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Okanogan County Zoning Code

Title 17

DRAFT

Revision Date: October 16, 2009

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County Zoning Ordinance 79-8 codified as Okanogan County Code, Title 17, Ordinance 90-5 and Ordinance 92-2, are hereby repealed.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

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**Chapter 17.04
Definitions**

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- 355 17.04.351 Zoning Adjuster/Yard Variance

356

357 **17.04.005 Definitions; generally:** Whenever the words and phrases set forth in this
 358 chapter appear in this title, they shall be given the meaning attributed to them by this
 359 chapter. When not inconsistent with the context, words used in the present tense shall
 360 include the future; singular includes the plural and the plural the singular; "shall" is
 361 always mandatory and "may" indicates a use of discretion in making a decision.

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

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

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

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

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

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

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

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

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

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

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

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

410
411 17.04.026 Automobile Wrecking Yard: Any facility for the dismantling or wrecking of
412 motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked
413 vehicles and/or their parts.
414
415 17.04.027 Average Grade Level: The average of the finished ground level taken at the
416 center of all exterior walls of a building. In instances where an exterior wall of the
417 building is within five feet of a sidewalk adjacent to a street, the sidewalk shall be
418 considered the finished ground level.
419
420 17.04.028 Awning or Marquee Sign: A sign attached to a shelter which shelter is
421 supported by posts or the exterior wall of a building or any combination thereof.
422
423 17.04.029 Batch Plant (Asphalt/Concrete): A manufacturing facility for the production
424 of paving and/or construction materials, usually temporary in nature, and normally
425 associated with specific construction projects or mineral resource extraction facilities.
426
427 17.04.030 Bed and Breakfast: An owner occupied single family dwelling in which not
428 more than two bedrooms are rented to the traveling public (tourists). For the purposes
429 of this title, this use is not considered a commercial use. This use shall have the
430 outward appearance of a single family residence and food service in accordance with
431 WAC 246.215.180. See Chapter 17.28 for specific regulations.
432
433 17.04.032 Billboard: A sign, including both the supporting structural framework and
434 attached billboard faces, used principally for advertising a business activity, use,
435 product, or service unrelated to the primary use or activity of the property on which the
436 billboard is located. This definition excludes off-premise directional and/or temporary
437 real estate signs.
438
439 17.04.035 Binding Site Plan: A drawing or drawings to a scale of not less than one
440 inch to one hundred feet which (a) identifies and shows the areas and locations of all
441 streets, roads, drainage systems, improvements, utilities, open spaces, dedications,
442 lots, tracts, spaces and any other matters specified in this title and any other applicable
443 code or ordinance; (b) contains inscriptions or attachments setting forth such
444 appropriate limitations and conditions for the use of the land as are established by the
445 Okanogan County agency having authority to approve the site plan; and (c) contains
446 provisions making any development upon land covered by the plan, be in conformity
447 with the site plan.
448
449 An alternative method of land segregation pursuant to RCW 58.17. Regulated by
450 Okanogan County Code, Title 16 Subdivisions.
451
452 17.04.040 Board: The Okanogan County Board of County Commissioners.
453
454 17.04.045 Building: Any permanent structure built for the shelter or enclosure of
455 persons, animals, chattels, or property of any kind and not including advertising
456 signboards or fences.
457

458 17.04.052 Building Yard Setback: A required minimum distance measured from,
459 perpendicular to, and level with a specified property line, exclusive of the pipe-stem
460 portion (if any) of a lot, to the nearest point on the building footprint or foundation.
461

462 17.04.055 Campgrounds: A development providing facilities for outdoor recreational
463 activities, including structural improvements such as covered cooking areas, group
464 facilities, self-contained travel trailer/motor home sites, tent sites, restroom and shower
465 facilities, and laundry facilities for the convenience of temporary occupants. This
466 definition includes camping clubs when developed in accordance with applicable state
467 laws and this title.
468

469 17.04.060 Commercial: Facilities used or established to provide goods, merchandise
470 or services for compensation or exchange, excluding facilities for the growth,
471 production, or storage of agricultural products.
472

473 17.04.065 Commercial Auto Parking Lot: Spaces for lease or rent on an hourly, daily
474 or monthly basis.
475

476 17.04.067 Communication Facility, Commercial: A communication facility for
477 transmission and reception of UHF and/or VHF television signals or FM and/or AM radio
478 signals; two-way and/or citizen band (CB) radio signals; point-to-point microwave
479 signals; cellular radio signals; signals through FM radio translators; or signals through
480 FM radio boosters over 10 watts effective radiated power.
481

482 17.04.068 Community Advisory Committee: A citizen advisory committee
483 representative of a cross-section of the community appointed by the Okanogan County
484 Board of Commissioners for the purpose of review and recommendation on specific
485 projects in a specific area. Review by Community Advisory Committee is
486 supplementary to the required public review.
487

488 17.04.069 Conditional Use: A use permitted in one or more zones by this code but
489 which because of characteristics peculiar to each such use, or because of size,
490 technological processes or equipment, or because of the exact location with reference
491 to surroundings, streets, and existing improvements or demands upon public facilities,
492 requires a special degree of control to make such uses consistent with and compatible
493 with other existing or permissible uses in the same zone or zones. Conditional uses
494 require a Conditional Use Permit (See Chapter 17.33).
495

496 17.04.070 Condominium: An apartment building in which the apartments are owned
497 individually or an apartment in such a building. The condominium concept usually
498 involves some elements of common ownership of the underlying property and often
499 some portions of the building together with participation in an ownership association.
500

501 17.04.071 Critical Areas: Critical Areas include the following areas and ecosystems:
502 Wetlands; Areas with a critical recharging effect on aquifers used for potable water; Fish
503 and Wildlife habitat conservation areas, as may be adopted based on the Washington
504 Department of Wildlife Priority Habitat and Species (PHS) maps; Frequently flooded

505 areas, as represented on the adopted FEMA 100-year flood plain maps; and
506 Geologically hazardous areas.

507
508 17.04.073 Daycare: An establishment for group care of non-resident adult(s) or
509 children. Daycare may include adult day health centers or social daycare as defined by
510 the Washington State Department of Social and Health Services, nursery schools for
511 children under minimum age for education in public schools, private kindergartens or
512 pre-kindergartens when not a part of a public or parochial school, and programs
513 covering after-school care for school children.

514
515 17.04.075 Dedication: The transfer of property interest, via a written instrument, to a
516 public agency/entity for a specific use or purpose, (e.g., roads, parks or trails, open
517 space, fishing access) or to encumber such property with a perpetual restrictive
518 covenant providing for such use.

519
520 17.04.077 Density: An expression of the intensity of use of property usually indicated
521 in the following manner:

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

526
527 17.04.080 Development: Any construction or activity which changes the basic
528 character, use, or intensity of use of the land on which the construction or activity
529 occurs. Development includes "subdivision" of land for the purpose of sale or lease
530 which requires platting under the Okanogan County Subdivision Code.

531
532 17.04.083 Dormitory: A residential building that provides sleeping quarters (but not
533 separate dwelling units), and may include common dining, cooking and recreation or
534 bathing facilities. Dormitories are usually associated with resorts, schools, recreational
535 camps, etc.

536
537 17.04.085 Dwelling, Group (Dormitory, Hostel and Hospices): A supervised residence
538 hall or large room with a number of beds for individuals or groups, and without individual
539 private baths. This type of facility may include central kitchen facilities.

540
541 17.04.090 Dwelling Unit: One or more rooms designed for occupancy by a person or
542 family for living and sleeping purposes, containing kitchen facilities and rooms with
543 internal accessibility for the sole use by the dwelling's occupant; including, but not
544 limited to, bachelor, efficiency and studio apartments, factory-built housing and mobile
545 homes, apartments, and detached single family homes.

546
547 17.04.095 Dwelling, Multiple Family: A building containing two or more dwelling units
548 with accessory use facilities limited to any office, laundry, and recreational facilities used
549 by the occupants, and off-street parking.

550

551 17.04.100 Environmentally Sensitive Area: An area designated and mapped by the
552 County under WAC 197.11.908. Certain categorical exemptions do not apply within
553 environmentally sensitive areas.
554

555 17.04.105 Facade Sign: Any sign which is erected (including painted) on the wall of
556 a building or other structure whose face is generally parallel to that wall or other
557 structure and whose face does not extend outward more than twelve inches in a
558 direction perpendicular to that wall or other structure.
559

560 17.04.107 Farm Worker Housing: A building or unit designed for residential
561 occupancy by a hired farm laborer (and associated family) for living and sleeping
562 purposes. This definition includes seasonal farm worker housing and migrant farm
563 worker housing.
564

565 17.04.110 Feedlot: Any area used for the continuous feeding of four hundred or more
566 head of cattle, confined at a density of less than five hundred square feet per head for
567 six months or more. This shall not be interpreted to include dairy operations with a
568 Washington State Grade A license.
569

570 17.04.111 Fence: A barrier for the purpose of enclosing space or separating lots
571 (fences are not "structures" for the purposes of this Code).
572

573 17.04.112 Fence (Washington Legal): A lawful fence shall be of at least four barbed,
574 horizontal, well-stretched wires, spaced so that the top wire is forty-eight inches, plus or
575 minus four inches, above the ground and the other wires at intervals below the top wire
576 of twelve, twenty-two, and thirty-two inches. These wires shall be securely fastened to
577 substantial posts set firmly in the ground as nearly equidistant as possible, but not more
578 than twenty-four feet apart. If the posts are set more than sixteen feet apart, the wires
579 shall be supported by stays placed no more than eight feet from each other or from the
580 posts. (RCW 16.60.010).
581

582 All other fences as strong and well calculated as the fence discussed above are also
583 considered lawful fences (RCW 16.60.011).
584

585 17.04.113 Fish and Wildlife Habitat Conservation Areas: Areas of local importance
586 that include a seasonal range or habitat element with which a given species has a
587 primary association, and which, if altered, may reduce the likelihood that the species will
588 maintain and reproduce over the long-term. These might include areas of high relative
589 density or species richness, breeding habitat, winter range, movement corridors, and
590 areas of limited availability or high vulnerability to alteration, such as cliffs, tales, and
591 wetlands.
592

593 17.04.114 Flood Hazard Area: Areas identified by the Federal Insurance
594 Administration in the report entitled "The Flood Insurance Study for the Okanogan
595 County Area", as amended/updated, with accompanying Flood Insurance Maps.
596

597 17.04.115 Floodplain: That portion of a river or stream channel and adjacent lands
598 subject to flooding in a given flood situation. A 100 year flood plain is that portion of a
599 river or stream channel and adjacent lands subject to a 1 percent chance of flooding in
600 any given year as identified on the Flood Hazard maps prepared by the Federal
601 Emergency Management Agency (FEMA).
602

603 17.04.116 Floodway: The regular river or stream channel together with that portion of
604 the floodplain which has been defined as floodway on the Flood Hazard maps prepared
605 by the Federal Emergency Management Agency (FEMA).
606

607 17.04.117 Floor Area: The total surface area of all floors, including garage space,
608 within a structure or structures to be erected on a property.
609

610 17.04.118 Forest Resource Lands: Land that is primarily useful for growing trees,
611 including Christmas trees subject to the excise tax imposed under RCW 84.33.100
612 through 84.33.140, for commercial purposes, and that has long-term commercial
613 significance for growing trees commercially.
614

615 17.04.119 Freestanding Sign: A sign supported by one or more uprights, poles or
616 braces in or on the ground, and not supported by a building.
617

618 17.04.120 Frequently Flooded Areas: Areas in the floodplain subject to a one percent
619 or greater chance of flooding in any given year.
620

621 17.04.121 Fruit Stand: A single story structure used seasonally for marketing fresh
622 fruits/vegetables, dairy products and other agricultural products.
623

624 17.04.122 Geologically Hazardous Areas: Areas that are not suited to siting
625 commercial, residential, or industrial development consistent with public health or safety
626 concerns, because of their susceptibility to erosion, sliding, earthquake, or other
627 geological events. Types of geologically hazardous areas including:

- 628 1. Erosion hazard areas contain soil types, according to Soil Conservation
629 Service's Soil Classification System, that may experience severe to very
630 severe erosion.
- 631 2. Landslide hazard areas have the potential of risk of mass movement resulting
632 from a combination of geologic, topographic, and hydrologic factors.
- 633 3. Seismic hazard areas are subject to severe risk of damage as a result of
634 earthquake-induced ground shaking, slope failure, settlement, or soil
635 liquefaction.
- 636 4. Mine hazard areas are directly underlain by, adjacent to, or affected by mine
637 workings such as adits, tunnels, drifts, or air shafts.
- 638 5. Volcanic hazard areas include areas subject to pyroclastic flows, lava flows,
639 and inundation by debris flows, mud flows, or related flooding resulting from
640 volcanic activity.
641

642 17.04.123 Gravel Pit: Land from which sand, gravel or quarried rock is extracted, but
643 does not include the extraction of metals, minerals or fossil fuels. (See Mining)
644

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

651
652 17.04.125 Height, building: The average height of the four sides of a structure,
653 measured from existing grade to the highest point of the roof.

654
655 17.04.126 Helipad: A designated touchdown spot for short-term occasional use by
656 helicopters.

657
658 17.04.127 Heliport: All helicopter landing sites, except for Helipads as defined in
659 17.04.126, or a site for one, privately owned, non-commercial helicopter. The heliport
660 may include ancillary maintenance facilities.

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

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

674
675 17.04.132 Hotels and Motels: Establishments for housing the traveling public on an
676 overnight or short term basis. Accessory restaurant and recreational facilities are
677 usually available to non-guests as well as guests.

678
679 17.04.135 Improved Public Road: A roadway used by the public and having a level of
680 improvement accepted by Okanogan County.

681
682 17.04.137 Industrial: Activity including manufacturing, processing, warehousing,
683 storage, distribution, shipping and other related uses.

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

691

692 17.04.143 Kennel, Commercial: An establishment or place, other than an animal or
693 veterinary hospital or clinic or animal shelter, where a combination of eleven (11) or
694 more dogs and/or cats over six (6) months of age are housed, groomed, bred, boarded,
695 trained or sold commercially or as pets.
696

697 17.04.144 Kennel, Private: The domicile of a person or persons, who own or breed
698 five (5) or more dogs and/or cats but less than eleven (11) dogs and/or cats over six (6)
699 months of age, primarily for personal recreational use, such as participation in
700 recognized conformation shows, field or obedience trials, racing, scenting, pulling,
701 specialized hunting or working trials, and water trials, search and rescue, tracking, and
702 for the purpose of improving the physical soundness, temperament, and conformation of
703 a given breed to a standard. (Must be in compliance with Chapter 17.28, Home
704 Occupation)
705

706 17.04.150 Lodging Unit: One or more rooms in addition to kitchen or bath facilities
707 within a building intended or designed for the occupancy of guests.
708

709 17.04.155 Lot: A fractional part of subdivided lands having fixed boundaries, and
710 being of sufficient area and dimension to meet minimum zoning requirements for width
711 and area. The term shall include tracts and parcels.
712

713 17.04.158 Lot, Corner: A lot situated at the intersection of two or more streets. Front
714 yard setback standards apply to each street frontage of a corner lot.
715

716 17.04.160 Lot Coverage: That portion of a lot which, when viewed directly from above,
717 would be covered by building(s) and/or structure(s) and/or impervious surfaces. The
718 portion of the lot covered by the roof projection or eaves beyond the wall of the
719 building(s) and/or structure(s), is not included as lot coverage.
720

721 17.04.165 Lot Width: The horizontal distance between the side lot lines measured at
722 right angles to the line comprising the depth of the lot at a point midway between the
723 front lot line and the rear lot line.
724

725 17.04.168 Manufactured Home: A structure that can be transported on a wheeled-axle
726 in one or more parts and is constructed to U.S. Housing and Urban Development
727 Standards.
728

729 17.04.169 Manufacturing, Heavy: Industrial enterprises and activities which possess
730 potential nuisance or hazard components or place exceptional demands upon public
731 facilities and services. Such facilities generally involve the manufacturing, assembly,
732 fabrication and processing, bulk handling, storage, warehousing, and heavy trucking
733 activity and normally require sites of larger size to accommodate these uses.
734

735 17.04.170 Manufacturing, Light: A manufacturing use, in which goods are produced
736 without using heavy machinery such as, machine loaders, foundry machinery, metal,
737 presses, etc., and without chemically processing materials. Light manufacturing
738 activities include but are not limited to the following activities:

- 739
740
741
742
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747
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.

748 17.04.175 Marinas: A facility which provides boat launching, storage, supplies and
749 services for small pleasure craft. There are two basic types of Marinas; open type
750 construction (floating breakwater and/or open pile work) and solid type construction
751 (bulkhead and/or landfill).

752
753 17.04.180 Medical/Dental Clinic: A structure for the medical examination and
754 treatment of human patients, but without provision for keeping such patients overnight
755 on the premises.

756
757 17.04.182 Mineral Resource Lands: Lands primarily devoted to the extraction of
758 minerals or that have known or potential long-term commercial significance for the
759 extraction of mineral.

760
761 17.04.183 Mini Storage: Storage bins/lockers/rooms for rent or lease to the general
762 public. Such storage facilities are generally within an enclosed building, although this
763 definition also encompasses outdoor storage of autos, boats, recreational vehicles,
764 equipment, etc.

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

773
774 17.04.186 Mobile Home: Structure that can be transported on a wheeled-axle, placed
775 upon blocks, and is constructed to U.S. Housing and Urban Development standards.

776
777 17.04.187 Mobile Home Park: A parcel of land designed, developed, and improved to
778 accommodate two (2) or more mobile homes. Pads or spaces are generally leased or
779 rented, and the period of occupancy generally extends beyond 30 days.

780
781 17.04.188 Modular Home: A structure moved to a lot in one or more parts, placed
782 upon a foundation, and is constructed to Uniform Building Code standards.

783
784 17.04.189 Nightly rental: "Nightly rental" (for the purposes of Chapters 17.1217.14A ,
785 17.14B, 17.15, 17.16 and 17.17 OCC) means tourist accommodation in guest houses,
786 recreational homes or cabins, or part-time residential homes. See definitions of guest

787 houses, recreational homes or cabins, and part-time residential homes for additional
788 details concerning each type of use.
789
790 17.04.190 Nonconforming Structure: A lawful structure existing at the effective date of
791 the adoption of this code that could not be built under the terms of this code or any
792 amendment thereto.
793
794 17.04.195 Nonconforming Use: Any pre-existing use of land, a structure, or a building
795 conflicting with the provisions of this code or any amendment thereto.
796
797 17.04.200 Nursery: The land, building, structures(s) or combination thereof for the
798 storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on
799 the premises including products used for gardening or landscaping.
800
801 17.04.205 Office: A use intended for the purpose of providing services rather than the
802 production, distribution, and/or retail sales of goods or commodities. The services
803 provided are generally professional, educational, administrative, financial, or
804 governmental in nature.
805
806 17.04.210 Open Space, Common: Land within or related to a development, not
807 individually owned (undivided interest), which remains undeveloped (except for
808 approved trails and accessory structures approved by the Dept. of Fish and Wildlife)
809 and that is dedicated to one or more of the following purpose: Historical/architectural
810 preservation and/or wildlife habitat and/or recreation.
811
812 17.04.212 Open space, Individual Ownership: Land within or related to a development
813 owned individually, which remains undeveloped (except for trails) and that is dedicated
814 for use in the development and is retained or restored to its native state or used for
815 agricultural or recreational purposes, e.g., part of an organized trail system, structure
816 approved by the Dept. of Fish and Wildlife, and structures of historical/ architectural
817 preservation significance or used as designated wildlife open space.
818
819 17.04.215 Open Space Public: Any land which has been acquired, set aside,
820 dedicated, designated or reserved for general public use or enjoyment.
821
822 17.04.220 Open Space, Conservation: Land retained in an open or unimproved
823 condition, which has been set aside, dedicated, designated, or reserved for fish and
824 wildlife preservation or enhancement purposes. Mechanisms for preservation of
825 Conservation Open Space include but are not limited to: Subdivision, Planned
826 Development (PD), or Planned Destination Resort (PDR) process. Lands within this
827 type of an open space dedication may include portions and combinations of forest,
828 agricultural and grazing lands, priority fish and wildlife habitats, on-site watersheds, 100
829 year floodplains, county shorelines or shorelines of state-wide significance and riparian
830 areas and wetlands. Land so designated shall not include areas of human impact
831 referred to in section 176.19.037 and shall contain no structures or impervious surfaces
832 other than those which are approved by the Administrator e.g., part of an organized trail
833 system, structure approved by the Dept. of Fish and Wildlife, and structures of
834 historical/architectural preservation significance or used as designated Conservation

835 open space. This definition applies to the Incentive Features section 17.19.030 where
836 percentage points can be earned by dedicating Conservation Open Space within the
837 PD.

838
839 17.04.224 Overnight lodging: "Overnight lodging" means rental for transient or
840 tourist use on a nightly, weekly or other basis less than month-to-month rental
841

842 17.04.226 Part-time Residential Home: For the purposes of 17.14.115, a home which
843 is not occupied year round, but is occupied by the owner at least three months of the
844 year.

845
846 17.04.230 Persons: Any individual, partnership, corporation, association, company or
847 other public or corporate body including the federal government and including any
848 political subdivision, agency, instrumentality or corporation of the state.

849
850 17.04.235 Planned Destination Resort (PDR): A recreational development which
851 provides visitor-oriented accommodations and recreational facilities for resort visitors
852 and residents, consistent with the Comprehensive Plan and approved under Chapter
853 17.20.

854
855 17.04.242 Portable: Capable of being carried or moved about, not permanently affixed
856 to the ground.

857
858 17.04.243 Projecting Sign: A sign which is attached to or supported by a wall or
859 overhang of a building or structure other than an awning or marquee and which extends
860 beyond the wall surface more than twelve inches in any direction.

861
862 17.04.244 Recreational Homes or Cabins: For the purposes of 17.14.115, those units
863 which are the only living unit on a lot used by the owner periodically for extended stays
864 and vacation periods, but are otherwise vacant.

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

870
871 17.04.247 Recycling Collection Center: A receptacle, facility, or area used for the
872 collection of recyclable materials (generally paper, glass, cans, etc.) for bulk transfer to
873 a recycling processing center.

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

879
880 17.04.252 Residential Transient Tourist Accommodation: For the purposes of
881 17.14.115, overnight lodging spaces for the traveling public. These facilities may
882 include but are not limited to: guest houses, recreational homes or cabin, or part-time

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

886
887 17.04.255 Riparian Areas: Areas adjacent to perennial or intermittent streams, lakes,
888 ponds or standing water.

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

896
897 17.04.261 Sandwich Board Sign: A sign, which consists of two panels, hinged or
898 attached at the top or side designed to be movable and stand on the ground.

899
900 17.04.265 Sawmill: A mill where timber or logs are sawed into lumber or boards.

901
902 17.04.270 Sawmill, portable: A small self-contained sawmill which is moved to the site
903 where the timber is to be sawn and then moved on to another location.

904
905 17.04.272 Seasonal: A temporary use or permit (see 17.04.297) the duration of which
906 is related to an identifiable climatic, cultural, or recreational period. (i.e., summer,
907 winter, fall, spring, Christmas, ski season).

908
909 17.04.275 Shoreline: The line at which the surface of the body of water of any lake,
910 stream, or river meets the land.

911
912 17.04.280 Shoreline Management: Having to do with the Washington State Shoreline
913 Management Act of 1971 (Chapter 90.58 RCW), and/or the Okanogan Shoreline
914 Management Master Program administered under Title 18.

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

923

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

933
934 17.04.283 Sign Height: The height of any sign shall be measured from the average
935 grade at the base of the sign to the top of the sign. Any sign over or adjacent to a
936 walkway shall be a minimum of eight feet above the walkway.

937
938 17.04.285 Solid Waste Transfer Station: A government or private facility operated
939 under government approval or franchise, where privately and or commercially
940 transported solid waste and refuse is reloaded into larger vehicles for final
941 transportation to a permanent disposal location.

942
943 17.04.287 Special Event: Any event (excluding those events allowed through the
944 festival permitting process) that happens for more than three (3) consecutive days per
945 event and no more than twice (2) a year.

946
947 17.04.289 Special Event Camping: Any ten (10) or more, recreational vehicles, tents,
948 or temporary structures designed for temporary habitation, or any combination thereof,
949 limited to the duration of the special event (whether related to a special event or not)
950 and one (1) week before and one (1) week after.

951
952 17.04.295 Structure: Anything constructed in the ground, or anything erected which
53 requires location on the ground or water, or is attached to something having location on
954 or in the ground, but not including fences or paved areas, or standard roof mounted
955 antennas.

