. A  
5615 specific listing of any conditions to be imposed upon the approval shall be included  
5616 in the decision.  
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- 5618 C. Within five (5) days of the decision, the Administrator/Zoning Adjuster's order,  
5619 including findings of fact and conclusions and any conditions imposed, shall be  
5620 mailed to the applicant and all persons who are specifically identified as parties of  
5621 record or who have indicated an interest in being notified of the decision.  
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**Chapter 17.35**  
**Appeals of Administrative Actions**

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**Sections:**

- 17.35.010 Authority of Board of Adjustment
- 17.35.020 Who May Appeal-Place of Filing-Time Limit
- 17.35.030 Setting for Hearing-Notice-Transmittal of Records
- 17.35.040 Scope of Authority on Appeal
- 17.35.050 Decision-When Reached
- 17.35.060 Notice of Decision
- 17.35.070 Appeal from Board of Adjustment Decision
- 17.35.080 Records

**17.35.010 Authority Of Board Of Adjustment** - The Board of Adjustment shall hear and decide appeals from any order, requirement, permit decision or determination made by the Administrator under this code.

**17.35.020 Who May Appeal - Place Of Filing - Time Limit** - Appeals may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department, board or bureau of the county affected by any decision of an administrative official. Such appeals shall be filed in writing in duplicate with the Administrator, as secretary for the Board of Adjustment, within twenty (20) days of the action being appealed. This section does not create any additional notice requirements of the Administrator.

**17.35.030 Setting For Hearing - Notice - Transmittal Of Records** - Upon the filing of an appeal from an administrative determination the Board of Adjustment itself, or Administrator as secretary for the Board of Adjustment, shall schedule a hearing with the Board of Adjustment to be held within sixty (60) days of the receipt of the appeal, at which time the matter will be considered. At least a ten (10) day notice of such time and place together with one (1) copy of the written appeal, shall be given to the official whose decision is being appealed. At least ten (10) days notice of the time and place shall also be given to any adverse parties of record in the case. The officer from whom the appeal is being taken shall transmit to the Board of Adjustment all of the records pertaining to the decision being appealed from, together with such additional written report as he deems pertinent.

**17.35.040 Scope Of Authority On Appeal** - The Board of Adjustment may, in conformity with the Planning Enabling Act (RCW 36.70 and this code, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made and, to that end, shall have all the powers of the officer from whom the appeal was taken insofar as the decision on the particular issue is concerned.