956
957 17.04.297 Temporary: A use or permit having a specific, short-term duration. (See
958 Seasonal).

959
960 17.04.299 Temporary Use: A use that is limited in scope, duration, and frequency.

961
962 17.04.299.1 Tourist accommodation: "Tourist accommodation" means overnight
963 lodging for the traveling public

964
965 17.04.300 Tract: A parcel of land, or contiguous parcels under common ownership.

966
967 17.04.304 Transient Use: A business that lasts or stays only a short time; and/or a
968 business that travels from place to place covering a circuit.

969
970 17.04.305 Transitional Surface: In reference to an airport, transitional surfaces are
971 located on both sides of the approach and primary surfaces. These surfaces extend

972 outward and upward at right angles to the runway centerline at a slope of 7 feet
973 horizontal for every 1 foot vertical rise from the sides of the primary and approach
974 surfaces until it reaches 160 feet above the highest point on the runway.
975

976 17.04.315 Underlying Zone: A zoning district (found in Chapters 17.05 through 17.18)
977 which is applied directly to the land as identified on the Official Zoning Map, the
978 regulations of which apply in addition to those general requirements set forth in this
979 code.
980

981 17.04.318 Use: The legal enjoyment of property that consists in its employment,
982 occupation, exercise, or practice.
983

984 17.04.320 Variance: An adjustment in the application of the regulations of a zoning
985 ordinance to a particular piece of property, in a situation where the property, because of
986 special circumstances found to exist on the land, is deprived as a result of the
987 imposition of the zoning regulations of privileges commonly enjoyed by other properties
988 in the same vicinity and zone. A variance shall be limited to only that adjustment
989 necessary to remedy the disparity in privilege. A variance shall not be used to convey
990 special privileges not enjoyed by other properties in the same vicinity and zone and
991 subject to the same restrictions. Economic hardship is not grounds for a variance.
992

993 17.04.325 Veterinary Clinic: A place used for the care, grooming, diagnosis, and
994 treatment of the sick, ailing, infirm, or injured animals, and those who are in need of
995 medical or surgical attention, and may include overnight accommodations on the
996 premises for the treatment, observation and/or recuperation.
997

998 17.04.330 Warming Huts/Way Stations: A temporary shelter from adverse weather
999 conditions or overnight layovers on longer trips. These shelters are not intended for
1000 extended stays or permanent residential occupancy. Further, these uses are permitted
1001 only as an ancillary use to a planned, recognized and/or duly authorized recreational
1002 program.
1003

1004 17.04.345 Wetlands: Wetland or wetlands means areas that are inundated or
1005 saturated by surface water or ground water at a frequency and duration sufficient to
1006 support, and that under normal circumstances do support, a prevalence of vegetation
1007 typically adapted for life in saturated soil conditions. Wetlands generally include
1008 swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial
1009 wetlands intentionally created from non-wetland sites, including, but not limited to,
1010 irrigation and drainage ditches, grass-lined swales, canals, detention facilities,
1011 wastewater treatment facilities, farm ponds, and landscape amenities. However,
1012 wetlands may include those artificial wetlands intentionally created from non-wetland
1013 areas created to mitigate conversion of wetlands, if permitted by the county or city.
1014

1015 17.04.346 Window Sign: A sign placed inside a building within 2 horizontal feet of the
1016 window or on a window. This term does not include merchandise.
1017

1018 17.04.350 Zoning Adjuster: The individual designated and appointed by the Board of
1019 County Commissioners to hear and decide Zoning Adjuster Yard Variances as set forth
1020 in Okanogan County Code 17.34.120.

1021
1022 17.04.351 Zoning Adjuster/Yard Variance: The administrative variances established in
1023 Okanogan County Code 17.34.120 which allows the reduction of required yard setbacks
1024 up to 25% of the Code requirement subject to the requirements of 17.34.070.

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**Chapter 17.05
Rural 1 (R-1)**

Sections:

- 17.05.010 Purpose of Classification
- 17.05.020 Permitted Uses
- 17.05.030 Conditional Uses
- 17.05.040 Accessory Uses
- 17.05.050 Lot Area and Width
- 17.05.060 Density
- 17.05.070 Required Property Line Setbacks
- 17.05.080 Height
- 17.05.090 Lot Coverage
- 17.05.100 Parking
- 17.05.110 Special Provisions

17.05.010 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.

17.05.020 Permitted Uses

- A. 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
 - c. Farm-worker
 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. Sawmill, portable (non-commercial)
 10. Tourist Accommodations:
 - a. Bed and breakfasts

17.05.030 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

1075 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
1076 "District Use Chart".

- 1077 1. Churches
- 1078 2. Communication facility, commercial radio and TV, microwave or other antennas
- 1079 for transmitting and receiving
- 1080 3. Dwellings:
 - 1081 a. Employee Housing (Housing units for employees of the landowner, and
 - 1082 must meet the density requirement of this zone district.)
- 1083 4. Exercise clubs, indoor swimming pools
- 1084 5. Florist, retail
- 1085 6. Government services
 - 1086 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 1087 b. Emergency vehicle facilities, police, fire
- 1088 7. Landscaping services
- 1089 8. Manufactured Home Parks
- 1090 9. Marina
- 1091 10. Meat packing plant
- 1092 11. Medical/dental clinic
- 1093 12. Nurseries
- 1094 13. Private clubs, fraternal lodges, country clubs
- 1095 14. Professional buildings (offices)
- 1096 15. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 1097 16. Recycling collection center
- 1098 17. Retail stores or gift shops
- 1099 18. Schools
- 1100 19. Snow removal services
- 1101 20. Tourist Accommodations:
 - 1102 a. Inns and lodges
 - 1103 b. RV Parks

1104
1105 17.05.040 Accessory Uses

- 1106 1. Normal accessory uses customary and incidental to the permitted and/or
- 1107 conditional use of the property.
- 1108 2. On lots which meet or exceed the minimum lot size requirement, one additional
- 1109 attached or detached accessory dwelling is allowed.
- 1110 3. Farm-worker housing.

1111
1112 17.05.050 Lot Area and Width

- 1113 1. Minimum lot area is one acre, except where health regulations require larger
- 1114 parcels to accommodate on-site sewage treatment.
- 1115 2. Minimum lot width is 75 feet.

1116
1117 17.05.060 Density

- 1118 1. Minimum of one acre/single family unit.
- 1119 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
- 1120 3. Density of RV Parks, etc. shall be determined by Okanogan County Health
- 1121 District standards for on-site treatment.
- 1122

1123 17.05.070 Required Property Line Setbacks

- 1124 1. Front - minimum is 25 feet.
1125 2. Side - minimum is 5 feet.
1126 3. Rear - minimum is 25 feet.

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1128 17.05.080 Height

1129 Maximum height is 35 feet.

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1131 17.05.090 Lot Coverage

1132 Not applicable.

1133

1134 17.05.100 Parking

1135 As indicated in OCC Chapter 17.25.

1136

1137 17.05.110 Special Provisions

1138 1. Light and Glare:

1139

- a. The following lighting standards are required for all new construction:
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 and flagpole lighting is exempt from these requirements.

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**Chapter 17.06
Rural 2 (R-2)**

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Sections:

- 17.06.010 Purpose of Classification
- 17.06.020 Permitted Uses
- 17.06.030 Conditional Uses
- 17.06.040 Accessory Uses
- 17.06.050 Lot Area and Width
- 17.06.060 Density
- 17.06.070 Required Property Line Setbacks
- 17.06.080 Height
- 17.06.090 Lot Coverage
- 17.06.100 Parking
- 17.06.110 Special Provisions

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17.06.010 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.

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17.06.020 Permitted Uses

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- A. 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
 - c. Farm-worker
 - 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. Sawmill, portable (non-commercial)
 - 16. Tourist accommodations:

1195 a. Bed and breakfasts

1196

1197 17.06.030 Conditional Uses

1198 B. Conditional uses are permitted only if issued an approved conditional use permit by
1199 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
1200 following is a list of conditional uses. Any use not listed which is nearly identical to a
1201 conditional use, as determined by the administrative official, may be permitted by
1202 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
1203 "District Use Chart".

1204 1. Auto repair

1205 2. Auto towing operation (with auto, storage)

1206 3. Churches

1207 4. Communication facility, commercial radio and TV, microwave or other antennas
1208 for transmitting and receiving

1209 5. Crematoriums and columbarium, cemetery, mausoleum

1210 6. Dairy Farm

1211 7. Drive-in movies

1212 8. Dwellings:

1213 b. Employee Housing (Housing units for employees of the landowner, and
1214 must meet the density requirement of this zone district.)

1215 9. Exercise clubs, indoor swimming pools

1216 10. Feedlots

1217 11. Golf courses

1218 12. Government services:

1219 a. Infrastructure, wastewater treatment plants, substations, pump stations

1220 17. Grist milling, corn shelling, hay baling and threshing service

1221 13. Halls, stadiums, auditoriums

1222 14. Heliport

1223 15. Horticultural services

1224 16. Kennels (commercial) (see OCC 17.33.140)

1225 17. Landscaping services

1226 18. Manufactured Home Parks

1227 19. Manufacturing (light)

1228 20. Marina

1229 21. Meat packing plant

1230 22. Medical/dental clinic

1231 23. Motorized vehicle track/facilities

1232 24. Petroleum bulk plant, except petroleum products stored for private use or
1233 agricultural use

1234 25. Private clubs, fraternal lodges, country clubs

1235 26. Propane/natural gas storage tanks (commercial)

1236 27. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)

1237 28. Recycling collection center

1238 29. Retail stores or gift shops

1239 30. Salvage (junk) yards

1240 31. Schools

1241 32. Snow removal services

1242 33. Solid waste transfer station

- 1243 34. Sorting, grading, and packing facilities for fruit, vegetables and agriculture
 1244 products
 1245 35. Tourist accommodations:
 1246 a. Campgrounds
 1247 b. Inns and lodges
 1248 c. RV Parks
 1249 36. Veterinarian clinics
 1250
 1251 17.06.040 Accessory Uses
 1252 1. Normal accessory uses customary and incidental to the permitted and/or
 1253 conditional use of the property.
 1254 2. On lots which meet or exceed the minimum lot size requirement, one additional
 1255 attached or detached accessory dwelling is allowed.
 1256 3. Farm-worker housing.
 1257
 1258 17.06.050 Lot Area and Width
 1259 1. Minimum lot area is 2 acres, except where health regulations require larger
 1260 parcels to accommodate on-site sewage treatment.
 1261 2. When structures for manufacturing, commercial, and industrial uses exceed 35
 1262 feet minimum lot area is 5 acres.
 1263 3. Minimum lot width is 100 feet.
 1264
 1265 17.06.060 Density
 1266 1. Minimum of 2 acres/single family unit.
 1267 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
 1268 3. Density of RV Parks, Campgrounds, Hotels, Motels, etc. shall be determined by
 1269 Okanogan County Health District standards for on-site treatment.
 1270
 1271 17.06.070 Required Property Line Setbacks
 1272 1. For all permitted structures, except manufacturing, commercial, and industrial
 1273 structures, shall have the following required yard setbacks:
 1274 A. Front - Minimum is 25 feet
 1275 B. Side - Minimum is 5 feet
 1276 C. Rear - Minimum is 25 feet
 1277 2. Manufacturing, commercial, or industrial structures: yard setbacks from all
 1278 property lines shall not be less than two feet horizontal for every one foot of
 1279 vertical height; or, the setback established in this section, whichever is greater.
 1280 [Example: A sixty-five-foot tall structure shall be required to be setback 130
 1281 feet from all property lines.]
 1282
 1283 17.06.080 Height
 1284 1. Maximum height for all uses in the zone shall be 35', except as noted in
 1285 sections 2 through 7 below.
 1286 2. Maximum height shall be 50' for: appurtenances and decorative non-structural
 1287 architectural components on roofs of single and multiple family dwelling units
 1288 and on roofs of accessory agricultural buildings.
 1289 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 pulp mills; 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'.

1314 17.06.090 Lot Coverage

1315 Not applicable, see required setbacks in [17.06.070](#).

1316
1317 17.06.100 Parking

1318 As indicated in Chapter 17.25

1319
1320 17.06.110 Special Provisions

1321 1. Light and Glare:

- 1322 a. The following lighting standards are required for all new construction: Outdoor
1323 lighting, including street and parking lot lighting, shall be directed downward
1324 and shielded to minimize potential glare to motorists and off-site residents.
1325 No exterior light with a direct source visible from a neighboring property shall
1326 be installed. Indirect sources and horizontal cut-off fixtures are recommended
1327 to reduce glare and provide general ambient light. Holiday [and flagpole](#)
1328 lighting is exempt from these requirements.

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**Chapter 17.07
Rural 3 (R-3)**

Sections:

- 17.07.010 Purpose of Classification
- 17.07.020 Permitted Uses
- 17.07.030 Conditional Uses
- 17.07.040 Accessory Uses
- 17.07.050 Lot Area and Width
- 17.07.060 Density
- 17.07.070 Required Property Line Setbacks
- 17.07.080 Height
- 17.07.090 Lot Coverage
- 17.07.100 Parking
- 17.07.110 Special Provisions

17.07.010 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 through review and the imposition of more stringent development and subdivision standards.

17.07.020 Permitted Uses

- A. 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
 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. Sawmill, portable (non-commercial)
 13. Sorting, grading and packing facilities for fruit, vegetables and agriculture products
 14. Tourist accommodations
 - a. Bed and breakfasts

- 1377
1378 17.07.030 Conditional Uses
1379 A. Conditional uses are permitted only if issued an approved conditional use permit by
1380 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
1381 following is a list of conditional uses. Any use not listed which is nearly identical to a
1382 conditional use, as determined by the administrative official, may be permitted by
1383 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
1384 "District Use Chart".
- 1385 1. Aircraft sales repair, service
 - 1386 2. Aircraft hangars
 - 1387 3. Airstrips
 - 1388 4. Auto repair
 - 1389 5. Auto towing operation (with auto storage)
 - 1390 6. Churches
 - 1391 7. Communication facility, commercial radio and TV, microwave or other antennas
1392 for transmitting and receiving
 - 1393 8. Compost manufacturer
 - 1394 9. Crematorium, columbarium, cemetery, mausoleum
 - 1395 10. Dairy farms
 - 1396 11. Day care facilities
 - 1397 12. Dwellings:
 - 1398 a. Multi family
 - 1399 b. Employee Housing (Housing units for employees of the landowner, and
1400 must meet the density requirement of this zone district.)
 - 1401 13. Feedlots
 - 1402 14. Florist, wholesale/floriculture
 - 1403 15. Fruit, vegetable, agriculture or dairy product stand
 - 1404 16. Golf Course
 - 1405 17. Government services:
 - 1406 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 1407 b. Emergency vehicle facilities, police, fire
 - 1408 c. Maintenance shops, warehouses (also see professional buildings)
 - 1409 18. Heliport
 - 1410 19. Kennels (commercial) (see OCC 17.33.140)
 - 1411 20. Landscaping services
 - 1412 21. Manufactured Home Parks
 - 1413 22. Manufacturing (light)
 - 1414 23. Marina
 - 1415 24. Meat packing plant
 - 1416 25. Medical/dental clinic
 - 1417 26. Mini-storage
 - 1418 27. Motorized vehicle track/facilities
 - 1419 28. Propane/natural gas storage tanks (commercial)
 - 1420 29. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
 - 1421 30. Recycling collection center
 - 1422 31. Sawmills, portable (commercial)
 - 1423 32. Schools
 - 1424 33. Slaughterhouses

- 1425 34. Snow removal services
- 1426 35. Solid waste transfer station
- 1427 36. Tourist accommodations:
 - 1428 a. Campgrounds
 - 1429 b. Inns and lodges
 - 1430 c. RV Parks
- 1431 37. Veterinarian clinics

1432
1433 17.07.040 Accessory Uses

- 1434 1. Normal accessory uses customary and incidental to the permitted and/or
- 1435 conditional use of the property.
- 1436 2. On lots which meet or exceed the minimum lot size requirement, one additional
- 1437 attached or detached accessory dwelling is allowed.
- 1438 3. On non-conforming lots, additional residential units for extended family members
- 1439 only if a demonstrated family hardship exists (see OCC 17.33.135).
- 1440 4. Farm-worker housing.

1441
1442 17.07.050 Lot Area and Width

- 1443 1. Minimum lot area is 3 acres
 - 1444 a. When the height of structures for permitted manufacturing, commercial
 - 1445 and industrial uses exceed 35 feet minimum lot area is 5 acres. These
 - 1446 structures cannot be placed on lots that are less than minimum size.
- 1447 2. Minimum lot width is 100 feet

1448
1449 17.07.060 Density

- 1450 1. Minimum of 3 acres/unit with an allowance for a second unit per OCC 17.07.040
- 1451 2.

1452
1453 17.07.070 Required Property Line Setbacks

- 1454 1. Front - minimum is 25 feet
- 1455 2. Side - minimum is 25 feet
- 1456 3. Rear - minimum is 25 feet
- 1457 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1458 property lines shall not be less than two feet horizontal for every one foot vertical
- 1459 height; or, the setback established in this section, whichever is greater.
- 1460 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1461 from all property lines.]

1462
1463 17.07.080 Height

- 1464 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 1465 sections 2 through 6 below.
- 1466 2. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 1467 and decorative non-structural architectural components on roofs of single family
- 1468 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory
- 1469 agricultural buildings; crosses and other religious or civic monuments.
- 1470 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind
- 1471 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,
- 1472 cupolas, and domes; county administrative and criminal justice buildings; drive-

- 1473 in movie theater screens; elevator penthouses; fire towers; fruit and vegetable
1474 packing facilities; gas holders or other similar structures; hose towers; parapet
1475 walls; performing arts centers (theaters, community centers, sports facilities and
1476 complexes); petroleum storage tanks; school auditoriums and theaters.
1477 4. Maximum height for the following list of uses shall be 100 feet: amateur radio
1478 poles or antennas; grain elevators; private communication poles or antennas;
1479 single family residential wind mills; water tanks.
1480 5. Maximum height for electric transmission and distribution towers and poles shall
1481 be 150 feet.
1482 6. Maximum height for communication facilities (commercial or public agency radio
1483 and TV, microwave or other antennas for transmitting and receiving) shall be 200
1484 feet.

1485
1486 17.07.090 Lot Coverage

1487 Not Applicable

1488
1489 17.07.100 Parking

1490 As indicated in Chapter 17.25.

1491
1492 17.07.110 Special Provisions

1493 1. Light and Glare:

- 1494 a. The following lighting standards are required for all new construction: Outdoor
1495 lighting, including street and parking lot lighting, shall be directed downward
1496 and shielded to minimize potential glare to motorists and off-site residents.
1497 No exterior light with a direct source visible from a neighboring property shall
1498 be installed. Indirect sources and horizontal cut-off fixtures are recommended
1499 to reduce glare and provide general ambient light. Holiday and flagpole
1500 lighting is exempt from these requirements.
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**Chapter 17.08
Rural 5 (R-5)**

Sections:

- 17.08.010 Purpose of Classification
- 17.08.020 Permitted Uses
- 17.08.030 Conditional Uses
- 17.08.040 Accessory Uses
- 17.08.050 Lot Area and Width
- 17.08.060 Density
- 17.08.070 Required Property Line Setbacks
- 17.08.080 Height
- 17.08.090 Lot Coverage
- 17.08.100 Parking
- 17.08.110 Special Provisions

17.08.010 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 through review and the imposition of more stringent development and subdivision standards.

17.08.020 Permitted Uses

- A. 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
 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. Sawmill, portable (non-commercial)
 14. Sorting, grading and packing facilities for fruit, vegetables and agriculture products
 15. Tourist accommodations
 - a. Bed and breakfasts

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17.08.030 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

- 1598 36. Salvage (junk) yards
- 1599 37. Sanitary landfills
- 1600 38. Sawmills, portable (commercial)
- 1601 39. Schools
- 1602 40. Shooting ranges
- 1603 41. Slaughterhouses
- 1604 42. Snow removal services
- 1605 43. Solid waste transfer station
- 1606 44. Veterinarian clinics

1607
1608 17.08.040 Accessory Uses

- 1609 1. Normal accessory uses customary and incidental to the permitted and/or
- 1610 conditional use of the property.
- 1611 2. On lots which meet or exceed the minimum size requirement, one additional
- 1612 attached or detached accessory dwelling with a floor area of 50% or less of the
- 1613 primary structure is allowed. The dwelling may be for guests, relatives, or
- 1614 employees, and must be clustered near the primary structure (see OCC
- 1615 16.08.032).
- 1616 3. On non-conforming lots, additional residential units for extended family members
- 1617 only if a demonstrated family hardship exists (see 17.33.135).

1618
1619 17.08.050 Lot Area and Width

- 1620 1. Minimum lot area is 5 acres
- 1621 a. When the height of structures for permitted manufacturing, commercial
- 1622 and industrial uses exceed 35 feet minimum lot area is 5 acres. These
- 1623 structures cannot be placed on lots that are less than minimum size.
- 1624 2. Minimum lot width is 100 feet

1625
1626 17.08.060 Density

- 1627 1. Minimum of 5 acres/unit with an allowance for a second unit per 17.08.040 2.

1628
1629 17.08.070 Required Property Line Setbacks

- 1630 1. Front - minimum is 25 feet
- 1631 2. Side - minimum is 25 feet
- 1632 3. Rear - minimum is 25 feet
- 1633 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1634 property lines shall not be less than two feet horizontal for every one foot vertical
- 1635 height; or, the setback established in this section, whichever is greater.
- 1636 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1637 from all property lines.]

1638
1639 17.08.080 Height

- 1640 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 1641 sections 2 through 6 below.
- 1642 2. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 1643 and decorative non-structural architectural components on roofs of single family
- 1644 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory
- 1645 agricultural buildings; crosses and other religious or civic monuments.

- 1646 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind
1647 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,
1648 cupolas, and domes; county administrative and criminal justice buildings; drive-
1649 in movie theater screens; elevator penthouses; fire towers; fruit and vegetable
1650 packing facilities; gas holders or other similar structures; hose towers; parapet
1651 walls; performing arts centers (theaters, community centers, sports facilities and
1652 complexes); petroleum storage tanks; school auditoriums and theaters.
- 1653 4. Maximum height for the following list of uses shall be 100 feet: amateur radio
1654 poles or antennas; grain elevators; private communication poles or antennas;
1655 single family residential wind mills; water tanks.
- 1656 5. Maximum height for electric transmission and distribution towers and poles shall
1657 be 150 feet.
- 1658 6. Maximum height for communication facilities (commercial or public agency radio
1659 and TV, microwave or other antennas for transmitting and receiving) shall be 200
1660 feet.

1661
1662 17.08.090 Lot Coverage

- 1663 1. Single family development - Maximum lot coverage is 10%
1664 2. All other development - Maximum lot coverage is 40%

1665
1666 17.08.100 Parking

1667 As indicated in Chapter 17.25.

1668
1669 17.08.110 Special Provisions

- 1670 1. Light and Glare:
- 1671 a. The following lighting standards are required for all new construction:
1672 Outdoor lighting, including street and parking lot lighting, shall be
1673 directed downward and shielded to minimize potential glare to
1674 motorists and off-site residents. No exterior light with a direct source
1675 visible from a neighboring property shall be installed. Indirect
1676 sources and horizontal cut-off fixtures are recommended to reduce
1677 glare and provide general ambient light. Holiday and flagpole lighting
1678 is exempt from these requirements.

**Chapter 17.09
Rural 20 (R-20)**

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Sections:

- 17.09.010 Purpose of Classification
- 17.09.020 Permitted Uses
- 17.09.030 Conditional Uses
- 17.09.040 Accessory Uses
- 17.09.050 Lot Area and Width
- 17.09.060 Density
- 17.09.070 Required Property Line Setbacks
- 17.09.080 Height
- 17.09.090 Lot Coverage
- 17.09.100 Parking
- 17.09.110 Special Provisions

17.09.010 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 through review and the imposition of more stringent development and subdivision standards.

17.09.020 Permitted Uses

- A. 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
 - b. Farm-worker
 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. Sawmill, portable (non-commercial)
 14. Tourist accommodations
 - a. Bed and breakfasts

1727 **17. 09.030 Conditional Uses**

- 1728 A. Conditional uses are permitted only if issued an approved conditional use permit by
1729 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
1730 following is a list of conditional uses. Any use not listed which is nearly identical to a
1731 conditional use, as determined by the administrative official, may be permitted by
1732 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
1733 "District Use Chart".
- 1734 1. Aircraft fuel pumps and fuel storage
 - 1735 2. Aircraft hangars
 - 1736 3. Aircraft sales, repair, service
 - 1737 4. Airstrips
 - 1738 5. Asphalt batch plant-temporary
 - 1739 6. Churches
 - 1740 7. Communication facility, commercial radio and TV, microwave or other antennas
1741 for transmitting and receiving
 - 1742 8. Compost manufacturer
 - 1743 9. Concrete batch plants – permanent
 - 1744 10. Concrete batch plants – temporary
 - 1745 11. Crematoriums and columbarium, cemetery, mausoleum
 - 1746 12. Florist, wholesale/floriculture
 - 1747 13. Government services:
 - 1748 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 1749 b. Emergency vehicle facilities, police, fire
 - 1750 c. Maintenance shops, warehouses (also see professional buildings)
 - 1751 14. Gravel pits (commercial)
 - 1752 15. Heliport
 - 1753 16. Kennels (commercial)
 - 1754 17. Landscaping services
 - 1755 18. Marina
 - 1756 19. Quarries and borrow pits (commercial)
 - 1757 20. Recycling collection center
 - 1758 21. Sawmills, portable (commercial)
 - 1759 22. Schools
 - 1760 23. Snow removal services
 - 1761 24. Solid waste transfer station
 - 1762 25. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
 - 1763 26. Veterinarian clinics

1764
1765 **17. 09.040 Accessory Uses**

- 1766 1. Normal accessory uses customary and incidental to the permitted and/or
1767 conditional use of the property.
- 1768 2. On lots which meet or exceed the minimum size requirement, one additional
1769 attached or detached accessory dwelling with a floor area of 50% or less of the
1770 primary structure is allowed. The dwelling may be for guests, relatives, or
1771 employees, and must be clustered near the primary structure (see OCC
1772 16.08.032).
- 1773 3. On non-conforming lots, additional residential units for extended family members
1774 only if a demonstrated family hardship exists. See OCC 17.33.135.

1775 4. Farm-worker housing.

1776

1777 17.09.050 Lot Area and Width

1778 1. Minimum lot area is 20 acres

1779 2. Minimum lot width is 100 feet

1780

1781 17.09.060 Density

1782 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted

1783 subject to provisions of **17.09.040 (2)**.

1784

1785 17.09.070 Required Property Line Setbacks

1786 1. Front property line: minimum setback is 50 feet

1787 2. Side property line: minimum setback is 25 feet

1788 3. Rear property line: minimum setback is 50 feet

1789 4. School District 350

1790 a. Front property line: minimum setback is 50 feet

1791 b. Side property line: minimum setback is 50 feet

1792 c. Rear property line: minimum setback is 50 feet

1793 5. Commercial structures: yard setbacks from all property lines shall not be
1794 less than two feet horizontal for every one foot vertical height; or, the
1795 setback established in this section, whichever is greater.

1796

1797 17.09.080 Height

1798 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
1799 sections 2 through 6 below.

1800 2. Maximum height for the following list of uses shall be 50 feet:
1801 appurtenances and decorative non-structural architectural components on
1802 roofs of single family dwelling units, multi-family dwelling units, inns, lodges
1803 and on roofs of accessory agricultural buildings; crosses and other religious
1804 or civic monuments.

1805 3. Maximum height for the following list of uses shall be 65 feet: barns, silos,
1806 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;
1807 county administrative and criminal justice buildings; fire towers; fruit and
1808 vegetable packing facilities; hose towers; parapet walls; school auditoriums
1809 and theaters.

1810 4. Maximum height for the following list of uses shall be 100 feet: amateur
1811 radio poles or antennas; agricultural wind machines; grain elevators; private
1812 communication poles or antennas; single family residential wind mills; water
1813 tanks.

1814 5. Maximum height for electric transmission and distribution towers and poles
1815 shall be 150 feet.

1816 6. Maximum height for communication facilities (commercial or public agency
1817 radio and TV, microwave or other antennas for transmitting and receiving)
1818 shall be 200 feet.

1819

1820 17.09.090 Lot Coverage

1821 1. Single family uses - Maximum lot coverage is 5%

1822 2. Conditional uses and all other permitted use types exclusive of single-family
1823 uses - Maximum lot coverage is 10%

1824

1825 17.09.100 Parking

1826 As indicated in Chapter 17.25.

1827

1828 17.09.110 Special Provisions

1829 1. Light and Glare:

1830 a. The following lighting standards are required for all new construction:

1831 Outdoor lighting, including street and parking lot lighting, shall be

1832 directed downward and shielded to minimize potential glare to motorists

1833 and off-site residents. No exterior light with a direct source visible from a

1834 neighboring property shall be installed. Indirect sources and horizontal

1835 cut-off fixtures are recommended to reduce glare and provide general

1836 ambient light. Holiday and flagpole lighting is exempt from these

1837 requirements.

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Chapter 17.10A
Sub-Unit A Rural Residential 5 (RR-5)

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Sections:

- 17.10A.010 Purpose of Classification
- 17.10A.020 Permitted Uses
- 17.10A.030 Conditional Uses
- 17.10A.040 Accessory Uses
- 17.10A.050 Lot Area and Width
- 17.10A.060 Density
- 17.10A.070 Required Yard Setbacks
- 17.10A.080 Height
- 17.10A.090 Lot Coverage
- 17.10A.100 Parking
- 17.10A.110 Special Provisions
- 17.10A.120 Signs

17.10A.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.

17.10A.020 Permitted Uses

- A. 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
 - a. Bed and breakfasts

1890 17.10A.030 Conditional Uses

1891 A. Conditional uses are permitted only if issued an approved conditional use permit by
1892 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
1893 following is a list of conditional uses. Any use not listed which is nearly identical to a
1894 conditional use, as determined by the administrative official, may be permitted by
1895 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
1896 "District Use Chart".

- 1897 1. Aircraft fuel pumps and fuel storage
- 1898 2. Aircraft hangars
- 1899 3. Airstrips
- 1900 4. Asphalt batch plant-temporary
- 1901 5. Churches
- 1902 6. Communication facility, commercial radio and TV, microwave or other antennas
1903 for transmitting and receiving
- 1904 7. Compost manufacturer
- 1905 8. Concrete batch plants-temporary
- 1906 9. Crematoriums and columbarium, cemetery, mausoleum
- 1907 10. Florist, wholesale/floriculture
- 1908 11. Government services:
 - 1909 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 1910 b. Emergency vehicle facilities, police, fire
 - 1911 c. Maintenance shops, warehouses (also see professional buildings)
- 1912 12. Heliport
- 1913 13. Kennels (commercial)
- 1914 14. Marina
- 1915 15. Recycling collection center
- 1916 16. Schools
- 1917 17. Solid waste transfer station
- 1918 18. Veterinarian clinics

1919
1920 17.10A.040 Accessory Uses

- 1921 1. Normal accessory uses customary and incidental to the permitted and/or
1922 conditional use of the property.
- 1923 2. On lots that exceed five acres, one additional attached or detached accessory
1924 dwelling with a floor area of 50% or less of the primary structure is allowed. The
1925 dwelling, which must be clustered near the primary structure (see OCC
1926 16.08.032), may be used for guests, relatives, or employees. A site plan shall be
1927 submitted to the Office of Planning & Development for review of conformity with
1928 maximum lot coverage.
- 1929 3. On non-conforming lots, additional residential units for extended family members
1930 may be permitted only if a demonstrated family hardship exists. See OCC
1931 17.33.135.

1932
1933 17.10A.050 Lot Area and Width

- 1934 1. Minimum lot area is 5 acres
- 1935 2. Minimum lot width is 100 feet

1936
1937

- 1938 17.10A.060 Density
1939 1. Minimum of 5 acres/dwelling unit. Accessory dwelling units may be permitted
1940 subject to provisions of **17.10A.040, 2.**

1941
1942 17.10A.070 Required Property Line Setbacks

- 1943 1. Front - minimum is 25 feet
1944 2. Side - minimum is 25 feet
1945 3. Rear - minimum is 25 feet
1946 4. Commercial structures: yard setbacks from all property lines shall not be less
1947 than two feet horizontal for every one foot vertical height; or, the setback
1948 established in this section, whichever is greater.

1949
1950 17.10A.080 Height

- 1951 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
1952 sections 2 through 7 below.
1953 2. When the height of structures for permitted uses exceeds 35 feet as
1954 provided for in sections 3 through 7 below, minimum lot area is 5 acres.
1955 These structures cannot be placed on lots that are less than minimum size.
1956 3. Maximum height for the following list of uses shall be 50 feet:
1957 appurtenances and decorative non-structural architectural components on
1958 roofs of single family dwelling units, multi-family dwelling units, inns, lodges
1959 and on roofs of accessory agricultural buildings; crosses and other religious
1960 or civic monuments.
1961 4. Maximum height for the following list of uses shall be 65 feet: barns, silos,
1962 and hay storage sheds; church steeples, spires, belfries, cupolas, and
1963 domes; county administrative and criminal justice buildings; fire towers; fruit
1964 and vegetable packing facilities; gas holders or other similar structures;
1965 hose towers; parapet walls; performing arts centers (theaters, community
1966 centers, sports facilities and complexes); school auditoriums and theaters.
1967 5. Maximum height for the following list of uses shall be 100 feet: amateur
1968 radio poles or antennas; private communication poles or antennas; single
1969 family residential windmills; water tanks.
1970 6. Maximum height for electric transmission and distribution towers and poles
1971 shall be 150 feet.
1972 7. Maximum height for communication facilities (commercial or public agency
1973 radio and TV, microwave or other antennas for transmitting and receiving)
1974 shall be 200 feet.

1975
1976 17.10A.090 Lot Coverage

- 1977 1. Single family uses - Maximum lot coverage is 10%
1978 2. Conditional uses and all other permitted use types exclusive of single-family
1979 uses - Maximum lot coverage is 40%

1980
1981 17.10A.100 Parking

1982 As indicated in Chapter 17.25.
1983
1984
1985

1986 17.10A.110 Special Provisions

- 1987 1. Short subdivisions are not eligible for density bonuses in accordance with the
1988 public benefit rating system for Performance Based Cluster Plats (OCC 16.14).
1989 2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall
1990 be directed downward and shielded to minimize potential glare to motorists and
1991 off-site residents. No exterior light with a direct source visible from a neighboring
1992 property shall be installed. Indirect sources and horizontal cut-off fixtures are
1993 recommended to reduce glare and provide general ambient light. Holiday
1994 lighting is exempt from these requirements.
1995 3. Notwithstanding general provisions of this code to the contrary, in areas of this
1996 district platted for residential (non-commercial) airport-related uses, the following
1997 uses are allowed outright, and do not require a Conditional Use Permit.
1998 a. Aircraft hangers and non-commercial airport-related service structures in
1999 areas platted for residential (non-commercial) airport-related uses. With
2000 respect to individual residential lots within such plat, such structures shall
2001 be set back no less than 10 feet from the taxiway serving such residential
2002 lots, and shall comply in all other respects with lot coverage restrictions
2003 pertinent to this district.
2004 b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps
2005 and/or fuel storage facilities shall comply with all state and federal laws
2006 and regulations regarding such facilities.
2007 4. Pre-application consultation with the Mazama Advisory Committee, or other
2008 entity established by the County, and Office of Planning and Development is
2009 mandatory for all uses requiring a conditional use permit (OCC 17.33) or
2010 performance based cluster plat (OCC 16.14) approval. Within 30 days of
2011 receiving a request for pre-application consultation, the Office of Planning and
2012 Development will set a meeting date, time and place for the pre-application
2013 consultation. The purpose of the meeting is to assist the applicant in
2014 identification of site development and design considerations and suggest
2015 potential solutions where possible. The local review board or other entity
2016 established by the County shall base its comments and recommendations on
2017 guidelines established pursuant to the County Comprehensive Plan. These
2018 comments and recommendations shall be provided to the applicant and the
2019 Office of Planning and Development within 14 days of the pre-application
2020 consultation meeting.

2021
2022 17.10A.120 Signs Any sign advertising a business or organization not located on
2023 the parcel containing the business or organization is prohibited except those signs
2024 erected by the State of Washington or Okanogan County.
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Chapter 17.10B
Sub-Unit A Low Density Residential (LDR)

Sections:

- 17.10B.010 Purpose of Classification
- 17.10B.020 Permitted Uses
- 17.10B.030 Conditional Uses
- 17.10B.040 Accessory Uses
- 17.10B.050 Lot Area and Width
- 17.10B.060 Density
- 17.10B.070 Required Yard Setbacks
- 17.10B.080 Height
- 17.10B.090 Lot Coverage
- 17.10B.100 Parking
- 17.10B.110 Special Provisions
- 17.10B.120 Signs

17.10B.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.

17.10B.020 Permitted Uses

A. 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

2074 17.10B.030 Conditional Uses

2075 A. Conditional uses are permitted only if issued an approved conditional use permit by
2076 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
2077 following is a list of conditional uses. Any use not listed which is nearly identical to a
2078 conditional use, as determined by the administrative official, may be permitted by
2079 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
2080 "District Use Chart".

- 2081 1. Aircraft fuel pumps and fuel storage
- 2082 2. Aircraft hangars
- 2083 3. Airstrips
- 2084 4. Asphalt batch plant-temporary
- 2085 5. Churches
- 2086 6. Communication facility, commercial radio and TV, microwave or other antennas
2087 for transmitting and receiving
- 2088 7. Compost manufacturer
- 2089 8. Concrete batch plants-temporary
- 2090 9. Crematoriums and columbarium, cemetery, mausoleum
- 2091 10. Florist, wholesale/floriculture
- 2092 11. Government services:
 - 2093 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 2094 b. Emergency vehicle facilities, police, fire
 - 2095 c. Maintenance shops, warehouses (also see professional buildings)
- 2096 12. Heliport
- 2097 13. Kennels (commercial)
- 2098 14. Marina
- 2099 15. Recycling collection center
- 2100 16. Sawmills, portable (commercial)
- 2101 17. Schools
- 2102 18. Solid waste transfer station
- 2103 19. Veterinarian clinics

2104
2105 17.10B.040 Accessory Uses

- 2106 1. Normal accessory uses customary and incidental to the permitted and/or
2107 conditional use of the property.
- 2108 2. On lots, which meet or exceed the minimum size requirement of the
2109 districts, one additional attached or detached accessory dwelling with a floor
2110 area of 50% or less of the primary structure is allowed. The dwelling, which
2111 must be clustered near the primary structure (see 16.08.032), may be used
2112 for guests, relatives, or employees. A site plan shall be submitted to the
2113 Office of Planning & Development for review of conformity with maximum lot
2114 coverage.
- 2115 3. On non-conforming lots, additional residential units for extended family
2116 members only if a demonstrated family hardship exists (See 17.33.135).

2117
2118 17.10B.050 Lot Area and Width

- 2119 1. Minimum lot area is 20 acres
 - 2120 2. Minimum lot width is 100 feet
- 2121

2122 17.10B.060 Density
2123 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted
2124 subject to provisions of 17.10B.040 (2).

2125
2126 17.10B.070 Required Yard Setbacks

- 2127 1. Front - minimum is 50 feet
2128 2. Side - minimum is 50 feet
2129 3. Rear - minimum is 50 feet
2130 4. Commercial structures: yard setbacks from all property lines shall not be
2131 less than two feet horizontal for every one foot vertical height; or, the
2132 setback established in this section, whichever is greater.

2133
2134 17.10B.080 Height

- 2135 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
2136 sections 2 through 6 below.
2137 2. Maximum height for the following list of uses shall be 50 feet:
2138 appurtenances and decorative non-structural architectural components on
2139 roofs of single family dwelling units, multi-family dwelling units, inns, lodges
2140 and on roofs of accessory agricultural buildings; crosses and other religious
2141 or civic monuments.
2142 3. Maximum height for the following list of uses shall be 65 feet: barns, silos,
2143 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;
2144 county administrative and criminal justice buildings; fire towers; fruit and
2145 vegetable packing facilities; hose towers; parapet walls; school auditoriums
2146 and theaters.
2147 4. Maximum height for the following list of uses shall be 100 feet: amateur
2148 radio poles or antennas; agricultural wind machines; grain elevators; private
2149 communication poles or antennas; single family residential wind mills; water
2150 tanks.
2151 5. Maximum height for electric transmission and distribution towers and poles
2152 shall be 150 feet.
2153 6. Maximum height for communication facilities (commercial or public agency
2154 radio and TV, microwave or other antennas for transmitting and receiving)
2155 shall be 200 feet.

2156
2157 17.10B.090 Lot Coverage

- 2158 1. Single family uses - Maximum lot coverage is 5%
2159 2. Conditional uses and all other permitted use types exclusive of single-family
2160 uses - Maximum lot coverage is 10%

2161
2162 17.10B.100 Parking

2163 As indicated in Chapter 17.25.

2164
2165 17.10B.110 Special Provisions

- 2166 1. Short subdivisions are not eligible for density bonuses in accordance with the
2167 public benefit rating system for Performance Based Cluster Plats (OCC 16.14).
2168 2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall
2169 be directed downward and shielded to minimize potential glare to motorists and

- 2170 off-site residents. No exterior light with a direct source visible from a neighboring
2171 property shall be installed. Indirect sources and horizontal cut-off fixtures are
2172 recommended to reduce glare and provide general ambient light. Holiday
2173 lighting is exempt from these requirements.
- 2174 3. Notwithstanding general provisions of this code to the contrary, in areas of this
2175 district platted for residential (non-commercial) airport-related uses, the following
2176 uses are allowed outright, and do not require a Conditional Use Permit.
- 2177 a. Aircraft hangers and non-commercial airport-related service structures in
2178 areas platted for residential (non-commercial) airport-related uses. With
2179 respect to individual residential lots within such plat, such structures shall
2180 be set back no less than 10 feet from the taxiway serving such residential
2181 lots, and shall comply in all other respects with lot coverage restrictions
2182 pertinent to this district.
- 2183 b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps
2184 and/or fuel storage facilities shall comply with all state and federal laws
2185 and regulations regarding such facilities.
- 2186 4. Pre-application consultation with the Mazama Advisory Committee, or other
2187 entity established by the County, and Office of Planning and Development is
2188 mandatory for all uses requiring a conditional use permit (OCC 17.33) or
2189 performance based cluster plat (OCC 16.14) approval. Within 30 days of
2190 receiving a request for pre-application consultation, the Office of Planning and
2191 Development will set a meeting date, time and place for the pre-application
2192 consultation. The purpose of the meeting is to assist the applicant in
2193 identification of site development and design considerations and suggest
2194 potential solutions where possible. The local review board or other entity
2195 established by the County shall base its comments and recommendations on
2196 guidelines established pursuant to the County Comprehensive Plan. These
2197 comments and recommendations shall be provided to the applicant and the
2198 Office of Planning and Development within 14 days of the pre-application
2199 consultation meeting.

2200
2201 17.10B.120 Signs Any sign advertising a business or organization not located on the
2202 parcel containing the business or organization is prohibited except those signs erected
2203 by the State of Washington or Okanogan County.
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Chapter 17.10C
Sub-Unit A Urban Residential (UR)

Sections:

- 17.10C.010 Purpose of Classification
- 17.10C.020 Permitted Uses
- 17.10C.030 Conditional Uses
- 17.10C.040 Accessory Uses
- 17.10C.050 Lot Area and Width
- 17.10C.060 Density
- 17.10C.070 Required Yard Setbacks
- 17.10C.080 Height
- 17.10C.090 Lot Coverage
- 17.10C.100 Parking
- 17.10C.110 Special Provisions

17.10C.010 Purpose of Classification

The purpose of this district is to provide areas of high density single and multi-family dwellings. It is further the intent of this district to buffer existing commercial areas from less intense districts. 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.

17.10C.020 Permitted Uses

- A. 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. Dwellings:
 - a. Single-family
 - b. Multifamily
 - 3. Home Occupations
 - 4. Marina
 - 5. Restaurants, cafes, etc.
 - 6. Tourist accommodations
 - a. Inns and lodges
 - b. Bed and breakfasts

17.10C.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. Churches
 - 2. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving

- 2253 3. Compost manufacturer
- 2254 4. Day care facilities
- 2255 5. Government services:
 - 2256 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 2257 b. Emergency vehicle facilities, police, fire
- 2258 6. Manufactured home parks
- 2259 7. Medical/dental clinic
- 2260 8. Retail stores or gift shops
- 2261 9. Schools

2262
2263 17.10C.040 Accessory Uses

2264 Normal accessory uses customary and incidental to the permitted and/or
2265 conditional use of the property.

2266
2267 17.10C.050 Lot Area and Width

- 2268 1. Minimum lot area is 5000 square feet.
- 2269 2. Minimum lot width is 50 feet.

2270
2271 17.10C.060 Density

- 2272 1. Single family, minimum 5,000 square feet./unit
- 2273 2. Multi-family, minimum 3,600 square feet./unit

2274
2275 17.10C.070 Required Yard Setbacks

- 2276 1. Front - minimum is 15 feet.
- 2277 2. Side - minimum is 5 feet.
- 2278 3. Rear - minimum is 15 feet.
- 2279 4. When the development abuts lower density residential or agricultural land
- 2280 the setback adjacent to the property line shall be landscaped with a Type II
- 2281 Visual Buffer per 17.27.030 (B).

2282
2283 17.10C.080 Height

- 2284 1. Maximum height for all uses in the zone shall be 50 feet, except as noted in
- 2285 section 2 below.
- 2286 2. Maximum height shall be 65 feet for: church steeples, spires, belfries,
- 2287 cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet
- 2288 walls; school auditoriums and theaters.

2289
2290 17.10C.090 Lot Coverage

2291 Maximum lot coverage is 45%

2292
2293 17.10C.100 Parking

2294 As indicated in Chapter 17.25.

2295
2296 17.10C.110 Special Provisions

- 2297 1. Pre-application consultation with the local review board, or other entity
- 2298 established by the County, and Office of Planning and Development is
- 2299 mandatory for all new construction projects, except for proposed single-
- 2300 family construction, in which case, a pre-application consultation is

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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 17.10E.110 (1).
3. Light and Glare: See 17.10E.110 (2).

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Chapter 17.10D
Sub-Unit A Neighborhood Use (NU)

Sections:

- 17.10D.010 Purpose of Classification
- 17.10D.020 Permitted Uses
- 17.10D.030 Conditional Uses
- 17.10D.040 Accessory Uses
- 17.10D.050 Lot Area and Width
- 17.10D.060 Density
- 17.10D.070 Required Yard Setbacks
- 17.10D.080 Height
- 17.10D.090 Lot Coverage
- 17.10D.100 Parking
- 17.10D.110 Special Provisions

17.10D.010 Purpose of Classification

The purpose of this district is to provide areas for limited uses that serve the everyday needs of the neighborhood residents. This district will accommodate retail sales, services and offices oriented to residents living in and around the immediate vicinity of the Neighborhood Use district. 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.

17.10D.020 Permitted Uses

- A. 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. Banks
 - 3. Dwellings:
 - a. Single-family
 - b. Multifamily
 - 4. Florist, retail
 - 5. Food store (retail)
 - 6. Fruit, vegetable, agriculture, dairy product stand
 - 7. Home Occupations
 - 8. Laundromats
 - 9. Marina
 - 10. Medical/dental clinic
 - 11. Professional buildings (offices)
 - 12. Restaurants, cafes, etc.
 - 13. Retail stores or gift shops
 - 14. Tourist accommodations:
 - a. Bed and breakfasts

2360 17.10D.030 Conditional Uses

- 2361 A. Conditional uses are permitted only if issued an approved conditional use permit by
2362 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
2363 following is a list of conditional uses. Any use not listed which is nearly identical to a
2364 conditional use, as determined by the administrative official, may be permitted by
2365 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
2366 "District Use Chart".
- 2367 1. Churches
 - 2368 2. Communication facility, commercial radio and TV, microwave or other antennas
2369 for transmitting and receiving
 - 2370 3. Exercise clubs, indoor swimming pools
 - 2371 4. Government services:
 - 2372 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 2373 b. Emergency vehicle facilities, police, fire
 - 2374 c. Maintenance shops, warehouses (also see professional buildings)
 - 2375 5. Halls, stadiums, auditoriums
 - 2376 6. Hospital
 - 2377 7. Petroleum service stations
 - 2378 8. Private clubs, fraternal lodges, country clubs
 - 2379 9. Propane/natural gas storage tanks (commercial)
 - 2380 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
 - 2381 11. Recycling collection center
 - 2382 12. Schools
 - 2383 13. Veterinarian clinics

2384
2385 17.10D.040 Accessory Uses

2386 Normal accessory uses customary and incidental to the permitted and/or
2387 conditional use of the property.

2388
2389 17.10D.050 Lot Area and Width

- 2390 1. Minimum lot area is 5000 square feet.
- 2391 2. Minimum lot width is 50 feet.