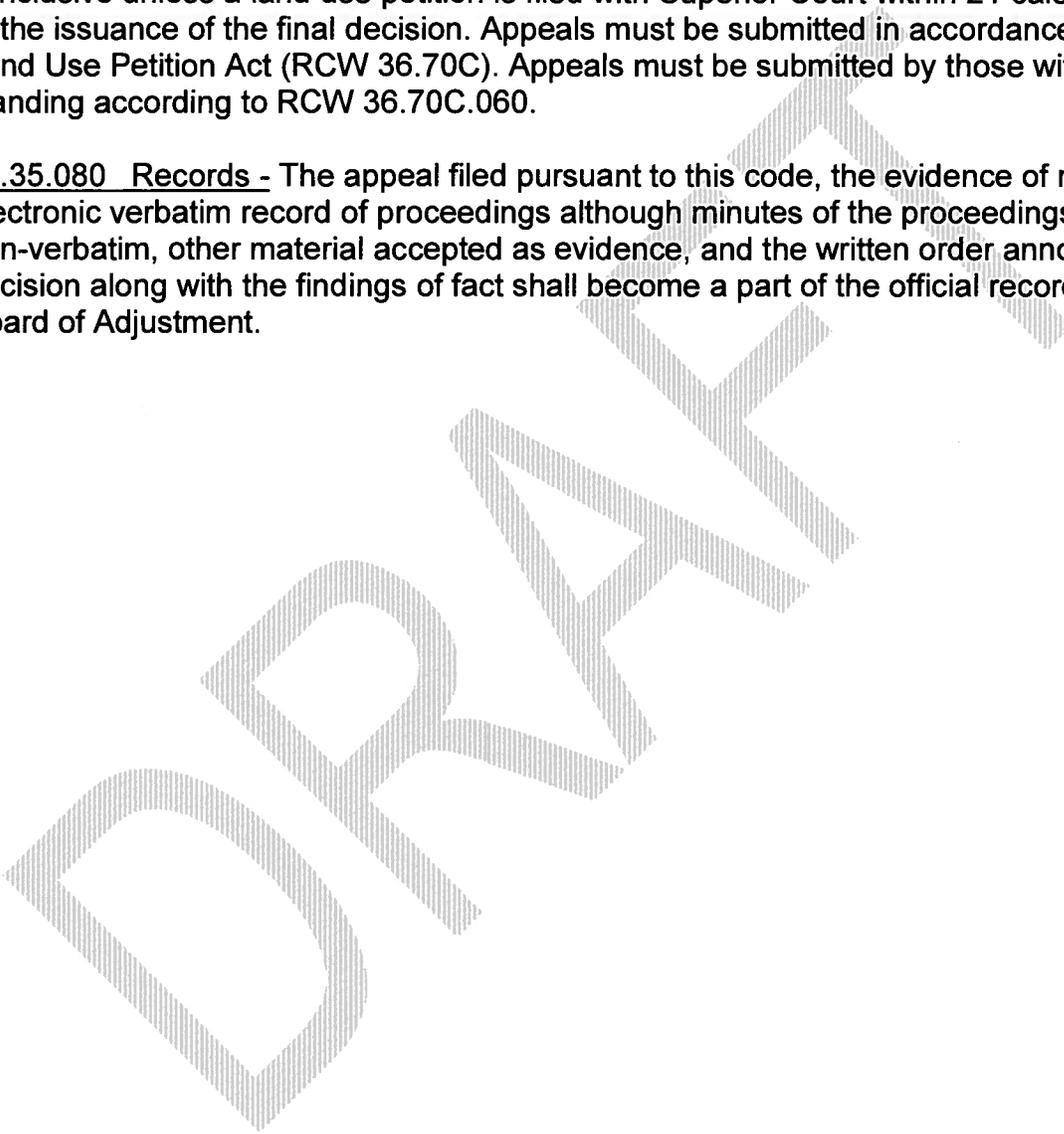
**17.35.050 Decision - When Reached** - Within thirty-five - (35) days following the termination of the public hearing on an appeal from an administrative determination, the Board of Adjustment shall sign its written order. In making the order it shall include, in a written non-verbatim record of the case, the findings of fact upon which the decision is based.

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**17.35.060 Notice Of Decision** - Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed to the applicant and all persons who are specifically identified as parties of record or who have indicated an interest in being notified of the decision.

**17.35.070 Appeal From Board Of Adjustment Decision** - The decision by the Board of Adjustment on an appeal from an administrative determination shall be final and conclusive unless a land use petition is filed with Superior Court within 21 calendar days of the issuance of the final decision. Appeals must be submitted in accordance with the Land Use Petition Act (RCW 36.70C). Appeals must be submitted by those with standing according to RCW 36.70C.060.

**17.35.080 Records** - The appeal filed pursuant to this code, the evidence of notice, the electronic verbatim record of proceedings although minutes of the proceedings may be non-verbatim, other material accepted as evidence, and the written order announcing a decision along with the findings of fact shall become a part of the official records of the Board of Adjustment.



**Chapter 17.36**  
**Nonconforming Uses and Lots**

**Sections:**

- 17.36.010 Nonconforming Lots
- 17.36.020 Nonconforming Use in Zoning District
- 17.36.030 Nonconforming Structure
- 17.36.040 Abandonment
- 17.36.050 Unsafe Buildings

**17.36.010 Nonconforming Lots** - A single family dwelling, customary accessory buildings, and home occupations (in accordance with OCC 17.29) may be erected on any lot legally created before the effective date of this chapter. This provision shall apply even though such lot fails to meet the density requirements of the zone district, providing the lot meets current Health District requirements for water and sewer.

**17.36.020 Nonconforming Use in Zoning District** - Where lawful use of land within a zoning district exists at the effective date of adoption of this code, which is not permissible under the terms of this code, such use may be continued so long as it remains otherwise lawful.

**17.36.030 Nonconforming Structure** - Where a lawful structure exists at the effective date of adoption of this code, that could not be built under the terms of this code, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No structure may be enlarged or altered in a way which increases its nonconformity without the issuance of a Conditional Use Permit or Variance.
- B. Should such a structure be destroyed by any means, it may be replaced along existing foundation line within 1 year. Should such a structure be destroyed to an extent of more than 50% of its replacement cost at the time of destruction, and not rebuilt within 1 year, it shall not be reconstructed except in conformity with the provisions of this code.
- C. Should such structure be moved any distance for any reason whatever, it shall thereafter conform to the general regulations for the district in which it is located after it is moved.