2392
2393 17.10D.060 Density

2394 Not applicable, see Lot Coverage below.

2395
2396 17.10D.070 Required Yard Setbacks

- 2397 1. Front - None.
- 2398 2. Side - None. When adjacent to residential or agricultural a minimum of 10'
2399 setback is required and the five foot portion of such setback adjacent to the
2400 property line shall be landscaped with a Type II Visual Buffer per OCC
2401 17.27.030 (B).
- 2402 3. Rear - None, except 10' when abutting a residential or agricultural land
2403 district and the five foot portion of such setback adjacent to the property line
2404 shall be landscaped with a Type II Visual Buffer per OCC 17.27.030 (B).

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2408 17.10D.080 Height

- 2409 1. Maximum height for all uses in the zone shall be 50 feet, except as noted in
2410 sections 2 and 3, below.
- 2411 2. Maximum height shall be 65 feet for: church steeples, spires, belfries,
2412 cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet
2413 walls; school auditoriums and theaters.
- 2414 3. Maximum height shall be 100 feet for: performing arts centers (theaters,
2415 community centers, sports facilities and complexes).
- 2416

2417 17.10D.090 Lot Coverage

2418 Maximum lot coverage is 90%, subject to compliance with required yard setbacks.

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2420 17.10D.100 Parking

2421 As indicated in OCC 17.25

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2423 17.10D.110 Special Provisions

- 2424 1. Pre-application consultation with the local review board, or other entity
2425 established by the County, and Office of Planning and Development is
2426 mandatory for all new construction projects. Upon receiving a request for
2427 pre-application consultation, the Office of Planning and Development will set
2428 a meeting date, time and place for the pre-application consultation. The
2429 purpose of the meeting is to assist the applicant in identification of site
2430 development and design considerations and suggest potential solutions
2431 where possible. The local review board or other entity established by the
2432 County shall base its comments and recommendations on guidelines
2433 established pursuant to the County Comprehensive Plan.
- 2434 2. Signs: See OCC 17.10E.110 (1).
- 2435 3. Light and Glare: See OCC 17.10E.110 (2).
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Chapter 17.10E
Sub-Unit A Special Review Commercial (SRC)

Sections:

- 17.10E.010 Purpose of Classification
- 17.10E.020 Permitted Uses
- 17.10E.030 Conditional Uses
- 17.10E.035 Pre-application consultation required
- 17.10E.040 Accessory Uses
- 17.10E.050 Lot Area and Width
- 17.10E.060 Density
- 17.10E.070 Required Yard Setbacks
- 17.10E.080 Height
- 17.10E.090 Lot Coverage
- 17.10E.100 Parking
- 17.10E.110 Special Provisions

17.10E.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.

17.10E.020 Permitted Uses

- A. 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
 - 13. Hospital
 - 14. Laundromats
 - 15. Marina

- 2485 16. Medical/dental clinic
- 2486 17. Private clubs, fraternal lodges, country clubs
- 2487 18. Professional buildings (offices)
- 2488 19. Restaurants, cafes, etc
- 2489 20. Retail stores or gift shops
- 2490 21. Tourist accommodations:
- 2491 a. Inns and lodges
- 2492 b. Bed and breakfasts

2493

2494 17.10E.030 Conditional Uses

2495 A. Conditional uses are permitted only if issued an approved conditional use permit by

2496 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The

2497 following is a list of conditional uses. Any use not listed which is nearly identical to a

2498 conditional use, as determined by the administrative official, may be permitted by

2499 conditional use permit. For reference, the following list may be viewed in OCC 17.21,

2500 "District Use Chart".

- 2501 1. Auto repair
- 2502 2. Auto sales (commercial)
- 2503 3. Auto towing operation (with auto storage)
- 2504 4. Churches
- 2505 5. Communication facility, commercial radio and TV, microwave or other antennas
- 2506 for transmitting and receiving
- 2507 6. Government services:
- 2508 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2509 b. Emergency vehicle facilities, police, fire
- 2510 7. Manufacturing (light)
- 2511 8. Petroleum service stations
- 2512 9. Propane/natural gas storage tanks (commercial)
- 2513 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 2514 11. Recycling collection center
- 2515 12. Schools
- 2516 13. Wholesale establishments
- 2517 14. Tourist accommodations
- 2518 a. RV parks
- 2519 b. Campgrounds

2520

2521 17.10E.035 Pre-application consultation required

2522 Pre-application consultation with the Mazama Advisory Committee, or other entity

2523 established by the County, and Office of Planning and Development is mandatory

2524 for all new construction projects. Within 30 days of receiving a request for pre-

2525 application consultation, the Office of Planning and Development will set a meeting

2526 date, time and place for the pre-application consultation. The purpose of the

2527 meeting is to assist the applicant in identification of site development and design

2528 considerations and suggest potential solutions where possible. The Mazama

2529 Advisory Committee or other entity established by the County shall base its

2530 comments and recommendations on guidelines established pursuant to the County

2531 Comprehensive Plan. These comments and recommendations shall be provided

2532 to the applicant and the Office of Planning and Development within 14 days of the
2533 pre-application consultation meeting.

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2535 17.10E.040 Accessory Uses

2536 Normal accessory uses customary and incidental to the permitted and/or
2537 conditional use of the property.

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2539 17.10E.050 Lot Area and Width

2540 1. Minimum lot area is 5000 square feet.

2541 2. Minimum lot width is 50 feet

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2543 17.10E.060 Density

2544 Not applicable, see Lot Coverage below.

2545

2546 17.10E.070 Required Yard Setbacks

2547 1. Front - None.

2548 2. Side - None except 10 feet when abutting a residential or agricultural district
2549 and the five foot portion of such setback adjacent to the property line shall
2550 be landscaped with a Type II Visual Buffer per OCC 17.27.030 (2).

2551 3. Rear - None except minimum 25 feet when abutting a residential or
2552 agricultural district and the five-foot portion of such setback adjacent to the
2553 property line shall be landscaped with a Type II Visual Buffer per OCC
2554 17.27.030 (B).

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2556 17.10E.080 Height

2557 1. Maximum height is 35 feet.

2558 2. Maximum height shall be 50 feet for: commercial parking garages;
2559 hotels/motels/; inns and lodges.

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2561 17.10E.090 Lot Coverage

2562 Maximum lot coverage is 50%, subject to compliance with required yard setbacks.

2563

2564 17.10E.100 Parking

2565 Indicated in OCC Chapter 17.25

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2567 17.10E.110 Special Provisions

2568 1. Signs: No signs shall be erected within this zone which do not comply with
2569 the regulations contained herein.

2570 a. Design and Materials. Signs shall be constructed from wood or natural
2571 appearing materials and colors. No fluorescent materials or reflective
2572 materials shall be allowed except for official signs for public safety. Signs
2573 should be reflective of the natural forest and rustic theme and may include
2574 the uses of wrought iron.

2575 b. Allowed Public Signs. The following signs, which are generally public in
2576 nature, are allowed outright:

2577 i. Signs erected or posted and maintained for public safety and welfare
2578 or pursuant to any governmental law or regulation.

2579 ii. A bulletin board, either one or two-sided with no face exceeding twenty

- 2580 square feet in display area, associated with any church, museum,
 2581 library, school or similar public use, provided that the top of such sign
 2582 is less than eight (8) feet high and meets all other provisions of this
 2583 chapter.
- 2584 iii. Directional signs indicating ingress or egress where display area does
 2585 not exceed 3 (3) square feet.
 - 2586 iv. Banners, not exceeding thirty (30) square feet in area, or sandwich
 2587 boards not exceeding twelve (12) square feet in area, displayed by a
 2588 non-profit or community organization are not required to be displayed
 2589 on the premises of the business or organizations. Signs may be
 2590 displayed for a maximum of two periods not exceeding 14 days total
 2591 within any calendar year.
- 2592 c. Allowed Private and Residential Signs. The following signs, which are
 2593 primarily private and residential in nature are allowed outright:
- 2594 i. Mailbox and address signs displaying address numbers shall not
 2595 exceed two (2) square feet of area. An additional sign not exceeding
 2596 two (2) square feet is allowed to display a name associated with the
 2597 dwelling.
 - 2598 ii. Window signs not exceeding 25% of the individual window area and a
 2599 maximum total area of four (4) square feet.
 - 2600 iii. A single sign, not exceeding twenty-four (24) square feet in area,
 2601 mounted between posts, at a height not exceeding twenty (20) feet
 2602 above grade, displaying the name of a farm.
 - 2603 iv. An agricultural products sign, allowed at each street frontage,
 2604 advertising products grown on or produced at the subject property.
 2605 Signs shall be erected for a period not exceeding ten (10) days prior to
 2606 the availability of the products for sale and removed when the products
 2607 are no longer available for purchase. The maximum sign area shall
 2608 not exceed ten (10) square feet for each face of a single or two-faced
 2609 sign.
 - 2610 v. Garage sale signs on site and off site not to exceed three (3) square
 2611 feet per sign face and placed no more than two (2) days before the
 2612 sale and removed within one (1) day after the sale.
 - 2613 vi. Election signs, provided that they are removed within seven (7) days
 2614 after the final election for the named candidate or election issue. No
 2615 election signs are allowed in public right-of-way.
 - 2616 vii. For sale, rent or lease signs are allowed only on property being sold or
 2617 rented. One sign not exceeding eight (8) square feet is allowed on
 2618 each street frontage. Such sign shall be removed within seven (7)
 2619 days after sale, rental, or lease of the property.
 - 2620 viii. Signs relating to trespassing and hunting, each sign not exceeding four
 2621 (4) square feet of area.
 - 2622 ix. Residential developments of five (5) parcels or more may have a single
 2623 freestanding identification sign with a maximum sign area of ten (10)
 2624 square feet.
 - 2625 x. Multi-family residential developments of ten (10) or more may have a
 2626 sign with a maximum sign area of twenty-four (24) square feet at one
 2627 vehicular entrance on each street frontage.

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- 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

- 2676 and a maximum of forty-eight (48) inches high.
- 2677 vii. Window signs. One (1) window sign not exceeding eight (8) square
- 2678 feet in area is allowed.
- 2679 e. Prohibited Signs. The following signs are prohibited:
- 2680 i. No sign, except for a traffic regulatory or informational sign, shall use
- 2681 the words "Stop", "Caution", or "Danger", or shall incorporate red,
- 2682 amber or green light resembling traffic signals or shall resemble "Stop"
- 2683 or "Yield" signs or shape or color.
- 2684 ii. Flashing signs, roof signs, signs containing moving parts or appearing
- 2685 to move, and signs that sparkle or twinkle in the sunlight.
- 2686 iii. Billboards, streamers, pennants, ribbons, spinners, or other similar
- 2687 devices shall not be constructed, posted, or erected in any zone.
- 2688 iv. Any sign advertising a business or organization not located on the
- 2689 parcel containing the business or organization is prohibited except
- 2690 those signs erected by the State of Washington.
- 2691 f. Historical and Interpretive Signs. Signs that do not advertise a product,
- 2692 community directory signs and general information signs shall conform to
- 2693 style and design as detailed in guidelines published by the local review
- 2694 board, or other entity established by the County, and Office of Planning
- 2695 and Development.
- 2696 g. Illumination Standards. The following standards apply to lighting of signs:
- 2697 i. Signs, except for facade signs, may only be illuminated externally by
- 2698 light sources shielded so that the lamp is not visible from adjacent
- 2699 properties or the public right-of-way.
- 2700 ii. Lights illuminating signs shall project illumination toward the face of the
- 2701 sign.
- 2702 iii. No sign may flash, rotate, have motorized parts, or have exposed
- 2703 electrical wires.
- 2704 iv. No sign shall be illuminated between the hours of 10 PM and 6 AM
- 2705 unless the premise on which it is located is open for business.
- 2706 v. A facade sign may be internally illuminated provided that:
- 2707 a. The background does not emit light.
- 2708 b. The background constitutes a minimum of 80% of the sign area.
- 2709 c. The illumination source is shielded.
- 2710 h. Non-Conforming Signs. Any sign, which does not conform to the
- 2711 regulations herein and which lawfully existed at the time of adoption of this
- 2712 ordinance may continue unchanged. Said sign cannot be enlarged,
- 2713 reworded, redesigned or altered in any way except to conform to the
- 2714 requirements of this ordinance.
- 2715 2. Light and Glare: Outdoor lighting, including street and parking lot lighting,
- 2716 shall be directed downward and shielded to minimize potential glare to
- 2717 motorists and off-site residents. No exterior light with a direct source visible
- 2718 from a neighboring property shall be installed. Indirect sources and
- 2719 horizontal cut-off fixtures are recommended to reduce glare and provide
- 2720 general ambient light. Holiday lighting is exempt from these requirements.
- 2721

**Chapter 17.11
Agriculture 2 (Ag-2)**

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Sections:

- 17.11.010 Purpose of Classification
- 17.11.020 Permitted Uses
- 17.11.030 Conditional Uses
- 17.11.040 Accessory Uses
- 17.11.050 Lot Area and Width
- 17.11.060 Density
- 17.11.070 Required Property Line Setbacks
- 17.11.080 Height
- 17.11.090 Lot Coverage
- 17.11.100 Parking
- 17.11.110 Special Provisions

17.11.010 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.

17.11.020 Permitted Uses

- A. 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. Sawmill, portable (non-commercial)
 15. Tourist accommodations
 - a. Bed and breakfasts
 16. Veterinarian clinics

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17.11.030 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. Auto rental service
 2. Churches
 3. Communication facility, commercial radio and TV, microwave or other antennas for transmitting and receiving
 4. Compost manufacturer
 5. Dairy farms
 6. Day care facilities
 7. Dwellings
 - a. Multi-family
 - b. Employee Housing (Housing units for employees of the landowner, and must meet the density requirement of this zone district.)
 8. Exercise clubs, indoor swimming pools
 9. Feedlots
 10. Food store (retail)
 11. Golf courses
 12. Government services
 - a. Infrastructure, wastewater treatment plants, substations, pump stations
 - b. Emergency vehicle facilities, police, fire
 - c. Maintenance shops, warehouses (see also professional buildings)
 13. Halls, stadiums, auditoriums
 14. Kennels (commercial)
 15. Laundromats
 16. Manufactured home parks MRD
 17. Manufacturing (light)
 18. Marina
 19. Mini-storage
 20. Private clubs, fraternal lodges, country clubs
 21. Professional buildings (offices)
 22. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
 23. Recycling collection center
 24. Restaurants, cafes, etc.
 25. Retail stores or gift shops
 26. Schools
 27. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
 28. Tourist accommodations:
 - a. Motel/hotel
 - b. Inns and lodges
 - c. RV parks
 - d. Campgrounds
 29. Wholesale establishments

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17.11.040 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 lot size requirement, one additional attached or detached accessory dwelling is allowed.
3. Boarding kennels and stables may be included as an accessory use to a veterinarian clinic

17.11.050 Lot Area and Width

1. Minimum lot area is 2 acres.
2. Minimum lot width is 100 feet.

17.11.060 Density

Minimum of 2 acres per dwelling unit.

17.11.070 Required Property Line Setbacks

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

17.11.080 Height

1. Maximum height for all uses in the zone shall be 35', except as noted in sections 2 through 7, below.
2. Maximum height shall be 50' for: appurtenances and decorative non-structural architectural components on roofs of single and multiple family dwelling units and on roofs of accessory agricultural buildings; parapet walls.
3. Maximum height for agricultural uses shall be 65', except as noted in sections 4 and 5, below.
4. Maximum height for the following list of uses shall be 65', 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; barns, silos; church steeples, spires, belfries, cupolas, and domes; crosses and other religious or civic monuments; elevator penthouses; fire towers; fruit and vegetable packing facilities; hose towers; school auditoriums and theaters.
5. Maximum height for the following list of uses is 100': amateur radio poles or antennas; grain elevators; 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'.
7. Maximum height for communication facilities (commercial or public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200'.

2866 17.11.090 Lot Coverage
2867 Maximum lot coverage is 20%.

2868
2869 17.11.100 Parking
2870 As indicated in OCC 17.25

2871
2872 17.11.110 Special Provisions

2873 1. Light and Glare:

- 2874 a. The following lighting standards are required for all new construction:
2875 Outdoor lighting, including street and parking lot lighting, shall be
2876 directed downward and shielded to minimize potential glare to
2877 motorists and off-site residents. No exterior light with a direct source
2878 visible from a neighboring property shall be installed. Indirect
2879 sources and horizontal cut-off fixtures are recommended to reduce
2880 glare and provide general ambient light. Holiday and flagpole lighting
2881 is exempt from these requirements.

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**Chapter 17.12
Agriculture 20 (Ag-20)**

Sections:

- 17.12.010 Purpose of Classification
- 17.12.020 Permitted Uses
- 17.12.030 Conditional Uses
- 17.12.040 Accessory Uses
- 17.12.050 Lot Area and Width
- 17.12.060 Density
- 17.12.070 Required Property Line Setbacks
- 17.12.080 Height
- 17.12.090 Lot Coverage
- 17.12.100 Parking
- 17.12.110 Special Provisions

17.12.010 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.

17.12.020 Permitted Uses

- A. 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. Feedlots
 8. Florist, retail
 9. Florist, wholesale/floriculture
 10. Forestry (growing and harvesting of forest products)
 11. Tree farms and Christmas tree plantations
 12. Fruit, vegetable, agriculture, dairy product stand
 13. Gravel pits (commercial)
 14. Grazing of livestock
 15. Grist milling, corn shelling, hay baling and threshing service

- 2930 16. Home Occupations
- 2931 17. Horticultural services
- 2932 18. Marina
- 2933 19. Nurseries
- 2934 20. Orchards
- 2935 21. Quarries and borrow pits (commercial)
- 2936 22. Sawmills, portable (commercial)
- 2937 23. Sawmills, portable (non-commercial)
- 2938 24. Sawmills & Pulp Mills (commercial)
- 2939 25. Sorting, grading and packing facilities for fruit, vegetables and agriculture products
- 2940
- 2941 26. Tourist accommodations
- 2942 a. Bed and breakfast
- 2943 27. Veterinarian clinics
- 2944
- 2945 **17.12.030 Conditional Uses**
- 2946 C. Conditional uses are permitted only if issued an approved conditional use permit by
- 2947 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 2948 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 2949 conditional use, as determined by the administrative official, may be permitted by
- 2950 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 2951 "District Use Chart".
- 2952 1. Air passenger services
- 2953 2. Airstrips
- 2954 3. Asphalt batch plant – permanent
- 2955 4. Asphalt batch plant – temporary
- 2956 5. Auto repair
- 2957 6. Cement, lime, gypsum manufacturers
- 2958 7. Churches
- 2959 8. Communication facility, commercial radio and TV, microwave or other antennas
- 2960 for transmitting and receiving
- 2961 9. Concrete batch plants – permanent
- 2962 10. Concrete batch plants – temporary
- 2963 11. Crematoriums and columbarium, cemetery, mausoleum
- 2964 12. Day care facilities
- 2965 13. Dwellings:
- 2966 a. Employee Housing (Housing units for employees of the landowner, and
- 2967 must meet the density requirement of this zone district.)
- 2968 14. Fertilizer manufacture
- 2969 15. Fowl or dead animal reduction, composting or disposal
- 2970 16. Government services:
- 2971 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2972 b. Emergency vehicle facilities, police, fire
- 2973 c. Maintenance shops, warehouses (also see professional buildings)
- 2974 17. Golf courses
- 2975 18. Halls, stadiums, auditoriums
- 2976 19. Heliport
- 2977 20. Kennels (commercial) (see OCC 17.33.140)

Deleted: <#>Feedlots¶

Deleted: <#>Gravel pits (commercial) ¶

- 2978 | 21. Log Sorting Yards
- 2979 | 22. Meat packing plant
- 2980 | 23. Mines
- 2981 | 24. Private clubs, fraternal lodges, country clubs
- 2982 | 25. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 2983 | 26. Sanitary landfills
- 2984 | 27. Schools
- 2985 | 28. Shooting ranges
- 2986 | 29. Slaughterhouses
- 2987 | 30. Solid waste transfer station
- 2988 | 31. Tourist accommodations:
- 2989 | a. Campgrounds
- 2990 | b. Inns and lodges
- 2991 | c. Nightly Rentals
- 2992 | d. RV Parks

Deleted: <#>Quarries and borrow pits (commercial)¶

Deleted: <#>Sawmills, portable (commercial)¶

2994 | 17.12.040 Accessory Uses

- 2995 | 1. Normal accessory uses customary (for example barn, sheds, and seasonal worker cabins) and incidental to the permitted and/or conditional use of the property.
- 2996 |
- 2997 |
- 2998 | 2. On lots which meet or exceed the minimum lot size requirement, one additional attached or detached accessory dwelling is allowed.
- 2999 |

3000 | 17.12.050 Lot Area and Width

- 3001 | 1. Minimum lot area is 20 acres.
- 3002 | 2. Minimum lot width is 100 feet.
- 3003 |
- 3004 |

3005 | 17.12.060 Density

3006 | Minimum of 20 acres per unit except as provided under OCC **17.12.040.**

3007 | 17.12.070 Required Property Line Setbacks

- 3008 | 1. Front property line: minimum setback is 50 feet
- 3009 | 2. Side property line: minimum setback is 25 feet
- 3010 | 3. Rear property line: minimum setback is 50 feet
- 3011 | 4. School District 350
- 3012 | a. Front property line: minimum setback is 50 feet
- 3013 | b. Side property line: minimum setback is 50 feet
- 3014 | c. Rear property line: minimum setback is 50 feet
- 3015 |
- 3016 |

3017 | 17.12.080 Height

- 3018 | 1. Maximum height for all uses in the zone shall be 35', except as noted in sections 2 through 7, below.
- 3019 |
- 3020 | 2. Maximum height shall be 50' for: appurtenances and decorative non-structural architectural components on roofs of single family dwelling units and on roofs of accessory agricultural buildings.
- 3021 |
- 3022 |
- 3023 | 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 list of uses shall be 65', unless otherwise limited by condition of a conditional use permit, PD, or by a County Commissioner-sanctioned Community Advisory Committee, as identified in the district use chart: agricultural wind machines; barns and silos; church steeples, spires, belfries, cupolas, and domes; crosses and other religious or civic monuments; fire towers; fruit and vegetable packing facilities; gas holders or other similar structures; hose towers; petroleum storage tanks; school auditoriums and theaters.
 5. Maximum height for the following list of uses is 100': amateur radio poles or antennas; grain elevators; 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 or public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200'.

3042 17.12.090 Lot Coverage

3043 Not applicable, see required setbacks in this chapter.

3044
3045 17.12.100 Parking

3046 As indicated in Chapter 17.25

3047
3048 17.12.110 Special Provisions

3049 1. Light and Glare:

- 3050 a. The following lighting standards are required for all new construction:
3051 Outdoor lighting, including street and parking lot lighting, shall be
3052 directed downward and shielded to minimize potential glare to
3053 motorists and off-site residents. No exterior light with a direct source
3054 visible from a neighboring property shall be installed. Indirect
3055 sources and horizontal cut-off fixtures are recommended to reduce
3056 glare and provide general ambient light. Holiday and flagpole lighting
3057 is exempt from these requirements.
3058

**Chapter 17.13
Forest 20 (F-20)**

3059
3060
3061

3062 Sections

- 3063 17.13.010 Purpose of Classification
- 3064 17.13.020 Permitted Uses
- 3065 17.13.030 Conditional Uses
- 3066 17.13.040 Accessory Uses
- 3067 17.13.050 Lot Area and Width
- 3068 17.13.060 Density
- 3069 17.13.070 Required Property Line Setbacks
- 3070 17.13.080 Height
- 3071 17.13.090 Lot coverage
- 3072 17.13.100 Parking
- 3073 17.13.110 Special Provisions

3074

3075 17.13.010 Purpose of Classification

3076 The Forest 20 district establishes and protects low density forested areas of Okanogan
3077 County as identified by the Okanogan County Comprehensive Plan by protecting areas
3078 of Okanogan County wherein forest management is the highest priority and where the
3079 subdivision and development of lands for uses and activities incompatible with forest
3080 management are discouraged. This classification applies to lands which have long-term
3081 commercial significance for the production of timber. In addition, this district establishes
3082 use requirements so that utilization of lands having the above mentioned characteristics
3083 will not occur in such a way as to decrease their importance and economic value as
3084 forest land.

3085

3086 17.13.020 Permitted Uses

3087 A. The following is a list of permitted uses. Any use not listed which is nearly identical
3088 to a permitted use, as determined by the administrative official, may be permitted.
3089 For reference, the following list may also be viewed in OCC 17.21, "District Use
3090 Chart".

- 3091 1. Accessory uses as identified in this chapter
- 3092 2. Apiary farms (bee farms)
- 3093 3. Dwellings
 - 3094 a. Single-family
 - 3095 b. Farm-worker housing
- 3096 4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
- 3097 5. Feedlots
- 3098 6. Florist, retail
- 3099 7. Florist, wholesale/floriculture
- 3100 8. Forestry (growing and harvesting of forest products)
- 3101 9. Gravel pits (commercial)
- 3102 10. Grazing of livestock
- 3103 11. Home occupations
- 3104 12. Horticultural services
- 3105 13. Log sorting yards
- 3106 14. Quarries and borrow pits (commercial)

- 3107 | 15. Sawmills, portable (commercial)
- 3108 | 16. Sawmills, portable (non-commercial)
- 3109 | 17. Sawmills and pulp mills (commercial)
- 3110 | 18. Tree farms and Christmas tree plantations
- 3111 | 19. Tourist accommodations:
- 3112 | a. Bed and breakfast
- 3113 |
- 3114 | 17.13.030 Conditional Uses
- 3115 | A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3116 | the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3117 | following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3118 | conditional use, as determined by the administrative official, may be permitted by
- 3119 | conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3120 | "District Use Chart".
- 3121 | 1. Air passenger services
- 3122 | 2. Airstrips
- 3123 | 3. Asphalt batch plant – permanent
- 3124 | 4. Asphalt batch plant – temporary
- 3125 | 5. Churches
- 3126 | 6. Communication facility, commercial radio and TV, microwave or other antennas
- 3127 | for transmitting and receiving
- 3128 | 7. Concrete batch plants – permanent
- 3129 | 8. Concrete batch plants – temporary
- 3130 | 9. Dairy farms
- 3131 | 10. Day care facilities
- 3132 | 11. Dwellings:
- 3133 | a. Employee Housing (Housing units for employees of the landowner, and
- 3134 | must meet the density requirement of this zone district.)
- 3135 | 12. Explosives storage (forestry related activities)
- 3136 | 13. Forestry (processing of harvested forest crops)
- 3137 | 14. Fruit, vegetable, agriculture, dairy product stand
- 3138 | 15. Government services:
- 3139 | a. Infrastructure, wastewater treatment plants, substations, pump stations
- 3140 | b. Emergency vehicle facilities, police, fire
- 3141 | c. Maintenance shops, warehouses (also see professional buildings)
- 3142 | 16. Golf courses
- 3143 | 17. Grist milling, corn shelling, hay baling and threshing service
- 3144 | 18. Halls, stadiums, auditoriums
- 3145 | 19. Heliport
- 3146 | 20. Kennels (commercial) (see OCC 17.33.140)
- 3147 | 21. Manufacturing (heavy) (forestry related activities)
- 3148 | 22. Manufacturing (light)
- 3149 | 23. Meat packing plant
- 3150 | 24. Mines
- 3151 | 25. Motorized vehicle track/facilities
- 3152 | 26. Nurseries
- 3153 | 27. Orchards
- 3154 | 28. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)

Deleted: <#>Sawmill, portable (non-commercial)¶¶

Deleted: <#>Gravel pits (commercial)¶¶

Deleted: <#>Log sorting yards, ¶¶

Deleted: <#>Quarries and borrow pits (commercial)¶¶

- 3155 29. Salvage (junk) yards
- 3156 30. Sanitary landfills
- 3157 31. Shooting ranges
- 3158 32. Sorting, grading, and packing facilities for fruit, vegetables and agriculture
- 3159 products
- 3160 33. Tourist accommodations:
- 3161 a. Campgrounds
- 3162 b. Inns and lodges
- 3163 c. Nightly Rentals
- 3164 d. RV Parks
- 3165 34. Veterinarian clinics

Deleted: <#>Sawmills, portable[]
 <#>Sawmills and pulp mills
 (commercial)[]

3166
 3167 17.13.040 Accessory Uses

- 3168 1. Normal accessory uses customary and incidental to the permitted and/or
- 3169 conditional use of the property.
- 3170 2. On lots which meet or exceed the minimum lot size requirement, one additional
- 3171 attached or detached accessory dwelling is allowed.
- 3172 3. On non-conforming lots, additional residential units for extended family members
- 3173 only if a demonstrated family hardship exists. See OCC 17.33.135.

3174
 3175 17.13.050 Lot Area and Width
 3176 Lot area and width requirements are as follows:

- 3177 A. The minimum lot area is 20 acres.
- 3178 B. The minimum lot width is 100 feet.

3179
 3180 17.13.060 Density
 3181 Minimum of 20 acres per unit except as provided under **OCC 17.13.040**.

3182
 3183 17.13.070 Required Property Line Setbacks

- 3184 1. Front property line: minimum setback is 50 feet
- 3185 2. Side property line: minimum setback is 25 feet
- 3186 3. Rear property line: minimum setback is 50 feet
- 3187 4. School District 350
- 3188 a. Front property line: minimum setback is 50 feet
- 3189 b. Side property line: minimum setback is 50 feet
- 3190 c. Rear property line: minimum setback is 50 feet

3191
 3192 17.13.080 Height
 3193 Height restrictions are as follows:

- 3194 A. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 3195 subsections B through G of this section.
- 3196 B. When the height of structures for permitted uses exceeds 35 feet as provided
- 3197 for in subsections C through G of this section, minimum lot size must be met.
- 3198 These structures cannot be placed on lots that are less than the minimum size.
- 3199 C. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 3200 and decorative nonstructural architectural components on roofs of single-family
- 3201 dwelling units, and on roofs of accessory buildings; crosses and other religious or
- 3202 civic monuments.

3203 D. Maximum height for the following list of uses shall be 65 feet: barns, silos, and
3204 hay storage sheds; church steeples, spires, belfries, cupolas and domes; county
3205 administrative and criminal justice buildings; fire towers; fruit and vegetable
3206 packing facilities; gas holders or other similar structures; hose towers; parapet
3207 walls; school auditoriums and theaters.

3208 E. Maximum height for the following list of uses shall be 100 feet: amateur radio
3209 poles or antennas; private communication poles or antennas; single-family
3210 residential windmills, water tanks.

3211 F. Maximum height for electric transmission and distribution towers and poles shall
3212 be 150 feet

3213 G. Maximum height for communication facilities (commercial or public agency radio
3214 and TV, microwave or other antennas for transmitting and receiving) shall be 200
3215 feet.

3216

3217 17.13.090 Lot Coverage

3218 Not applicable, see required setbacks in this chapter.

3219

3220 17.13.100 Parking

3221 As indicated in Chapter 17.25

3222

3223 17.13.110 Special Provisions

3224

1. Light and Glare:

3225

a. The following lighting standards are required for all new construction:

3226

Outdoor lighting, including street and parking lot lighting, shall be

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directed downward and shielded to minimize potential glare to

3228

motorists and off-site residents. No exterior light with a direct source

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visible from a neighboring property shall be installed. Indirect

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sources and horizontal cut-off fixtures are recommended to reduce

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glare and provide general ambient light. Holiday and flagpole lighting

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is exempt from these requirements.

3233

**Chapter 17.14
Mineral (Min)**

3234
3235
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3237 Sections

- 3238 17.14.010 Purpose of Classification
- 3239 17.14.020 Permitted Uses
- 3240 17.14.030 Conditional Uses
- 3241 17.14.040 Accessory Uses
- 3242 17.14.050 Lot Area and Width
- 3243 17.14.060 Density
- 3244 17.14.070 Required Property Line Setbacks
- 3245 17.14.080 Height
- 3246 17.14.090 Lot coverage
- 3247 17.14.100 Parking
- 3248 17.14.110 Special Provisions

3249

3250 17.14.010 Purpose of Classification

3251 The Forest 20 district establishes and protects low density forested areas of Okanogan
3252 County as identified by the Okanogan County Comprehensive Plan by protecting areas
3253 of Okanogan County wherein mineral extraction is the highest priority. The purpose of
3254 the mineral lands zone is to provide for continued extraction and processing of mineral
3255 resources in an environmentally responsible manner, reserving known deposits of
3256 minerals and materials, and providing appropriate location and development standards
3257 for extraction and on-site processing to mitigate adverse impacts on the natural
3258 environment and on nearby properties.

3259

3260 17.14.020 Permitted Uses

3261 A. The following is a list of permitted uses. Any use not listed which is nearly identical
3262 to a permitted use, as determined by the administrative official, may be permitted.
63 For reference, the following list may also be viewed in OCC 17.21, "District Use
3264 Chart".

- 3265 1. Accessory uses as identified in this chapter

3266

3267 17.14.030 Conditional Uses

3268 A. Conditional uses are permitted only if issued an approved conditional use permit by
3269 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
3270 following is a list of conditional uses. Any use not listed which is nearly identical to a
3271 conditional use, as determined by the administrative official, may be permitted by
3272 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
3273 "District Use Chart".

- 3274 1. Asphalt batch plant – permanent
- 3275 2. Asphalt batch plant – temporary
- 3276 3. Cement, lime, gypsum manufacturers
- 3277 4. Communication facility, commercial radio and TV, microwave or other antennas
3278 for transmitting and receiving
- 3279 5. Concrete batch plants – permanent
- 3280 6. Concrete batch plants – temporary
- 3281 7. Dwellings:

- 3282 a. Employee Housing (Housing units for employees of the landowner, and
- 3283 must meet the density requirement of this zone district.)
- 3284 8. Explosive manufacture or storage (storage other than for farm use)
- 3285 9. Gravel pits
- 3286 10. Mines
- 3287 11. Petroleum bulk plant, except petroleum products stored for private use or
- 3288 agricultural use
- 3289 12. Professional buildings (offices)
- 3290 13. Propane/natural gas storage tanks (commercial)
- 3291 14. Quarries and borrow pits
- 3292 15. Salvage (junk) yards

3293
3294 17.14.040 Accessory Uses

- 3295 1. Dwellings
 - 3296 a. Single-family
 - 3297 b. Multi-family
 - 3298 c. Farm-worker housing
 - 3299 d. On lots which meet or exceed the minimum lot size requirement, one
 - 3300 additional attached or detached accessory dwelling is allowed.
 - 3301 e. On non-conforming lots, additional residential units for extended family
 - 3302 members only if a demonstrated family hardship exists. (See 17.33.135)
- 3303 2. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
- 3304 3. Home Occupations
- 3305 4. Normal accessory uses customary and incidental to the permitted and/or
- 3306 conditional use of the property.
- 3307 5. Sawmill, portable (non-commercial)

3308
3309 17.14.050 Lot Area and Width

3310 Lot area and width requirements are as follows:

- 3311 1. The minimum lot area is 1 acre.
- 3312 2. The minimum lot width is 100 feet.

3313
3314 17.14.060 Density

- 3315 1. Minimum of 1 acre per single family unit except as provided under **OCC**
- 3316 **17.14.040.**
- 3317 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit

3318
3319 17.14.070 Required Property Line Setbacks

- 3320 1. Front - minimum is 25 feet
- 3321 2. Side - minimum is 25 feet
- 3322 3. Rear - minimum is 25 feet
- 3323 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 3324 property lines shall not be less than two feet horizontal for every one foot vertical
- 3325 height; or, the setback established in this section, whichever is greater.
- 3326 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 3327 from all property lines.]

3328
3329

3330 17.14.080 Height

3331 Structures are limited to a maximum height of 35 feet, except in section A. below:
3332 A. On lots that meet the minimum lot size requirement, maximum height of
3333 industrial structures (such structure is used in relation to extraction of minerals) is
3334 65 feet.

3335
3336 17.14.090 Lot Coverage

3337 Not applicable, see required setbacks in this chapter.

3338
3339 17.14.100 Parking

3340 As indicated in Chapter 17.25

3341
3342 17.14.110 Special Provisions

3343 1. Light and Glare:

- 3344 a. The following lighting standards are required for all new construction:
3345 Outdoor lighting, including street and parking lot lighting, shall be directed
3346 downward and shielded to minimize potential glare to motorists and off-
3347 site residents. No exterior light with a direct source visible from a
3348 neighboring property shall be installed. Indirect sources and horizontal
3349 cut-off fixtures are recommended to reduce glare and provide general
3350 ambient light. Holiday and flagpole lighting is exempt from these
3351 requirements.
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**Chapter 17.15
Industrial (Ind)**

Sections:

- 17.15.010 Purpose of Classification
- 17.15.020 Permitted Uses
- 17.15.030 Conditional Uses
- 17.15.040 Accessory Uses
- 17.15.050 Lot Area and Width
- 17.15.060 Density
- 17.15.070 Required Property Line Setbacks
- 17.15.080 Height
- 17.15.090 Lot Coverage
- 17.15.100 Parking
- 17.15.110 Special Provisions

17.15.010 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.

17.15.020 Permitted Uses

A. 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. Forestry (growing and harvesting of forest products)
12. Forestry (processing of harvested forest crops)
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. Grazing of livestock
15. Grist milling, corn shelling, hay baling and threshing service
16. Home Occupations
17. Kennels (commercial) (see OCC 17.33.140)
18. Log Sorting Yards

- 3402 19. Manufacturing (light)
- 3403 20. Marina
- 3404 21. Mini-storage
- 3405 22. Petroleum bulk plant, except petroleum products stored for private use or
- 3406 agricultural use
- 3407 23. Professional buildings (offices)
- 3408 24. Recycling collection center
- 3409 25. Recycling processing center
- 3410 26. Sawmills, portable (commercial)
- 3411 27. Sawmill, portable (non-commercial)
- 3412 28. Sawmills and pulp mills (commercial)
- 3413 29. Slaughterhouses
- 3414 30. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
- 3415 31. Wholesale establishments

3416

3417 **17.15.030 Conditional Uses**

- 3418 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3419 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3420 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3421 conditional use, as determined by the administrative official, may be permitted by
- 3422 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3423 "District Use Chart".
- 3424 1. Air cargo terminal
 - 3425 2. Aircraft fuel pumps and fuel storage
 - 3426 3. Aircraft hangars
 - 3427 4. Aircraft sales, repair, service
 - 3428 5. Aircraft salvage
 - 3429 6. Air passenger services
 - 3430 7. Airports
 - 3431 8. Asphalt batch plant – permanent
 - 3432 9. Asphalt batch plant – temporary
 - 3433 10. Auto parking lots or garages (commercial)
 - 3434 11. Auto rental service
 - 3435 12. Auto storage: over five vehicles (disabled vehicles)
 - 3436 13. Auto wrecking operation
 - 3437 14. Cement, lime, gypsum manufacturers
 - 3438 15. Churches
 - 3439 16. Communication facility, commercial radio and TV, microwave or other antennas
 - 3440 for transmitting and receiving
 - 3441 17. Concrete batch plants – permanent
 - 3442 18. Concrete batch plants – temporary
 - 3443 19. Day care facilities
 - 3444 20. Dwellings:
 - 3445 a. Employee Housing (Housing units for employees of the landowner, and
 - 3446 must meet the density requirement of this zone district.)
 - 3447 21. Exercise clubs, indoor swimming pools
 - 3448 22. Explosive manufacture or storage (storage other than for farm use)
 - 3449 23. Flight schools (aircraft)

- 3450 24. Heliport
- 3451 25. Hospital
- 3452 26. Manufacturing (heavy) (glue, metal plating, rendering, etc.)
- 3453 27. Meat packing plant
- 3454 28. Medical/dental clinic
- 3455 29. Petroleum service stations
- 3456 30. Propane/natural gas storage tanks (commercial)
- 3457 31. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3458 32. Restaurants, cafes, etc.
- 3459 33. Retail stores or gift shops
- 3460 34. Salvage (junk) yards
- 3461 35. Schools
- 3462 36. Shooting ranges
- 3463 37. Solid waste transfer station
- 3464 38. Tourist accommodations:
- 3465 a. Motel/hotel
- 3466

3467 17.15.040 Accessory Uses

- 3468 1. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
- 3469
- 3470 2. One attached or detached dwelling unit for the manager and/or night watchman shall be permitted on the same site as the business.
- 3471
- 3472 3. Farm-worker Housing
- 3473

3474 17.15.050 Lot Area and Width

- 3475 1. Minimum lot area is 10,000 square feet.
- 3476 2. Minimum lot width is 50 feet.
- 3477

3478 17.15.060 Density

3479 Not applicable, subject to setbacks in 17.15.070 and lot coverage in 17.15.090.

3480

3481 17.15.070 Required Property Line Setbacks

- 3482 1. Front - 25 feet
- 3483 2. Side - None (except minimum is 25' when abutting land used primarily for residential or agricultural purposes, the five foot portion of such setback adjacent to the property line shall be landscaped with a Type II Visual Buffer per 17.27.030 B).
- 3484
- 3485 3. Rear - None (except minimum is 25' when abutting land used primarily for residential or agricultural purposes, the five foot portion of such setback adjacent to the property line shall be landscaped with a Type II Visual Buffer per 17.27.030 B).
- 3486
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3492 17.15.080 Height

3493 Maximum height is 65 feet, unless the manufacturing process requires a taller structure.

- 3494
- 3495 1. Maximum height is 65', however no obstruction (structural or natural) shall extend into the transitional, approach, horizontal or conical surfaces of the runway. See Safety Standards section 17.32.
- 3496
- 3497

3498 2. Maximum height shall be 100' for: air traffic control towers;
3499 communication facilities (amateur radio poles or antennas; commercial or
3500 public agency radio and TV, microwave or other antennas for transmitting
3501 and receiving); fire towers; hose towers. However, not obstruction
3502 (structural or natural shall extend into the transitional, approach, horizontal
3503 or conical surfaces of the runway, unless the structure is absolutely
3504 essential to the operation of the airport. See safety standards, section
3505 17.32.
3506

3507 17.15.090 Lot Coverage
3508 Maximum lot coverage is 70%

3509
3510 17.15.100 Parking
3511 As indicated in Chapter 17.25
3512

3513 17.15.110 Special Provisions

3514 1. Light and Glare:

3515 a. The following lighting standards are required for all new construction:
3516 Outdoor lighting, including street and parking lot lighting, shall be
3517 directed downward and shielded to minimize potential glare to
3518 motorists and off-site residents. No exterior light with a direct source
3519 visible from a neighboring property shall be installed. Indirect
3520 sources and horizontal cut-off fixtures are recommended to reduce
3521 glare and provide general ambient light. Holiday and flagpole lighting
3522 is exempt from these requirements.
3523

Chapter 17.16
Neighborhood Commercial (NC)

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Sections:

- 17.16.010 Purpose of Classification
- 17.16.020 Permitted Uses
- 17.16.030 Conditional Uses
- 17.16.040 Accessory Uses
- 17.16.050 Lot Area and Width
- 17.16.060 Density
- 17.16.070 Required Property Line Setbacks
- 17.16.080 Height
- 17.16.090 Lot Coverage
- 17.16.100 Parking
- 17.16.110 Special Provisions

17.16.010 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.

17.16.020 Permitted Uses

- A. 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

17.16.030 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

3572 following is a list of conditional uses. Any use not listed which is nearly identical to a
3573 conditional use, as determined by the administrative official, may be permitted by
3574 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
3575 "District Use Chart".

- 3576 1. Auto rental service
- 3577 2. Auto repair
- 3578 3. Auto sales (commercial)
- 3579 4. Auto towing operation (with auto storage)
- 3580 5. Churches
- 3581 6. Communication facility, commercial radio and TV, microwave or other antennas
- 3582 for transmitting and receiving
- 3583 7. Day care facilities
- 3584 8. Exercise clubs, indoor swimming pools
- 3585 9. Government services:
 - 3586 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 3587 b. Emergency vehicle facilities, police, fire
 - 3588 c. Maintenance shops, warehouses
- 3589 10. Golf courses
- 3590 11. Halls, stadiums, auditoriums
- 3591 12. Hospital
- 3592 13. Laundromats
- 3593 14. Manufactured home parks
- 3594 15. Manufacturing (light)
- 3595 16. Marina
- 3596 17. Petroleum service stations
- 3597 18. Private clubs, fraternal lodges, country clubs
- 3598 19. Propane/natural gas storage tanks (commercial)
- 3599 20. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3600 21. Schools
- 3601 22. Tourist accommodations
 - 3602 a. Inns and lodges
 - 3603 b. RV parks
 - 3604 c. Campgrounds
 - 3605 d. Nightly Rentals
- 3606 23. Veterinarian clinics
- 3607 24. Wholesale establishments

3608
3609 17.16.040 Accessory Uses

3610 A. The following is a list of accessory uses. Any use not listed which is nearly identical
3611 to a permitted use, as determined by the administrative official, may be permitted.

- 3612 1. Dwellings
 - 3613 a. Single-family (On lots which meet or exceed the minimum lot size
 - 3614 requirement, one additional attached or detached accessory dwelling is
 - 3615 allowed.)
 - 3616 b. Multi-family
 - 3617 c. Farm-worker housing
- 3618 2. Home Occupations

- 3619 3. Normal accessory uses customary and incidental to the permitted and/or
3620 conditional use of the property.
3621 4. Sawmill, portable (non-commercial)

3622
3623 17.16.050 Lot Area and Width

- 3624 1. Minimum lot area is 10,000 square feet.
3625 2. Minimum lot width is 50 feet.

3626
3627 17.16.060 Density

- 3628 1. Single family, minimum 10,000 square feet./unit
3629 2. Multi-family, minimum 3,600 square feet./unit

3630
3631 17.16.070 Required Yard Setbacks

- 3632 1. Front - None.
3633 2. Side - None except 10 feet when abutting land used primarily for residential
3634 or agricultural purposes and the five foot portion of such setback adjacent to
3635 the property line shall be landscaped with a Type II Visual Buffer per
3636 17.27.030 (B).
3637 3. Rear - None except minimum 25 feet when abutting land used primarily for
3638 residential or agricultural purposes and the five foot portion of such setback
3639 adjacent to the property line shall be landscaped with a Type II Visual Buffer
3640 per 17.27.030 B).

3641
3642 17.16.080 Height

- 3643 1. Maximum height is 35 feet.
3644 2. Maximum height shall be 50 feet for: commercial parking garages;
3645 hotels/motels/; inns and lodges.

3646
3647 17.16.090 Lot Coverage

3648 Not applicable except compliance with required property line setbacks.

3649
3650 17.16.100 Parking

3651 Indicated in OCC Chapter 17.25

3652
3653 17.16.110 Special Provisions

- 3654 1. Light and Glare:
3655 a. The following lighting standards are required for all new construction:
3656 Outdoor lighting, including street and parking lot lighting, shall be directed
3657 downward and shielded to minimize potential glare to motorists and off-
3658 site residents. No exterior light with a direct source visible from a
3659 neighboring property shall be installed. Indirect sources and horizontal
3660 cut-off fixtures are recommended to reduce glare and provide general
3661 ambient light. Holiday and flagpole lighting is exempt from these
3662 requirements.

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Chapter 17.17
Tourist Commercial (TC)

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Sections:

- 3669 17.17.010 Purpose of Classification
- 3670 17.17.020 Permitted Uses
- 3671 17.17.030 Conditional Uses
- 3672 17.17.040 Accessory Uses
- 3673 17.17.050 Lot Area and Width
- 3674 17.17.060 Density
- 3675 17.17.070 Required Property Line Setbacks
- 3676 17.17.080 Height
- 3677 17.17.090 Lot Coverage
- 3678 17.17.100 Parking
- 3679 17.17.110 Special Provisions

3680

17.17.010 Purpose of Classification

3682 The Tourist Commercial zone establishes and protects areas expected to
3683 accommodate tourist-oriented activities located within urban growth areas, limited
3684 areas of more intense rural development (LAMIRD), rural high density, and rural
3685 medium density areas as defined by the Okanogan County Comprehensive Plan.
3686 This zone provides limited uses that serve tourist-oriented activity.

3687

17.17.020 Permitted Uses

- 3688 A. The following is a list of permitted uses. Any use not listed which is nearly identical
3689 to a permitted use, as determined by the administrative official, may be permitted.
3690 For reference, the following list may also be viewed in OCC 17.21, "District Use
3691 Chart".
- 3692 1. Accessory uses as identified in this chapter
 - 3693 2. Auto parking lots or garages (commercial)
 - 3694 3. Exercise clubs, indoor swimming pools
 - 3695 4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
 - 3696 5. Florist, retail
 - 3697 6. Florist, wholesale/floriculture
 - 3698 7. Fruit, vegetable, agriculture, dairy product stand
 - 3699 8. Professional buildings (offices)
 - 3700 9. Restaurants, cafes, etc
 - 3701 10. Retail stores or gift shops
 - 3702 11. Tourist accommodations:
 - 3703 a. Bed and breakfasts

3705

17.17.030 Conditional Uses

3707 A. Conditional uses are permitted only if issued an approved conditional use permit by
3708 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
3709 following is a list of conditional uses. Any use not listed which is nearly identical to a
3710 conditional use, as determined by the administrative official, may be permitted by
3711 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
3712 "District Use Chart".