**17.36.040 Abandonment** - Any nonconforming use or nonconforming structure which is abandoned and/or discontinued for one year shall not be reconstructed except in conformity with the provisions of this Code. Abandoned/discontinued nonconforming uses and buildings may be subject to the abatement provisions of this Code (See 17.38.030).

**17.36.050 Unsafe Buildings** - Nothing in this code shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety.

**Chapter 17.37**  
**Amendment of Zoning Code**

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**Sections:**

- 17.37.010 General
- 17.37.020 Purpose
- 17.37.030 Consistency with Comprehensive Plan
- 17.37.040 Petitions for Amendment
- 17.37.050 Process for Amendment
- 17.37.060 Amendments near Cities and Towns
- 17.37.070 Contract Zoning
- 17.37.080 Setting Hearings-Notice
- 17.37.090 Public Hearing
- 17.37.100 Records

17.37.010 General - Any provision of this code including the Official Zoning Map may be amended pursuant to RCW Chapter 36.70 by following the procedure of this section.

17.37.020 Purpose - The purpose of this section is to provide procedures whereby the objectives, goals and policies of the Comprehensive Plan may be furthered by change in the official controls provided by this code.

17.37.030 Consistency With Comprehensive Plan - No amendment to this code shall be adopted and no rezone granted which is inconsistent with the Comprehensive Plan.

17.37.040 Petitions for Amendments - An amendment to the text of this code or to the official Zoning Map may be initiated by: A. The Board of County Commissioners, B. The Okanogan County Planning Commission, C. or by petition by registered voters and/or landowners of Okanogan County.

17.37.050 Process For Amendment - Petitions for amendment shall be submitted to the Administrator who shall place the proposal on the agenda of the Planning Commission for hearing within 45 days of receipt. The Planning Commission shall consider whether to recommend to the Board of County Commissioners a change in the Zoning Code or Zoning Map. Petitions shall meet the following requirements:

- A. Petitions To amend the official zoning map
  - 1. Each petition shall include a vicinity map and legal description of the property to be considered and shall include a clear explanation of the requested amendment to the zoning map and the justification for said change.
  - 2. Each signer of the petition shall give his or her name, printed and signed, address and acreage owned, if any. Also, the description of the property as shown on the assessment and tax roll of the county, showing the lot and block numbers, shall be provided;
  - 3. A petition asking for a change from one zone to another shall be signed by the owner or owners of not less than sixty (60) percent of the acreage to be considered;

5785 4. A petition may be withdrawn upon the written application of a majority of all  
5786 the persons who signed the petition.

5787 B. Petition To Amend The Zoning Code Text

5788 1. Petition shall include an explanation of the requested amendment and the  
5789 specific language requested.

5790 2. Each signer shall give his or her name printed and signed; no minimum  
5791 number of signatures is required.

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5793 17.37.060 Amendments Near Towns And Cities - When an amendment to this code  
5794 has been initiated proposing the reclassification of land within one (1) mile of the limits  
5795 of a town or city, the Planning Commission shall refer the proposal to the incorporated  
5796 planning body for comment. The Planning Commission shall consider comments from  
5797 the city or town planning body in its recommendation to the Board of County  
5798 Commissioners, provided, that if the incorporated planning body fails to supply  
5799 comments within a period of thirty (30) days from the time the referral was made, it may  
5800 be assumed by the Planning Commission that such incorporated planning body intends  
5801 to make no comment.

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5803 17.37.070 Contract Zoning - To the extent permitted by law, the county may enter into  
5804 an agreement with the applicant for, or the beneficiary of, a proposed amendment  
5805 action, executed concomitantly with and as consideration for approval of the  
5806 amendment, for the purposes of mitigating public burdens caused by the proposed use  
5807 and to maintain harmony of the proposed use with the Comprehensive Plan.

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5809 17.37.080 Setting Hearings - Notice - The date, time and place for any public hearing  
5810 required by RCW Chapter 36.70 may be set at the discretion of the Administrator for  
5811 proposals generated by the Planning Commission or upon receipt by the Administrator  
5812 of a petition by private parties, or may be set by the Board of County Commissioners  
5813 when the hearing is to be held before the Board.