- 3713 1. Air passenger services
- 3714 2. Auto rental service
- 3715 3. Auto repair
- 3716 4. Auto sales (commercial)
- 3717 5. Churches
- 3718 6. Communication facility, commercial radio and TV, microwave or other antennas
- 3719 for transmitting and receiving
- 3720 7. Day care facilities
- 3721 8. Drive-in movies
- 3722 9. Golf courses
- 3723 10. Government services:
 - 3724 a. Infrastructure, wastewater treatment plants, substations, pump stations
 - 3725 b. Emergency vehicle facilities, police, fire
 - 3726 c. Maintenance shops, warehouses
- 3727 11. Halls, stadiums, auditoriums
- 3728 12. Hobby Rentals (water ski's, go-carts, boating equipment, etc.)
- 3729 13. Laundromats
- 3730 14. Marina
- 3731 15. Petroleum service stations
- 3732 16. Private clubs, fraternal lodges, country clubs
- 3733 17. Propane/natural gas storage tanks (commercial)
- 3734 18. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3735 19. Tourist accommodations
 - 3736 a. Campgrounds
 - 3737 b. Inns and lodges
 - 3738 c. Motels/hotels
 - 3739 d. Nightly Rentals
 - 3740 e. RV parks
- 3741 20. Veterinarian clinics

3742
3743 17.17.040 Accessory Uses

3744 A. The following is a list of permitted uses. Any use not listed which is nearly identical
3745 to a permitted use, as determined by the administrative official, may be permitted.
3746 For reference, the following list may also be viewed in OCC 17.21, "District Use
3747 Chart".

- 3748 1. Dwellings
 - 3749 a. Single-family (On lots which meet or exceed the minimum lot size
 - 3750 requirement, one additional attached or detached accessory dwelling is
 - 3751 allowed.)
 - 3752 b. Multi-family
 - 3753 c. Farm-worker housing
- 3754 2. Home Occupations
- 3755 3. Normal accessory uses customary and incidental to the permitted and/or
- 3756 conditional use of the property.
- 3757 4. Sawmill, portable (non-commercial)

3758
3759 17.17.050 Lot Area and Width

- 3760 1. Minimum lot area is 10,000 square feet.

3761 2. Minimum lot width is 50 feet.

3762

63

17.17.060 Density

3764 1. Single family, minimum 10,000 square feet./unit

3765 2. Multi-family, minimum 3,600 square feet./unit

3766

17.17.070 Required Yard Setbacks

3768 1. Front – None.

3769 2. Side – None except 10 feet when abutting land used primarily for residential
3770 or agricultural purposes and the five foot portion of such setback adjacent to
3771 the property line shall be landscaped with a Type II Visual Buffer per
3772 17.27.030 (B).

3773 3. Rear – 5 feet except minimum 25 feet when abutting land used primarily for
3774 residential or agricultural purposes and the five foot portion of such setback
3775 adjacent to the property line shall be landscaped with a Type II Visual Buffer
3776 per 17.27.030 B).

3777

17.17.080 Height

3778 1. Maximum height is 35 feet.

3779 2. Maximum height shall be 50 feet for: commercial parking garages;
3780 hotels/motels/; inns and lodges.

3782

17.17.090 Lot Coverage

3784 Not applicable except compliance with required property line setbacks.

3785

17.17.100 Parking

3787 Indicated in OCC Chapter 17.25

3788

17.17.110 Special Provisions

3789

1. Light and Glare:

3791

- a. The following lighting standards are required for all new construction:
3792 Outdoor lighting, including street and parking lot lighting, shall be directed
3793 downward and shielded to minimize potential glare to motorists and off-
3794 site residents. No exterior light with a direct source visible from a
3795 neighboring property shall be installed. Indirect sources and horizontal
3796 cut-off fixtures are recommended to reduce glare and provide general
3797 ambient light. Holiday and flagpole lighting is exempt from these
3798 requirements.

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Chapter 17.18
Minimum Requirement (MR)

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Sections:

- 17.18.010 Purpose of Classification
- 17.18.020 Permitted Uses
- 17.18.030 Conditional Uses
- 17.18.040 Accessory Uses
- 17.18.050 Lot Area and Width
- 17.18.060 Density
- 17.18.070 Required Property Line Setbacks
- 17.18.080 Height
- 17.18.090 Lot Coverage
- 17.18.100 Parking
- 17.18.110 Special Provisions

17.18.010 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.

17.18.020 Permitted Uses

- A. 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
 16. Exercise clubs, indoor swimming pools
 17. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
 18. Florist, retail

- 3850 19. Florist, wholesale/floriculture
- 3851 20. Food store (retail)
- 3852 21. Fruit, vegetable, agriculture, dairy product stand
- 3853 22. Government services:
 - 3854 a. Emergency vehicles facilities, police, fire
 - 3855 b. Maintenance shops, warehouses (also see professional buildings)
- 3856 23. Gravel pits under three acres
- 3857 24. Grist milling, corn shelling, hay baling and threshing service
- 3858 25. Halls, stadiums, auditoriums
- 3859 26. Home Occupations
- 3860 27. Horticultural services
- 3861 28. Hospital
- 3862 29. Laundromats
- 3863 30. Manufactured home sales facilities
- 3864 31. Manufacturing (light)
- 3865 32. Marina
- 3866 33. Meat packing plant
- 3867 34. Medical/dental clinic
- 3868 35. Mini-storage
- 3869 36. Nurseries
- 3870 37. Orchards
- 3871 38. Petroleum service stations
- 3872 39. Private clubs, fraternal lodges, country clubs
- 3873 40. Professional buildings (offices)
- 3874 41. Quarries and borrow pits less than three acres
- 3875 42. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 3876 43. Restaurants, cafes, etc.
- 3877 44. Retail stores or gift shops
- 3878 45. Sawmills, portable (commercial)
- 3879 46. Sorting, grading, and packing facilities for fruit, vegetables and agriculture products
- 3880 47. Tourist accommodations:
 - 3881 a. Motels/hotels
 - 3882 b. Inns and lodges
 - 3883 c. Bed and breakfasts
- 3884
- 3885 48. Veterinarian clinics
- 3886 49. Wholesale establishments

3887

3888 17.18.030 Conditional Uses

- 3889 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3890 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3891 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3892 conditional use, as determined by the administrative official, may be permitted by
- 3893 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3894 "District Use Chart".
- 3895 1. Acid Manufacturing
 - 3896 2. Aircraft fuel pumps and fuel storage
 - 3897 3. Air passenger services

- 3898 4. Airports
- 3899 5. Asphalt batch plant – permanent
- 3900 6. Asphalt batch plant – temporary
- 3901 7. Auto repair
- 3902 8. Auto towing operation (with auto storage)
- 3903 9. Cement, lime, gypsum manufacturers
- 3904 10. Churches
- 3905 11. Communication facility, commercial radio and TV, microwave or other antennas
- 3906 for transmitting and receiving
- 3907 12. Concrete batch plants – permanent
- 3908 13. Concrete batch plants – temporary
- 3909 14. Crematoriums and columbariums, cemetery, mausoleum
- 3910 15. Drive-in movies
- 3911 16. Explosive manufacture or storage (storage other than for farm use)
- 3912 17. Feedlots
- 3913 18. Fertilizer manufacture
- 3914 19. Flight schools (aircraft)
- 3915 20. Fowl, or dead animal reduction, composting or disposal
- 3916 21. Golf courses
- 3917 22. Government services:
 - a. Infrastructure, wastewater treatment plants, substations, pump stations
- 3918 23. Gravel pits three acres or larger
- 3919 24. Heliport
- 3920 25. Kennels (commercial) (see OCC 17.33.140)
- 3921 26. Manufactured Home Parks
- 3922 27. Manufacturing (heavy) (glue, metal plating, rendering, etc)
- 3923 28. Mines
- 3924 29. Motorized vehicle track/facilities
- 3925 30. Petroleum bulk plant, except petroleum products stored for private use or
- 3926 agricultural use
- 3927 31. Propane/natural gas storage tanks (commercial)
- 3928 32. Quarries and borrow pits three acres or larger
- 3929 33. Recycling collection center
- 3930 34. Recycling processing center
- 3931 35. Salvage (junk) yards
- 3932 36. Sanitary landfills
- 3933 37. Sawmills and pulp mills (commercial)
- 3934 38. Schools
- 3935 39. Shooting ranges
- 3936 40. Slaughterhouses
- 3937 41. Solid waste transfer station
- 3938 42. Tourist accommodations:
 - a. RV Parks
 - b. Campgrounds
- 3942
- 3943 17.18.040 Accessory Uses
- 3944 1. Normal accessory uses customary and incidental to the permitted and/or
- 3945 conditional use of the property.

- 3946 2. Additional residential units for extended family members or employees of a farm
3947 upon which they live and work (for example, guest houses, employee housing
48 and seasonal worker cabins). Note: Additional residential units are not allowed
3949 in association with multi-family housing or mobile home parks.
3950

3951 17.18.050 Lot Area and Width

- 3952 1. Minimum lot area is one acre, except where health regulations require larger
3953 parcels to accommodate on-site sewage treatment.
3954 2. When structures for manufacturing, commercial, and industrial uses exceed 35
3955 feet minimum lot area is 5 acres.
3956 3. Minimum lot width is 100 feet.
3957

3958 17.18.060 Density

- 3959 1. Minimum of one acre/single family unit.
3960 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
3961

3962 17.18.070 Required Yard Setbacks

- 3963 1. For all permitted structures, except manufacturing, commercial, and industrial
3964 structures, shall have the following required yard setbacks:
3965 A. Front - Minimum is 25'
3966 B. Side - Minimum is 5'
3967 C. Rear - Minimum is 25'
3968 2. Manufacturing, commercial, or industrial structures: yard setbacks from all
3969 property lines shall not be less than two feet horizontal for every one foot of
3970 vertical height; or, the setback established in this section, whichever is greater.
3971 [Example: A sixty-five-foot tall structure shall be required to be setback 130
3972 feet from all property lines.]
3973

3974 17.18.080 Height

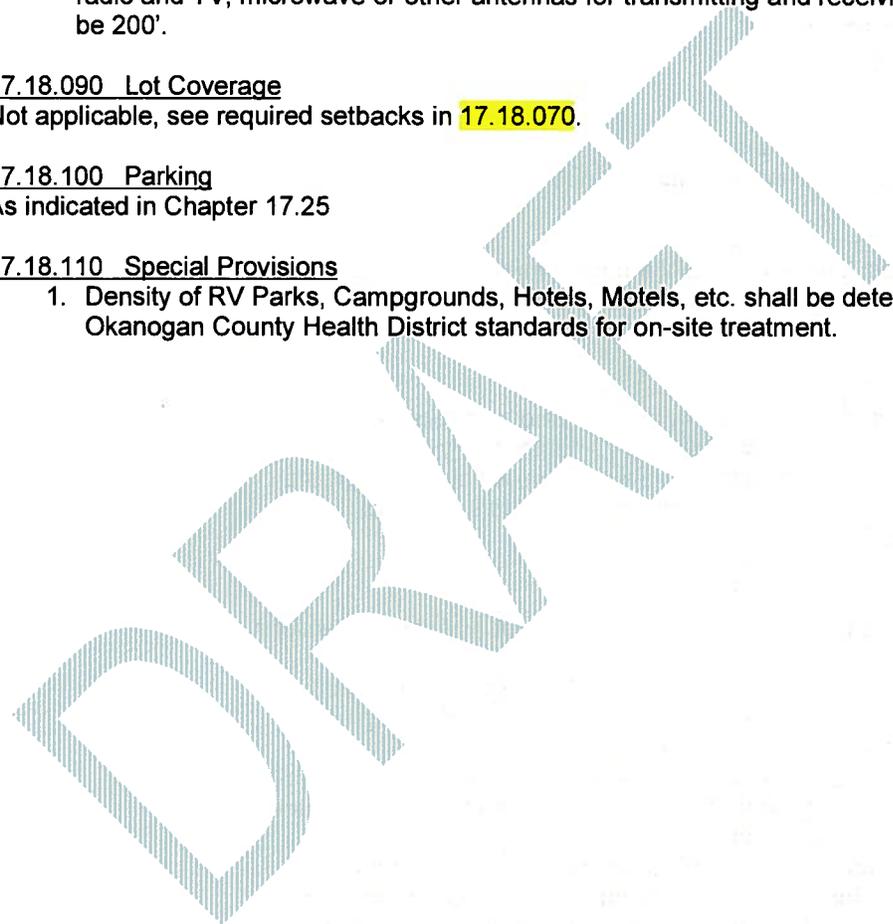
- 3975 1. Maximum height for all uses in the zone shall be 35', except as noted in sections
3976 2 through 7 below.
3977 2. Maximum height shall be 50' for: appurtenances and decorative non-structural
3978 architectural components on roofs of single and multiple family dwelling units
3979 and on roofs of accessory agricultural buildings.
3980 3. Maximum height for agricultural uses shall be 65', except as noted in section 5.
3981 4. Maximum height for the following uses, shall be 65' fee, unless otherwise limited
3982 by condition of a conditional use permit, PD, or by a County commissioner
3983 sanctioned Community Advisory Committee, as identified in the district use
3984 chart: agricultural wind machines; aircraft hangers; asphalt or concrete batch
3985 plants; barns and silos; cement, lime, or gypsum manufacturers; chimneys not
3986 attached to dwellings; church steeples, spires, belfries, cupolas, and domes;
3987 community centers, sports facilities and complexes; cooling towers; county
3988 administrative and criminal justice buildings; Government Services; crosses and
3989 other religious and civic monuments; drive-in movie theater screens, elevator
3990 penthouses; fertilizer manufacturing; gas holders or other similar structures;
3991 hose towers; mining, milling, and associated facilities; parapet walls; performing
3992 arts centers (theaters); petroleum storage tanks; sawmills and pulpmills; school
3993 auditoriums and theaters; smokestacks; [Note: Manufacturing, commercial and

- 3994 industrial uses can only be placed on lots 5 acres and larger, if the structures
3995 exceed 35 feet in height. See "Lot Area and Width Requirements" in section
3996 17.05.060]
- 3997 5. Maximum height for the following list of uses in 100': grain elevators; private
3998 communication towers; single family residential windmills; water tanks.
 - 3999 6. Maximum height for electric transmission and distribution towers and poles shall
4000 be 150'.
 - 4001 7. Maximum height for communication facilities (commercial and public agency
4002 radio and TV, microwave or other antennas for transmitting and receiving) shall
4003 be 200'.

4004
4005 17.18.090 Lot Coverage
4006 Not applicable, see required setbacks in 17.18.070.

4007
4008 17.18.100 Parking
4009 As indicated in Chapter 17.25

4010
4011 17.18.110 Special Provisions
4012 1. Density of RV Parks, Campgrounds, Hotels, Motels, etc. shall be determined by
4013 Okanogan County Health District standards for on-site treatment.



**Chapter 17.19
Airport Safety Overlay (ASO)**

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Sections:

- 17.19.005 Purpose
- 17.19.010 Transition and approach zone dimensions
- 17.19.020 Uses resulting in the assembly of large groups
- 17.19.030 Uses creating electrical interference
- 17.19.040 Uses fostering an increased bird population
- 17.19.050 Structures prohibited in clear zones
- 17.19.060 Storage of flammable substances
- 17.19.070 Air pollution
- 17.19.080 Location of roadways
- 17.19.090 Sign and exterior lighting
- 17.19.100 Building materials producing glare prohibited
- 17.19.110 Extension of structures into transitional or approach surface of runway

17.19.005 Purpose

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

17.19.010 Transition and approach zone dimensions

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

17.19.020 Uses resulting in the assembly of large groups

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

17.19.030 Uses creating electrical interference

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

17.19.040 Uses fostering an increased bird population

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

17.19.050 Structures prohibited in clear zones

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

4062 17.19.060 Storage of flammable substances
4063 Storage of flammable substances such as fuel or petroleum products shall be in
4064 accordance with all current standards and regulations.
4065

4066 17.19.070 Air pollution
4067 There shall be no emission of smoke, fly ash, dust, vapor, gases, or other forms of air
4068 pollution that may conflict with any present or planned operations of the airport.
4069

4070 17.19.080 Location of roadways
4071 Roadways shall be located in such a manner that vehicle lights will not make it difficult
4072 for pilots to distinguish between airport runway landing lights or result in glare or in any
4073 other way impair visibility in the vicinity of the landing or take-off approach.
4074

4075 17.19.090 Sign and exterior lighting
4076 Unless necessary for safe and convenient air travel, sign lighting and exterior lighting
4077 shall not project into the runway, taxiway, or approach zone.
4078

4079 17.19.100 Building materials producing glare prohibited
4080 Building materials shall not produce glare which may conflict with any present or
4081 planned operation of the airport.
4082

4083 17.19.110 Extension of structures into transitional or approach surface of runway
4084 No obstructions (structural or natural) shall extend into the transitional or approach
4085 surface of the runway.
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Chapter 17.20
Planned Destination Resort: PDR

- 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.

4135 17.20.020 Uses Allowed

- 4136 A. Principal Uses: The following uses shall be permitted outright as principal
4137 uses, provided they are part of, and are intended to serve persons at, a
4138 destination resort approved pursuant to this Chapter:
- 4139 1. Visitor-oriented accommodations designed to provide for the needs of
4140 visitors to the resort, including the following uses:
 - 4141 a. Overnight lodging, including lodges, hotels, motels, bed and
4142 breakfast facilities, time-share units, campgrounds and similar
4143 transient lodging facilities;
 - 4144 b. Convention and conference facilities and meeting rooms;
 - 4145 c. Retreat centers;
 - 4146 d. Special studies centers;
 - 4147 e. Restaurants, lounges and similar eating and drinking
4148 establishments; and
 - 4149 f. Other visitor-oriented accommodations compatible with the
4150 purposes of this Chapter.
 - 4151 2. Developed recreational facilities designed to provide for the needs of
4152 visitors and residents of the resort, including the following uses:
 - 4153 a. Golf courses, driving ranges, and clubhouses, and academies;
 - 4154 b. Indoor and outdoor spas and swimming pools;
 - 4155 c. Indoor and outdoor tennis and other sport courts;
 - 4156 d. Recreational, health facilities and fitness facilities;
 - 4157 e. Downhill ski facilities including lift stations and gondolas;
 - 4158 f. Equestrian facilities;
 - 4159 g. Wildlife observation shelters;
 - 4160 h. Theaters and amphitheaters;
 - 4161 i. Fishing facilities;
 - 4162 j. Walkways, bike paths, jogging paths, Nordic and alpine ski trails,
4163 equestrian and other athletic and recreation trails;
 - 4164 k. Marinas, boat launches, swimming floats, and other water
4165 dependent facilities compatible with the purposes of this Chapter
4166 and with the Okanogan County Shoreline Master Program; and
 - 4167 l. Other recreational facilities compatible with the purposes of this
4168 Chapter.
 - 4169 3. Residential:
 - 4170 a. Single-family dwellings;
 - 4171 b. Duplexes and other multi-family dwellings;
 - 4172 c. Condominiums;
 - 4173 d. Townhouses;
 - 4174 e. Time-share projects;
 - 4175 f. Sufficient residential units for necessary full-time and seasonal
4176 employees; and
 - 4177 g. Other residential dwellings compatible with the purposes of this
4178 Chapter.
 - 4179 4. Commercial services and specialty shops designed to provide for visitors
4180 of the resort, including the following uses:

- 4181 a. Specialty shops such as clothing stores, book stores, specialty food
- 4182 shops, State licensed liquor stores, sport shops, and photo
- 4183 developing shops;
- 4184 b. Restaurants and taverns;
- 4185 c. Gift shops;
- 4186 d. Barber shops/beauty salons;
- 4187 e. Automobile service stations;
- 4188 f. Craft and art studios and galleries;
- 4189 g. Real estate and other professional offices;
- 4190 h. Grocery stores;
- 4191 i. Laundromat and laundry facilities;
- 4192 j. Licensed day care facilities; and
- 4193 k. Other commercial services which provide for the needs of resort
- 4194 visitors and are compatible with the purposes of this Chapter;
- 4195

4196 Provided, however, that all commercial uses within the approved PDR shall
 4197 meet the following conditions:

- 4198 1) Such commercial uses shall be within the approved
- 4199 boundaries of the PDR;
- 4200 2) Such commercial uses shall be oriented to the resort and
- 4201 located away from or screened from highways or other major
- 4202 roadways; and
- 4203 3) Such commercial uses shall be limited to those uses
- 4204 necessary or desirable to serve the needs of resort visitors in
- 4205 that their primary purpose is to provide goods or services that
- 4206 are typically provided to overnight or other short-term visitors
- 4207 to the resort, or the use is necessary or desirable for
- 4208 operation, maintenance or promotion of the destination resort.

4209 5. Permitted uses may be combined within a mixed use building where
 4210 permitted commercial uses are located with visitor-oriented
 4211 accommodations and/or residential dwellings in the same or adjoining
 4212 buildings.

4213 6. Open Space Areas:

- 4214 a. Wildlife areas;
- 4215 b. Natural areas;
- 4216 c. Trails;
- 4217 d. Parks;
- 4218 e. Lakes, rivers and streams;
- 4219 f. Golf courses;
- 4220 g. Landscaped setbacks;
- 4221 h. Pasture and agricultural lands;
- 4222 i. Any land which is not part of the area used for an accessory use to
- 4223 visitor-oriented accommodations, developed recreational facilities
- 4224 or residential dwellings; and
- 4225 j. Other open space areas compatible with the purposes of this
- 4226 Chapter.
- 4227

- 4228 B. Accessory Uses: The following uses shall be permitted outright as accessory
 4229 to a destination resort or to principal uses located therein:
 4230 1. Transportation, including roads and parking, and utility facilities;
 4231 2. Emergency medical facilities;
 4232 3. Storage structures and areas;
 4233 4. Kennels as a service for resort guests only;
 4234 5. Heliports providing emergency services to the destination resort only and
 4235 not for the general purpose of providing tours;
 4236 6. Ticket booths;
 4237 7. Public facilities, such as police and fire stations, and similar uses;
 4238 8. Facilities necessary for public safety and utility service within the
 4239 destination resort or the County, notwithstanding any limiting provision of
 4240 this subsection to the contrary; and
 4241 9. Other uses which are compatible with the purposes of the Chapter.
 4242
 4243 C. Conditional Uses: The following uses may be approved as Conditional Uses
 4244 subject to the provisions for Conditional Uses in this Zoning Ordinance.
 4245 1. Helicopter skiing or other operations and facilities not otherwise allowed
 4246 by B.5. above.
 4247
 4248 D. Prohibited Uses: All uses not included above as principal, accessory, or
 4249 conditional uses, are prohibited in the PDR zone.
 4250

4251 17.20.030 General Requirements - In addition to accomplishing the purpose of
 4252 the PDR established in section 17.20.010, development in a PDR zone shall meet
 4253 the following requirements:

- 4254 A. The minimum size for a PDR shall be 640 acres, at least 50 percent of which
 4255 shall be in one contiguous parcel;
 4256
 4257 B. The maximum density for a PDR shall be 3.5 dwelling units per acre. For the
 4258 purposes of calculating the density of a PDR, each two units of transient
 4259 tourist accommodations (those accommodations without kitchen facilities or
 4260 fixtures) shall equal one dwelling unit. Dormitory style seasonal employee
 4261 housing shall not be included in the calculation of residential density;
 4262
 4263 C. At least 60 percent of the total acreage included in the development shall be
 4264 dedicated to and maintained as permanent open space as defined by Section
 4265 17.20.020 A. 6., and/or recreational areas, excluding required streets and
 4266 parking areas. The amount of site coverage shall be recommended by the
 4267 Planning Commission and approved by the board of County Commissioners.
 4268
 4269 D. The method of calculating the ratio of permanent residential units to visitor
 4270 oriented dwelling units is as follows:
 4271 The ratio of permanent residential units to visitor-oriented dwelling units shall
 4272 not exceed 2.5 to 1. For purposes of this section, visitor-oriented dwelling
 4273 units are those units, whether a single-family house, townhouse,
 4274 condominium, or transient tourist accommodations, which are made regularly
 4275 available to the traveling public for stays of limited duration. Dormitory

4276 housing for seasonal employees shall be provided as required in any permit or
4277 approval, but shall not be included in calculating this ratio.
4278

4279 The developer is required to provide, in the final development plan, an
4280 enforceable program that adequately demonstrates this ratio will not be
4281 exceeded at any time in the development of the project.
4282

4283 This ratio shall not affect the calculation of maximum density set forth in
4284 Section 17.20.030 (B).
4285

4286 E. No building permit or building occupancy permit shall be issued for any
4287 structure or use to be located within PDR Zone unless the structure and use
4288 complies with the requirements of the final plan and program and this Section;
4289

4290 F. Shall provide Public Transit proposals which satisfy public transportation
4291 demands generated by the Planned Destination Resort.
4292

4293 G. No structures or uses, except those which are necessary for maintenance,
4294 shall be permitted within areas designated as "buffer areas". "Buffer areas"
4295 shall contain natural vegetation, fences, berms, and landscaped areas as
4296 indicated in the applicable Preliminary or Final plan and program;
4297

4298 H. Any additional requirements of the final approval shall be met during that
4299 review process.
4300

4301 17.20.040 Pre-Application Consultation

4302 A. An applicant may request an informal review of a PDR prior to submittal of an
4303 application. Upon receiving a request for an informal review, the Administrator
4304 will request a meeting with the appropriate county and resource agencies and
4305 the developer. The purpose of this meeting is to assist the developer in
4306 identification of site constraints and suggest potential solutions where
4307 possible.
4308

4309 B. An applicant shall request an informal review under 17.20.040 A for PDR
4310 projects that are located in Environmentally Sensitive Areas.
4311

4312 17.20.050 Application for Planned Destination Resort, PDR

4313 A. A rezone to a PDR designation requires submittal of a rezone application.
4314 This application shall be reviewed in two steps 1) a Preliminary Development
4315 Plan and Program for the entire development, together with the Rezone
4316 Application, and 2) a Final Development Plan for the entire development, or
4317 for each individual phase of the PDR. The Preliminary Development Plan and
4318 Program and Rezone Application shall include sufficient schematic or concept
4319 information to permit a comprehensive review of the entire development.
4320

4321 The actual rezone of the property will occur upon approval of the Preliminary
4322 Development Plan and Program and Rezone by the Board of County
4323 Commissioners, and shall include, where appropriate, conditions to be

4324 satisfied by the Final Development Plan or Plans. The Final Development
4325 Plan shall be in greater detail to permit a determination that the Final
4326 Development Plan conforms with the Preliminary Development Plan and
4327 Program and Rezone approval.
4328

4329 Upon completion of the pre-application consultation (where required), the
4330 preliminary PDR rezone request will proceed as follows:
4331

4332 B. The applicant shall submit a complete PDR rezone application requesting a
4333 change of zone to Planned Destination Resort;
4334

4335 C. The rezone application shall be accompanied by a Preliminary Development
4336 Plan and Program (hereinafter referred to jointly as the "Rezone Application")
4337 which includes the following information:

4338 1. A development site plan which includes one or more scale drawings of
4339 the existing conditions on the entire site, at a scale to be prearranged
4340 with the Administrator or designee, and which shall include the following:

4341 a. A vicinity map at a reduced scale showing the proposed
4342 development in relation to existing landmarks (e.g. state or county
4343 roads, towns, etc.);

4344 b. Boundaries of the site;

4345 c. Names and dimensions of all existing roads serving, adjacent to or
4346 lying within one quarter mile of the site of the proposed
4347 development;

4348 d. Location of major physiographic features, such as railroads,
4349 drainage ways, canals, and shorelines;

4350 e. Existing topographic contours, at intervals of not more than five
4351 feet, for the entire site, using the best information available, such as
4352 USGS maps or highway department maps, within the immediate
4353 vicinity (250 feet+) of development activities. Contours should be
4354 shown together with existing drainage and identification of
4355 significant vegetation.