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5815 Notice of the time, place and purpose of the hearing shall be given by one publication  
5816 in the official newspaper of Okanogan County and in a newspaper of general circulation  
5817 in the area where the real property subject to the rezone is located, at least (10) days  
5818 before the hearing.

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5820 When the zoning amendment relates to the specific property or is otherwise quasi-  
5821 judicial in nature, notice of the hearing shall be mailed by the Okanogan County Office  
5822 of Planning & Development, at least fourteen(14) days prior to the date of the hearing,  
5823 to the owner of all properties within three hundred (300) feet of the exterior boundaries  
5824 of the proposed rezone, as such owners appear on the records of the Okanogan County  
5825 Assessor.

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5827 When the zoning amendment relates to specific property or is otherwise quasi-judicial in  
5828 nature, the applicant is responsible for posting conspicuous notice of the hearing readily  
5829 visible from nearby roads in at least three (3) locations on and in the vicinity of the  
5830 proposed rezone and at the nearest post office at least ten (10) days prior to the public  
5831 hearing. The applicant shall submit an affidavit of the posting to the Okanogan County  
5832 Office of Planning & Development prior to the public hearing.

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Affidavit forms are available from the Okanogan County Office of Planning & Development and the completed affidavit shall be come part of the record.

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The Office may require such alternative notification procedures as necessary to accomplish reasonable public notification in unusual circumstances.

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All hearing notices shall include a description of the property to be rezoned and a description of any development proposed in conjunction with the rezone. The description may be in the form of either a vicinity location sketch, a written description, an address or other reasonable means, other than a legal description, shall include reference to Section, Township, and Range.

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17.37.090 Public Hearing - The Planning Commission shall hold at least one public hearing on the proposed amendment of the zoning maps and/or code.

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17.37.100 Records - The official records with respect to the adoption or amendment of official controls shall include evidence of notice, the electronic verbatim record of the public hearing reports and recommendations of the Planning Commission, any statements setting forth the facts considered. Findings of Fact, and analysis of findings considered to be controlling which were made or required by law, and the official control adopted.

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**Chapter 17.38  
Enforcement**

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**Sections:**

- 17.38.010 Generally
- 17.38.020 Misdemeanor
- 17.38.030 Abatement
- 17.38.040 Additional Enforcement
- 17.38.050 Cost of Enforcement Action

**17.38.010 Generally** - No structure, lot, or area of land shall hereafter be used or occupied and no structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered except in compliance with the provisions of this code.

**17.38.020 Misdemeanor** - It is unlawful for any person, firm, corporation or other organization whether as owner, lessee, sub-lessee or occupant to allow, use or maintain any building, structure, premises, land or portion thereof contrary to or in violation of any of the provisions of this code or its amendments. Each and every such violation or contrary act shall constitute a misdemeanor. Each misdemeanor may be punished by a maximum of ninety (90) days in jail or fine of five hundred dollars (\$500.00) or by both such fine and imprisonment. There shall be an additional misdemeanor for each 30-day period during which the violation continues.

**17.38.030 Abatement** - All violations of this code are determined and declared to be detrimental to the public health, safety and welfare and public nuisances. All conditions which render any building, structure, premises, land use or portion thereof to be used or maintained in violation of this code shall be abated if provisions for their continuance made pursuant to this code are not satisfied. For purposes of this code, "abatement of a zoning violation" is defined as the termination of any zoning violation by reasonable and lawful means in order that a building, structure, premise, land or portion thereof shall be made to comply with this code.

**17.38.040 Additional Enforcement** - Notwithstanding the existence or use of any other remedy, the County Prosecuting Attorney may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of this code or amendments to it. The Prosecuting Attorney, on behalf of Okanogan County, may collect the abatement work costs by use of all appropriate legal remedies.

**17.38.050 Cost Of Enforcement Action** - In addition to costs and disbursements provided for by statute, the prevailing party in an action for abatement, a foreclosure action, or collection action under this code may, in the court's discretion, be allowed interest and a reasonable attorney's fee. The Prosecuting Attorney shall seek such costs, interest, and the reasonable attorney's fees in behalf of Okanogan County when the county is the party.

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