4356 f. Important natural features of the site, including habitat of
4357 threatened or endangered species as listed on State or Federal
4358 government registers, streams, rivers, riparian vegetation within
4359 100 feet of streams and significant wetlands shall be protected
4360 consistent with Shoreline, SEPA, Critical Areas Regulations, etc.
4361

4362 2. One or more site plan sheets showing in concept form the following:

4363 a. The location and number of acres reserved as open space as
4364 defined in Section 17.20.020 A. 6., along with a conceptual
4365 landscape plan showing areas of preservation, removal and
4366 restoration of vegetation;

4367 b. Major pedestrian, equestrian, bicycle trails, ski trails, and any other
4368 recreational systems;

4369 c. The number and general location of off-street parking facilities,
4370 showing points of ingress to and egress from the site, as well as
4371 proposed roads and pedestrian and vehicular circulation patterns;

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- 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 Planning Administrator may require graphic or other visual exhibits to supplement this information.
 - 10) Description of known archaeological and historical features;

- 4419 11) Air quality considerations and mitigation measures (e.g. dust
4420 suppression);
4421 12) Traffic circulation elements (both on and off site including
4422 required improvements and right-of-way dedications).
4423 13) Utility installations (all utilities, including power) shall be
4424 underground, except, where site constraints prohibit such
4425 installations and such change is approved by the Planning
4426 Commission.
4427 14) Noise considerations and mitigation measures (e.g.
4428 vegetative buffers); and
4429 15) Information as to employee housing to be provided.
4430 c. An environmental evaluation of the site and the surroundings
4431 prepared in accordance with State Environmental Policy Act
4432 (SEPA) and at the direction of the Responsible Official.
4433

4434 17.20.060 Processing of Application for PDR

- 4435 A. The applicant shall submit 3 copies of the Rezone Application, and all related
4436 materials, to the Administrator for review. Within 14 days of receipt of the
4437 Rezone Application, the Administrator shall determine if the Rezone
4438 Application is complete and in compliance with the PDR district as defined in
4439 Section 17.20.010. Applications which are inconsistent with the PDR district
4440 intent shall not be further processed, unless revised to the satisfaction of the
4441 Administrator. If the application is incomplete, the Administrator shall notify
4442 the applicant as to which portion of the application is incomplete. The
4443 applicant shall be given 30 days within which to submit any additional
4444 information necessary to complete the application, unless a longer period is
4445 approved by the Administrator. When the application is certified as complete,
4446 the applicant shall provide an additional 30 copies of the completed Rezone
4447 Application.
4448
4449 B. Upon receipt of a complete Rezone Application, as determined by the
4450 Administrator, the Rezone Application shall be considered vested to this
4451 zoning ordinance unless the applicant elects in writing to proceed under a
4452 subsequently enacted zoning ordinance and the County concurs.
4453
4454 C. Following certification of the complete application, the Rezone Application
4455 shall be circulated to the various departments and agencies with expertise for
4456 review and comment. Those departments and agencies shall submit reports
4457 and recommendations to the Planning Department within 30 days of the date
4458 of circulation. Such reports and recommendations shall be considered as part
4459 of the public record by the Planning Commission.
4460
4461 D. If a public hearing is held on a Draft Environmental Impact Statement (DEIS),
4462 the hearing may be held prior to or concurrently with the first Planning
4463 Commission Hearing of the Rezone Application. The public hearing on the
4464 Draft EIS may be coordinated and/or combined with the requirements of
4465 Section 17.20.060 E., below.
4466

- 4467 E. Public Hearing
4468 1. The Rezone Application shall have public notice and be heard by the
4469 Planning Commission in a time and manner provided for in RCW
4470 36.70.590.
4471 2. The Commission may continue the hearing to a time, date, and place
4472 without further notice.
4473 3. At the public hearing, the Planning Commission shall consider all relevant
4474 evidence concerning the Rezone Application, including consideration of
4475 this Chapter, together with any information developed as part of the
4476 SEPA review, and any input received from reviewing agencies.
4477

- 4478 F. Planning Commission Review and Recommendation
4479 1. Within 14 days following the conclusion of the public hearing, the
4480 Planning Commission shall submit its written report and
4481 recommendation to the Board of County Commissioners. The Rezone
4482 Application shall be recommended for approval, disapproval, or
4483 modification and approval, and all recommended conditions of approval
4484 shall be specified.
4485 2. In addition to the authority in 17.20.060F.1., above, the Planning
4486 Commission shall consider the environmental impact of the Rezone
4487 Application, together with any environmental document that is available,
4488 and may further condition its recommendation on the consideration of
4489 the environmental impact of the Rezone Application.
4490 3. When the proposal calls for construction or alteration of roads, utilities or
4491 other improvements for which the public agencies would have
4492 responsibility for completion should the applicant fail to make adequate
4493 installation, and when such required improvements will not be completed
4494 at the time of Final Development Plan approval, the Planning
4495 Commission shall recommend that the Board of County Commissioners
4496 require a bond or acceptable surety indemnifying the required
4497 improvements in an amount at least equal to 120 percent of the
4498 estimated cost of the required improvements. A bond may also be
4499 required to assure site restoration in the event a partially completed
4500 project is abandoned. Bonding may be adjusted to meet the schedule
4501 of phased development. Bonds shall be filed with the Okanogan County
4502 Department of Public Works prior to the Board making a decision on the
4503 Final Development Plan.
4504

4505 17.20.070 Board of County Commissioners Review and Decision

- 4506 A. Upon receipt of the Planning Commission's recommendation, the Board shall,
4507 at its next public meeting, set the date for the public meeting at which the
4508 Board shall consider the Planning Commission's recommendation.
4509

- 4510 B. At the meeting scheduled for considering the Planning Commission's
4511 recommendation on the Rezone Application, the Board, after reviewing the
4512 recommendation of the Planning Commission and accompanying reports,
4513 documentation, and any other relevant evidence presented to it, shall either
4514 concur with, modify or reject the recommendation based on review of the
4515 submitted record.
4516
- 4517 C. If the Board denies the rezone application it shall provide written Findings of
4518 Fact and Conclusions supporting its decision to deny the application.
4519
- 4520 D. In the event the Board approves or conditionally approves the Rezone
4521 Application, such approval shall give the applicant the right to proceed with
4522 submission of a Final Development Plan for one or more phases of the
4523 development, and such approval shall also be binding as to the general intent
4524 and apportionment of land for buildings, stipulated use and circulation
4525 patterns.
4526
- 4527 E. Approval of the Rezone Application shall constitute authorization for the
4528 applicant to develop streets, utilities, and other such infrastructure
4529 improvements in accordance with construction drawings and permits
4530 approved by the Okanogan County Public Works Department.
4531
- 4532 F. Upon approval of the Rezone Application, the County Zoning Map shall be
4533 changed to indicate the designation of the subject property as PDR with
4534 reference to the specific Ordinance that defines the terms of approval. A copy
4535 of said ordinance shall be recorded with the County Auditor's office.
4536

4537 17.20.080 Final Development Plan Submittal Requirements - The Final
4538 Development Plan Submittal shall include the following:

- 4539 A. A map or maps, prepared under the direction of a land surveyor or civil
4540 engineer drawn to a scale or scales acceptable to the Administrator, for the
4541 entire PDR or Phase being requested for approval with proposed contours
4542 shown at 1 to 5 foot intervals within 150 feet of the major construction
4543 activities; in addition, the Administrator may require a scale model, illustrative
4544 renderings or perspective drawings; the maps will include the following:
4545 1. Locations, with the names of all existing and proposed streets, public
4546 ways, railroad and utility rights-of-way, parks or other open spaces, and all
4547 land uses within 500 feet of the boundary of the development.
4548 2. Existing on-site or sanitary sewer systems, water wells or mains, and
4549 other underground facilities within and adjacent to the development, and
4550 their certified capacities.
4551 3. Proposed on-site or sanitary sewer systems or other waste disposal
4552 facilities, water mains and other underground utilities.
4553 4. Preliminary subdivision plan.
4554 5. Proposed land use site plan including on-site or public recreation facilities
4555 or areas, if any;
4556 6. Community facilities plan.
4557 7. Location and amount of open space as defined in Section 17.20.020 A. 6.

- 4558 8. Traffic flow plan.
- 4559 9. A landscape plan as defined in Section 17.20.050 C.2.a.
- 4560 10. Location, arrangement, number and dimensions of truck loading and
- 4561 unloading spaces and docks.
- 4562 11 Location, arrangement, number and dimensions of auto garages and
- 4563 parking spaces, width of aisles, bays and angles of parking.
- 4564 12. Preliminary plans, elevations of typical buildings, and/or structures,
- 4565 indicating general height, bulk, square footage, number of dwelling units,
- 4566 and provisions for employee housing.
- 4567 13. Approximate location, height, and materials of all walls, fences and screen
- 4568 plantings.
- 4569 14. A narrative as to the details of compliance of the proposed Final
- 4570 Development Plan with the approved Rezone Application.
- 4571

- 4572 B. Proposed covenants, conditions and restrictions which shall include, at a
- 4573 minimum, provisions for:
- 4574 1. Use, improvement and maintenance of all common open space areas
- 4575 which may be accomplished through a homeowners or business owners
- 4576 association;
- 4577 2. The availability of private security patrol;
- 4578 3. Architectural control over all residential dwellings and the establishment of
- 4579 a residential design review committee;
- 4580 4. Limitations on the nature and extent of individual business signage so that
- 4581 all commercial uses are publicized as an integral part of the resort and
- 4582 are oriented toward the resort;
- 4583 5. Dimensional standards for all residential dwellings; and
- 4584 6. The ability of the County to enforce those provisions which are designated
- 4585 as a requirement for approval of the preliminary plan, and which may not
- 4586 be amended without Board of County Commissioners approval. Such
- 4587 designated portions of the preliminary plan shall be considered a part of
- 4588 the zoning requirements of this Chapter and non-enforcement shall not
- 4589 result in waiver of the right to subsequently enforce.
- 4590

4591 17.20.090 Procedure for Review of a Final Development Plan - Phased

4592 Development

- 4593 A. A destination resort authorized pursuant to this chapter may be developed in
- 4594 phases. The applicant shall within 18 months from the date of the approval by
- 4595 the Board of the Rezone Application, file a Final Development Plan of one or
- 4596 more of the phases of the proposed destination resort with the Administrator;
- 4597 provided that the Board of Commissioners may, upon request of the applicant,
- 4598 grant an extension for the filing of the Final Development Plan of up to 24
- 4599 additional months with annual review and additional conditions if deemed
- 4600 necessary. If the Final Development Plan is not filed within 18 months or
- 4601 within the extended time period, if any, the Board may rescind approval of the
- 4602 Rezone Application following a 30-day appeal period after notification to the
- 4603 applicant of record of the Board's proposed action.
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The addition of property to a PDR zone, which addition is less than 5 percent of the total acreage in the PDR zone as originally proposed, and which does not result in any significant alteration to the approved PDR, shall not require referral to the Planning Commission, but shall be considered by the Board as part of its review of the Final Development Plan. The Board's review of such addition of property to a PDR zone shall consist of determining conformance with the requirements of Sections 17.20.010 through 17.20.030.

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

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

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

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

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

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

17.20.100 Procedure for Modification of a Final Development Plan

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

4701 17.20.110 Violation of Terms of Approval - Deviation from any condition shown on
4702 the approved Final Development Plan, without prior compliance with Section
4703 17.20.100 shall constitute a violation of this title and shall be punishable and
4704 enforceable in the manner provided for in Chapter 17.38.

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**Chapter 17.21
 District Use Chart**

Sections:

17.21.010 District use chart

17.21.010 District use chart

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

	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
P- Permitted Uses																		
C-Conditional Uses																		
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		C		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	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	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	C	C	P
Drive-in movies		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	P	P						P	P	P	P	P			
Dwellings: Employees	C	C	C								C	C	C	C	C			
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	P	P					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		P			
Forestry (processing of harvested forest crops)												C			P			
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			C	C	C
Government Services: 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

Deleted: C

Permitted 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							P	P	C				P
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
Helipport		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	P		P			
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							P	P	C				P
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

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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					P	P		P			P
Sawmills, portable (non-commercial)	P	P	P	P	P						P	P	P		P			
Sawmills & pulp mills (commercial)												P	P		P			C
Schools	C	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
Tourist Accommodations:											C				C		C	P
Motel/hotel																		
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

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- 4720 ¹ Permitting is based upon pit size. See zone for requirements.
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**Chapter 17.22
Official Zoning Map**

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- 4728 Sections:
4729 17.22.010 Adoption And Identification Of Official Zoning Map
4730 17.22.020 Changes In Official Zoning Map
4731 17.22.030 Location Of Maps - Authority

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4733 17.22.010 Adoption And Identification Of Official Zoning Map
4734 Pursuant to RCW 36.70.706, the county, by this reference, hereby adopts and
4735 incorporates herein the Official Zoning Map. The Official Zoning Map shall be identified
4736 by the signatures of the Chairman of the Planning Commission and of the Board of
4737 County Commissioners, attested to by the Clerk of the Board, and by the Seal of the
4738 County.

4739

4740 17.22.020 Changes In Official Zoning Map
4741 If, in accordance with the provisions of this code and applicable state statutes, changes
4742 are made in district boundaries or other matters portrayed on the Official Zoning Map,
4743 such changes shall be entered on the Official Zoning Map within thirty (30) days after
4744 the amendment has been approved by the Board of County Commissioners.

4745

4746 17.22.030 Location Of Maps - Authority
4747 The Official Zoning Map shall be recorded in the County Auditor's Office and shall be
4748 the final authority as to the boundaries of the zone districts within Okanogan County,
4749 provided that changes made within the last thirty (30) days pursuant to this code shall
4750 control even though they are not yet entered upon the Official Zoning Map.

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**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**

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:

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USE	DESCRIPTION	CONDITION(S)
Agricultural products stand	Stand not accessory to 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	<ul style="list-style-type: none"> • limited to a maximum of four (4) consecutive weeks per year • display and storage area no larger than two hundred (200) square feet • signage limited to 30 square feet
Asphalt batching operation	Preparation of asphalt as part of construction or maintenance.	<ul style="list-style-type: none"> • limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation. • requires a Department of Ecology Air Quality Permit and Water Quality Permit

4862

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"> • limited to Thanksgiving through Christmas
Concrete batching operation	Preparation of concrete as part of construction or maintenance.	<ul style="list-style-type: none"> • limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation • requires a Department of Ecology Air Quality Permit and Water Quality Permit.
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</p>	<ul style="list-style-type: none"> • limited to the duration of the immediate construction project

office by the foreman of the construction job (Walmart).

Contractor equipment & supplies storage

A fenced area or 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.

- the equipment, supplies and tools shall only be for the construction occurring on that site.
- the equipment, supplies and tools shall either be screened in from public view or totally contained in an enclosed storage facility on the site.

Storage of tools, supplies, and equipment for construction occurring on a different site is prohibited

4863

USE	DESCRIPTION	CONDITION(S)
Disaster and Emergency operations <ul style="list-style-type: none"> • medical facilities • heliports and helipads • communications facilities • base and "spike" camps 	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"> • permit shall expire after demobilization that occurs when the disaster or emergency has ceased
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"> • 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.
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"> • limited to June 14 through July 5

Mobile car crushing facility	A commercial, portable crushing facility capable of being moved from location to location, to crush inoperative vehicles, whose remains are then transported to a commercial car recycling facility.	<ul style="list-style-type: none"> limited to 21 days on any one (1) site. requires Washington State Patrol review and approval requires containment of all glass and hazardous materials.
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"> limited to 10 days must be adjunct to an existing authorized medical or dental facility located within the county.

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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"> lumber produced must be used on-site may be operated for only the amount of time necessary to accomplish the immediate project
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"> limited to the life of the building permit or upon final approval for occupancy of the new residence.
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"> limited to the duration of the event and 1 week before and after.

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

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

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

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

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

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

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

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

4913 17.24.100 Additional Conditions of Approval - If deemed necessary by the
4914 administrator, additional conditions of approval may be added to an existing permitted
4915 temporary use to keep the Temporary Use in compliance with the purpose and intent of
4916 section 17.24, Temporary Use Permits.

4917
4918 17.24.110 Appeals of Decision - A decision of the Administrator granting or denying a
4919 temporary use permit shall be final. Appeals of administrative decisions shall be made
4920 to the Planning Commission, in writing, for discussion and final resolution at the next
4921 available Planning Commission meeting.
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**Chapter 17.25
Off-Street Parking and Loading**

Sections:

- 17.25.010 Artificial lighting
- 17.25.020 Screening
- 17.25.030 Off-street parking - Nonresidential structures
- 17.25.040 Off-street parking - Residential structures
- 17.25.045 Off-street parking - Hotels, motels, inns and lodges
- 17.25.047 Off-street parking - Dormitory-type housing
- 17.25.050 Off-street parking - Space size
- 17.25.060 Parking areas - Snow storage and removal

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

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

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

1. For commercial: 1 parking space / 250 square feet.
2. For industrial (light manufacturing, manufacturing or warehouse): 1 parking space / 300 square feet.
3. For office: 1 parking space / 200 square feet.

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

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

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

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

17.25.060 Parking areas shall be designed to facilitate necessary snow storage 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

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.

- 5028 C. Type III See Through Buffer landscaping shall be installed extending inward from
5029 the property line a minimum of 8 feet in depth along the street frontage of property
5030 being developed except where approved driveways or buildings are located.
- 5031
- 5032 D. Type IV Open Area landscaping shall be installed in curb or wheel stop protected
5033 planter areas distributed through the parking lot area of any lot having 50 or more
5034 spaces. The total landscaped area within the parking lot, excluding perimeter or
5035 other landscaping, shall occupy not less than 3% of the total lot area.
- 5036

5037 17.27.040 Types of Landscaping Required

- 5038 A. Type I: Sight Obscuring Screen. Type I landscaping shall generally consist of a mix
5039 of predominantly evergreen plantings including living trees, shrubs and ground
5040 covers. Evergreen trees shall be a minimum height of four feet at time of planting.
5041 Plantings shall be chosen and spaced so as to grow together within three years
5042 sufficient to obscure sight through the barrier. The entire planting strip shall be
5043 landscaped. Existing vegetation, architectural barriers (including walls, planters,
5044 and fences) or grading (with a maximum slope of 3:1) may be incorporated into the
5045 landscape design. These items may be used to augment and partially replace a
5046 portion, not to exceed 40% of the required plantings.
- 5047
- 5048 B. Type II: Visual Buffer. Type II landscaping shall consist of a mix of evergreen and
5049 deciduous plantings including living trees, shrubs and ground covers. Plantings of
5050 shrubs and ground covers shall be chosen and spaced to result in a total covering
5051 of the landscape strip. Shrubs shall be of a type that achieve a height of
5052 approximately six feet within three years, and effectively screen views along the
5053 length of the planting strip. Deciduous trees shall have a minimum trunk diameter
5054 of one and one-quarter inches at time of planting; evergreen trees shall be a
5055 minimum four feet tall at time of planting. All trees shall be spaced at intervals
5056 resulting in touching of branches after ten years of normal growth. Existing
5057 vegetation, architectural barriers or grading (with a maximum slope of 3:1) may be
5058 incorporated into the landscape design. These items may be used to augment and
5059 partially replace a portion, not to exceed 40% of the required plantings.
- 5060
- 5061 C. Type III: See-Through Buffer. Type III landscaping shall consist of a mix of
5062 evergreen and deciduous plantings including living trees, shrubs and ground
5063 covers. Plantings of shrubs and ground covers shall be chosen and spaced to
5064 result in covering of the landscape strip within three years. Shrubs shall be of a
5065 type that do not exceed a height at maturity of approximately three to four feet.
5066 Deciduous trees shall have a minimum trunk diameter of one and three-quarter
5067 inches at time of planting, and be spaced so as to result in touching of branches
5068 after ten years of normal growth. Evergreen trees shall be a minimum of four feet
5069 tall at time of planting and spaces so as to result in a space between trees
5070 approximately equal to the mature spread of the trees used. Existing vegetation,
5071 architectural barriers or grading (with a maximum slope of 3:1) may be incorporated
5072 into the landscape design.
- 5073
- 5074 D. Type IV: Open Area Landscaping. Type IV landscaping shall consist of canopy-
5075 type deciduous trees planted in wells or strips, with a mix of living evergreen and

5076 deciduous ground covers and low shrubs. Shrubs shall be of a type that do not
5077 exceed a height at maturity of approximately two feet. Planting wells or strips shall
5078 be a minimum of thirty-two square feet in area, with the narrowest dimension not
5079 less than four feet. Deciduous trees shall have a minimum trunk diameter of one
5080 and three-quarter inches at time of planting. Existing vegetation, architectural
5081 barriers or berms may be incorporated into the landscape design.
5082

- E. Optional Wildlife Screening, Or Revegetation Prescription. Planting
5083 recommendations by the Washington State Department of Wildlife for the purposes
5084 of vegetative screening, habitat replacement, habitat enhancement, mitigation for
5085 lost or impacted fish and wildlife habitats, bank stabilization and the prevention of
5086 erosion, noxious weed control, and other appropriate purposes may be substituted
5087 for Type II and III landscaping.
5088
5089

5090 17.27.050 Modification of Landscaping Requirements - These landscaping standards
5091 may be waived or reduced in the following circumstances:

- 5092 1. Whenever a building utilized for business or office purposes is proposed to be
5093 placed within ten feet of the street right-of-way and there are no loading docks
5094 on such street, and at least fifty percent of the wall length is utilized for
5095 window and door construction, and the setback is utilized in effect as a
5096 sidewalk; and provided approved street trees are planted within the setback
5097 or within the street right-of-way, not more than twenty-five feet on center.
5098 (Note: If trees are proposed to be planted within the right-of-way, the property
5099 owner shall assume responsibility for maintenance of those plantings
5100 approved within the right-of-way);
- 5101 2. When architectural barriers or berms are incorporated into the design of the
5102 landscaping and achieves the intent of the type of landscaping required;
- 5103 3. When the inclusion of significant existing vegetation located on the site would
5104 result in achieving the purposes of this chapter;
- 5105 4. When, in the case of required perimeter landscaping adjacent to public street
5106 rights-of-way, the ultimate street improvements for that right-of-way have
5107 been installed or will be installed as a requirement of approval of the
5108 development, and the Department of Public works and the Planning
5109 Department determines that the proposed landscaping of that portion of the
5110 right-of-way between the property line and sidewalk is acceptable, the
5111 Administrator may allow such landscaping in lieu of some required
5112 landscaping within the development; provided the type and area of planting is
5113 comparable to that normally required and adequate provisions are made for
5114 permanent maintenance;
- 5115 5. When existing conditions on or adjacent to the site, including differences in
5116 elevation, existing vegetation, location of existing structures or utilities would
5117 render application of requirements of this chapter ineffective or result in
5118 scenic view obstruction.
5119

5120 17.27.060 Landscaping Plan Requirements - In all instances where landscaping is
5121 required, a landscape plan shall be prepared and submitted and shall include (if not
5122 previously provided):
5123

- A. Boundaries and dimensions of the site;

- 5124
 5125 B. Location and identification of all streets, alleys and easements on or abutting the
 5126 site;
 5127
 5128 C. Approximate location and dimensions of all structures on abutting properties, within
 5129 100 feet of the boundary;
 5130
 5131 D. Proposed location and dimensions of all on site buildings;
 5132
 5133 E. Existing and proposed topography at a maximum of five-foot contours, or y an
 5134 alternate method approved by the Administrator;
 5135
 5136 F. Proposed landscaping including location, species and size at time of planting;
 5137
 5138 G. Existing vegetation in general, and identifying all evergreen trees greater than eight
 5139 inches in diameter and all deciduous trees greater than twelve inches in diameter,
 5140 as measured four feet above ground level, within the area to be landscaped;
 5141
 5142 H. Details of any proposed architectural barriers;
 5143
 5144 I. Location of existing and proposed driveways and parking surfaces, curbs and
 5145 sidewalks.
 5146
 5147 J. Specifications for any proposed irrigation system.
 5148

5149 17.27.070 Installation and Security Requirements

- 5150 A. Landscaping required pursuant to this chapter must be installed to the satisfaction
 5151 of the Administrator, in accordance with the approved site plan, no later than three
 5152 months after issuance of a certificate of occupancy for the project. The
 5153 Administrator may extend the time limit for compliance up to six months after
 5154 issuance of a certificate of occupancy when circumstances beyond the control of
 5155 the applicant warrant an extension.
 5156
 5157 B. The Administrator may require performance bonds or other appropriate security,
 5158 including letters of credit and set aside letters, to insure landscaping will be
 5159 installed and maintained for one year, according to the approved plan and
 5160 specifications.
 5161

5162 17.27.080 Maintenance and Enforcement - All landscaped areas required by this code
 5163 shall be planted according to accepted practice in good soil with irrigation within
 5164 seventy-five feet (except for self-sustaining natural-type growth commonly occurring in
 5165 the vicinity of development) and maintained with respect to pruning, trimming, watering
 5166 or other requirements to create an attractive appearance and a healthy growing
 5167 conditions. Dead, diseased, stolen or vandalized plantings shall be replaced within
 5168 three months. Property owners shall keep the planting area reasonably free of weeds
 5169 and trash. Lack of maintenance shall constitute a violation of this code. The
 5170 Administrator shall have the authority to enforce the standards set forth in this chapter

5171 and the conditions attached to all permits for development pursuant to application of this
5172 chapter, in accordance with the provisions of Chapter 17.35.
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**Chapter 17.28
Bed and Breakfast Regulations**

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

5222 applicant. Permits may be approved, approved with conditions or denied by the
5223 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

- 5271 screening provisions of Chapter 17.27.040(A) Type I: SIGHT OBSCURING
5272 SCREEN.
5273
5274 H. No Home Occupation shall include: automobile, truck, or heavy equipment repair,
5275 body work or painting; nor parking or storage of heavy equipment that is not related
5276 to the Home Occupation.
5277
5278 I. Sales occurring on site of the home occupation shall be for items or services
5279 produced on site with only minor exceptions in terms of accessory materials bought
5280 from another source and resold at this location. (This applies to the Methow
5281 Review District only.)
5282
5283 J. Home Occupations shall not generate materially greater traffic volume than would
5284 normally be expected in the residential neighborhood or area in which it exists.
5285
5286 K. Designated off street parking for a Home Occupation shall be a minimum of one (1)
5287 space with a maximum of two (2) spaces with a maneuvering area provided
5288 specifically for business use on the site which will accommodate all expected traffic.
5289
5290 L. Home Occupations may be subject to an on-site inspection to assure compliance
5291 with all county regulations.
5292

5293 17.29.030 - Allowed Uses Any use that the administrator determines to meet the above
5294 Home Occupation Performance standards shall be considered an allowed use.
5295

5296 17.29.040 - Enforcement In the event complaints are received and deemed valid by the
5297 Administrator that an operating Home Occupation is not in compliance with the
5298 provision of this section, the owner of such business shall be subject to the enforcement
5299 provisions of Chapter 17.38 of the Okanogan County Zoning Code.
5300

5301 17.29.050 - Home Occupation compliance with other applicable regulations Home
5302 Occupations shall obtain all pertinent permits and licenses required by federal, state
5303 and local agencies and must meet all county requirements. All required permits and
5304 licenses shall be made available for the administrator to review, upon request.
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Chapter 17.30
Transfer of Development Rights

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.

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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

5358
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5361 Sections:
5362 17.32.010 Variable Lot Sizes
5363 17.32.020 Variable Density

5364
5365 17.32.010 Variable Lot Sizes

5366 Individual lots within Performance Based Cluster Plats (OCC 16.14) do not have to
5367 meet lot size requirements of the underlying zone designation, so long as they include
5368 sufficient acreage for potable water supply and waste water disposal.

5369
5370 17.32.020 Variable Density

5371 Increased density is allowed within Performance Based Cluster Plats (OCC 16.14),
5372 above what is allowed within the underlying zone designation. The density of the
5373 Performance Based Cluster Plat is calculated by the underlying zone designation and
5374 the Performance Based Density Bonus Chart (OCC 16.14.050).
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Chapter 17.33
Conditional Use Permits (CUP)

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Sections:

- 17.33.010 Generally
- 17.33.030 Filing of Applications
- 17.33.050 Setting for Hearing
- 17.33.060 Notice of Hearing
- 17.33.080 Standards and Criteria
- 17.33.085 Relation of CUP to Other Discretionary Approvals
- 17.33.090 Potential Conditions
- 17.33.100 Action of Board of Adjustment
- 17.33.110 Notice of Permit Decision
- 17.33.120 Appeal of Decision
- 17.33.130 Records
- 17.33.135 Accessory Use/Conditional Use Permit - Hardship
- 17.33.140 Kennels
- 17.33.150 Expiration
- 17.33.160 Violation

17.33.010 Generally

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

17.33.030 Filing of Applications

Applications for Conditional Use 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 Office of Planning & Development. 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.

17.33.050 Setting for Hearing

The Administrator shall schedule a public hearing with the Board of Adjustment to be held within sixty (60) days, and no less than thirty (30) days, of the receipt of a complete application.

17.33.060 Notice of Hearing

1. When a fully completed conditional use permit 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,

5423 except when additional time is required for compliance with the State
5424 Environmental Policy Act (Chapter 43.12C RCW).
5425

- 5426 2. Notice of the public hearing, stating the time, place and purpose for which the
5427 hearing is to be held, shall be published not less than ten (10) days prior to the
5428 hearing, in the official gazette and in a newspaper of general circulation in the
5429 area where the real property which is proposed to be developed.
5430
- 5431 3. Notice of the hearing shall be mailed by the Okanogan County Office of Planning
5432 & Development, at least fourteen (14) days prior to the date of the hearing, to the
5433 owners of all properties within three hundred (300) feet of the exterior boundaries
5434 of the proposed conditional use permit, as such owners appear on the records of
5435 the County Assessor. If the owners of the real property which is proposed to be
5436 developed owns another parcel or parcels of real property which lie adjacent to
5437 the real property proposed to be developed, notice shall be given to owners of
5438 real property located within three hundred (300) feet of any portion of the
5439 boundaries of such adjacently located parcels of real property proposed to be
5440 developed in accordance with Section 58.17.090 RCW.
5441
- 5442 4. The applicant is responsible for posting conspicuous notice of the hearing readily
5443 visible from nearby roads at least three (3) locations on and in the vicinity of the
5444 proposed conditional use permit and at the nearest Post Office at least ten (10)
5445 days prior to the public hearing. The applicant shall submit an affidavit of the
5446 posting to Okanogan County Office of Planning & Development prior to the public
5447 hearing. Affidavit forms are available from the Okanogan County Office of
5448 Planning & Development and the completed affidavit shall become part of the
5449 record.
5450
- 5451 5. In accordance with Section 58.17.080 RCW, as it now exists or is hereafter
5452 amended, notice of the filing of a conditional use permit of a development
5453 adjacent to or within one mile of the municipal boundaries of a city or town, or
5454 which contemplates the use of any city or town utilities shall be given to the
5455 appropriate city or town authorities.
5456
- 5457 6. The Office may require such alternative notification procedures as necessary to
5458 accomplish reasonable public notification in unusual circumstances.
5459
- 5460 7. Notice shall also be given to interested state agencies such as Washington State
5461 Department of Fisheries, Wildlife and Ecology. All hearing notices shall include a
5462 description of the property to be developed, including the location of the
5463 proposed conditional use permit. The description may be in the form of either a
5464 vicinity location sketch, a written description, an address or other reasonable
5465 means, other than a legal description, but shall include reference to the Section,
5466 Township, and Range.
5467

5468 17.33.080 Standards and Criteria

5469 The Board of Adjustment shall consider the following standards and criteria in
5470 evaluating the Conditional Use Permit:

- 5471 A. That the conditions imposed are reasonably calculated to insure the proposed
5472 Conditional Use is and will remain compatible with the Comprehensive Plan and
5473 Zoning for the subject area; and
5474 B. That such conditions are not unnecessarily onerous; and
5475 C. That the proposed conditions will protect the public health, safety, morals and
5476 general welfare; and
5477 D. For Business/Commercial Kennels, see Section 17.33.140.
5478
5479

5480 17.33.085 Relation of CUP to Other Discretionary Approval

5481 In the event that the Board of Adjustment approves a conditional use permit with
5482 conditions that are in conflict or inconsistent with the conditions of approval of other
5483 discretionary actions by the Planning Commission and/or the Board of County
5484 Commissioners, (i.e. including, but not limited to, plats, planned developments, binding
5485 site plans), those discretionary approvals shall be remanded and reviewed to determine
5486 whether to modify or revoke said discretionary approval.
5487

5488 17.33.090 Potential Conditions

5489 The types of conditions which the Board of Adjustment may impose on a Conditional
5490 Use Permit include but are not limited to:

- 5491 A. Requiring a performance bond or acceptable surety in an amount and with
5492 conditions satisfactory to the Board of Adjustment, to assure the performance of
5493 conditions imposed or the construction of improvements.
5494 B. Specifying a time limit within which the action, shall be begun or completed or both.
5495 C. Requiring an annual review of the issued permit to assure compliance with any
5496 imposed conditions.
5497 D. Increasing the required lot size or yard dimensions.
5498 E. Limiting the height or total lot coverage of buildings and impervious surfaces.
5499 F. Specifying the number and location of vehicular access points to the property.
5500 G. Specifying the street width.
5501 H. Specifying the number of off-street parking or loading spaces.
5502 I. Requiring suitable landscaping.
5503 J. Specifying signing.
5504 K. Specifying the exact locations of activities or structures as means of minimizing
5505 hazards to life, limb, property damage, erosion, landslide or traffic.
5506 L. Mitigating nuisance generating features such as noise, colors, air pollution, wastes,
5507 vibration, traffic, physical hazards, off-site light glare, etc.
5508 M. Requiring structural features or equipment essential to accomplish the purpose
5509 set forth in item 17.33.090 L.
5510 N. Specifying the hours of operation.
5511 O. Insuring against imposing excessive demands upon public facilities and services.
5512 P. Requiring a binding site plan for RV parks, manufactured home parks,
5513 campgrounds and other similar proposals which designate specific sites for specific
5514 activities.
5515

5516 17.33.100 Action of Board of Adjustment

5517 Within thirty-five (35) days following the termination of the public hearing on a
5518 Conditional Use Permit, the Board of Adjustment shall approve or deny the application

5519 based on the standards and criteria found in subsection 17.30.080 and issue its written
5520 order.

5521
5522 17.33.110 Notice of Permit Decision

5523 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed
5524 to the applicant and all persons who are specifically identified as parties of record or
5525 who have indicated an interest in being notified of the decision.

5526
5527 17.33.120 Appeal of Decision

5528 An order of the Board of Adjustment granting or denying a conditional use permit shall
5529 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in
5530 accordance with OCC 17.35.

5531
5532 17.33.130 Records

5533 The conditional use permit application, evidence of notice, the electronic verbatim
5534 record of proceedings and other material accepted as evidence and the written decision
5535 along with Findings of Fact and Conclusions shall become a part of the official records
5536 of the Board of Adjustment and shall be retained in the Planning Department offices.

5537
5538 17.33.135 Accessory Use/Conditional Use Permit - Hardship

5539 1. The Administrator/Zoning Adjuster shall consider accessory use/conditional use
5540 permit application pursuant to 17.09.040, and determine whether to approve
5541 such applications on the basis of the facts presented. Any accessory
5542 use/conditional use permit for additional residential units based on family
5543 hardship/emergency shall be strictly limited in duration to the period of
5544 hardship/emergency. The Administrator/Zoning Adjuster may require such proof
5545 of periodic reporting/documentation as deemed necessary to validate the return
5546 of and continuing existence of the hardship/emergency. Upon the expiration of
5547 any hardship/emergency conditional use permit, it shall be the applicant's duty to
5548 abate/remove such unit within 90 days. If at any time during the duration of an
5549 authorized hardship/emergency conditional use permit, the Administrator/Zoning
5550 Adjuster determines that the hardship/emergency no longer exists, the
5551 conditional use permit shall be summarily revoked and any such use abated or
5552 removed in 90 days of the revocation order at the permittee's expense.

5553
5554 2. Any decision by the Administrator/Zoning Adjuster pursuant to this section may
5555 be appealed utilizing the procedures found at 17.34.120 et seq.

5556
5557 17.33.140 Kennels, Business or Commercial

5558 Business/Commercial Kennel applications shall be appropriately conditioned as follows:

5559 A. The structure(s) housing the animals shall be adequately soundproofed to meet
5560 WAC 173-60 as determined by the noise levels during a period of normal operation
5561 for the number of animals to be kept.

5562
5563 B. That compliance with noise standards for a commercial noise source as identified
5564 by WAC 173-60-040 shall be demonstrated by the applicant.

5565

- 5566 C. The structure (s) and outside runs or areas housing the animals shall be not less
5567 than two hundred (200) feet from any dwelling other than the dwelling of the owner,
5568 and shall be no less than fifty (50) feet to any property line of the subject site.
5569
- 5570 D. Any permitted outside runs or areas shall be completely screened from view by
5571 sight-obscuring fencing or landscaping or both as determined by the Board of
5572 Adjustment to serve as a visual and noise abatement buffer.
5573
- 5574 E. All animals are to be housed within a structure and no outside boarding of animals
5575 is permitted between the hours of 10:00 p.m. and 6:00 a.m.
5576
- 5577 F. One off-street parking space shall be provided for each ten (10) animals kept on
5578 the premises.
5579
- 5580 G. The permit shall be granted for a period not to exceed one (1) year. At the end of
5581 such period an inspection shall be made of the premises to determine (a)
5582 compliance with all the conditions of approval; and (b) the advisability of renewing
5583 such permit.
5584
- 5585 H. The applicant shall submit adequate information to aid the Board of Adjustment in
5586 determining that the above standards are satisfied prior to the public hearing.
5587
- 5588 I. Additional conditions or safeguards as deemed necessary may be imposed by the
5589 Board of Adjustment for the protection and assurance of the health, safety and
5590 welfare of the nearby residences.
5591

5592 17.33.150 Expiration

- 5593 1. Conditional Use Permit Applications, if not approved and signed within one (1) year of
5594 the initial application, shall expire.
5595 2. Extensions of time for processing applications for Conditional Use Permits may be
5596 granted by the Board for good cause subject to written request by the applicant or his
5597 representative.
5598

5599 17.33.160 Violation

5600 Conditional Use Permit holders found to be in violation of any provision(s) of their permit shall
5601 be notified in writing and given a period of thirty (30) days to comply, present their case to the
5602 Board, or have their permit revoked.
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**Chapter 17.34
Variances**

5605
5606
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5608 Sections:

- 5609 17.34.010 Generally
- 5610 17.34.020 Filing of Applications
- 5611 17.34.040 Setting for Hearing
- 5612 17.34.050 Notice of Hearing
- 5613 17.34.070 Standards and Criteria
- 5614 17.34.075 Relation of Variances to Other Discretionary Approvals
- 5615 17.34.080 Action of Board of Adjustment
- 5616 17.34.090 Notice of Action
- 5617 17.34.100 Appeal of Decision
- 5618 17.34.110 Records
- 5619 17.34.115 Zoning Adjuster Established
- 5620 17.34.120 Variance from Yard Requirements

5621

5622 17.34.010 Generally

5623 The Board of Adjustment shall hear and decide all applications for Variances from the
5624 terms of the zoning code.

5625

5626 17.34.020 Filing of Applications

5627 Applications for variance permits together with the specified fee from the current fee
5628 schedule shall be filed with the Administrator for the Board of Adjustment on forms
5629 available from the Planning Department. The Administrator shall circulate copies of the
5630 application to the Board of Adjustment members and appropriate referral agencies.
5631 County departments shall respond to the referral within thirty (30) days. Should any
5632 agency outside the County fail to respond to the referral within the 30 day period it shall
5633 be assumed that such agency has no comment.

5634

5635 17.34.040 Setting for Hearing

5636 The Administrator shall schedule a public hearing with the Board of Adjustment to be
5637 held within sixty (60) days, and no less than thirty (30) days, of the receipt of a complete
5638 application.

5639

5640 17.34.050 Notice of Hearing

- 5641 1. When a fully completed variance application has been accepted by the
5642 Administrator, the Administrator or designee shall establish the date and time for
5643 a public hearing on the permit before the Board of Adjustment, which shall not be
5644 more than sixty (60) days from the date of a complete or vested application
5645 except when additional time is required for compliance with the State
5646 Environmental Policy Act (Chapter 43.12C RCW).
- 5647
- 5648 2. Notice of the public hearing, stating the time, place and purpose for which the
5649 hearing is to be held, shall be published not less than ten (10) days prior to the
5650 hearing, in the official gazette and in a newspaper of general circulation in the
5651 area where the real property which is proposed to be developed.
- 5652

- 5653 3. Notice of the hearing shall be mailed by the Okanogan County Office of Planning
5654 & Development, at least fourteen (14) days prior to the date of the hearing, to the
5655 owners of all properties within three hundred (300) feet of the exterior boundaries
5656 of the proposed variance, as such owners appear on the records of the County
5657 Assessor. If the owners of the real property which is proposed to be developed
5658 owns another parcel or parcels of real property which lie adjacent to the real
5659 property proposed to be developed, notice shall be given to owners of real
5660 property located within three hundred (300) feet of any portion of the boundaries
5661 of such adjacently located parcels of real property proposed to be developed in
5662 accordance with Section 58.17.090 RCW.
5663
- 5664 4. The applicant is responsible for posting conspicuous notice of the hearing readily
5665 visible from nearby roads at least three (3) locations on and in the vicinity of the
5666 proposed variance and at the nearest Post Office at least ten (10) days prior to
5667 the public hearing. The applicant shall submit an affidavit of the posting to
5668 Okanogan County Office of Planning & Development prior to the public hearing.
5669 Affidavit forms are available from the Okanogan County Office of Planning &
5670 Development and the completed affidavit shall become part of the record.
5671
- 5672 5. In accordance with Section 58.17.080 RCW, as it now exists or is hereafter
5673 amended, notice of the filing of a variance of a building adjacent to or within one
5674 mile of the municipal boundaries of a city or town, or which contemplates the use
5675 of any city or town utilities shall be given to the appropriate city or town
5676 authorities.
5677
- 5678 6. The Office may require such alternative notification procedures as necessary to
5679 accomplish reasonable public notification in unusual circumstances.
5680
- 5681 7. Notice shall also be given to interested state agencies such as Washington State
5682 Department of Fisheries, Wildlife and Ecology. All hearing notices shall include a
5683 description of the property to be developed, including the location of the
5684 proposed variance. The description may be in the form of either a vicinity
5685 location sketch, a written description, an address or other reasonable means,
5686 other than a legal description, but shall include reference to the Section,
5687 Township, and Range.
5688

5689 17.34.070 Standards and Criteria

5690 Before any variance is granted by the Board of Adjustment, it shall be shown that all the
5691 following criteria apply.

- 5692 1. Any variance granted shall be subject to such conditions as will assure that the
5693 adjustment thereby authorized shall not constitute a grant of special privileges
5694 inconsistent with the limitations of other properties in the vicinity and zone in
5695 which the subject property is situated; and
- 5696 2. Because of special circumstances applicable to subject property, including size,
5697 shape, topography, location or surroundings, the strict application of the zoning
5698 code is found to deprive subject property of rights and privileges enjoyed by
5699 other properties in the vicinity and under identical zone classifications; and

- 5700 3. That the granting of the variance will not be materially detrimental to the public
5701 welfare or injurious to the property or improvements in which the subject property
5702 or improvements are situated; and
5703 4. That economic benefit shall not be considered grounds for a variance.
5704

5705 17.34.075 Relation of Variance to Other Discretionary Approval

5706 In the event that the Board of Adjustment approves a variance with conditions that are
5707 in conflict or inconsistent with the conditions of approval of other discretionary actions
5708 by the Planning Commission and/or the Board of County Commissioners, (i.e. including,
5709 but not limited to, plats, planned developments, binding site plans), those discretionary
5710 approvals shall be remanded and reviewed to determine whether to modify or revoke
5711 said discretionary approval.
5712

5713 17.34.080 Action of Board of Adjustment

5714 Within thirty-five (35) days following the termination of the public hearing on a variance
5715 permit, the Board of Adjustment shall sign its written order. In making the order, it shall
5716 include a written non-verbatim record of the case, Findings of Fact and Conclusions
5717 upon which the decision is based, and the wording of the actual decision. A specific
5718 listing of any conditions to be imposed upon the approval shall be included in their
5719 decision.
5720

5721 17.34.090 Notice of Action

5722 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed
5723 to the applicant and all persons who are specifically identified as parties of record or
5724 who have indicated an interest in being notified of the decision.
5725

5726 17.34.100 Appeal of Decision

5727 An order of the Board of Adjustment granting or denying a conditional use permit shall
5728 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in
5729 accordance with OCC 17.35.
5730

5731 17.34.110 Records

5732 The variance application evidence of notice, the electronic verbatim record of
5733 proceedings and other material accepted as evidence and the written decision along
5734 with Findings of Fact and Conclusions shall become a part of the official records of the
5735 Board of Adjustment and shall be retained in the Office of Planning & Development.
5736

5737 17.34.115 Zoning Adjuster Established

5738 The Board of County Commissioners hereby creates the Okanogan County Zoning
5739 Adjuster, pursuant to authority established in RCW 36.70.200, to hear and decide the
5740 Yard Variances as established in Okanogan County Code 17.34.120.
5741

5742 17.34.120 Variance from Yard Requirements

- 5743 A. The Administrator/Zoning Adjuster may grant a deviation from the required front,
5744 side, or rear yard setback requirements of this Code upon a finding that the criteria
5745 of 17.34.070 apply. Requested Deviations which exceed 25% of the setbacks
5746 otherwise required by this Code shall be submitted to the Board of Adjustment.
5747

- 5748 B. Within thirty-five (35) days of receipt of a request for a yard variance pursuant to
5749 this subsection. The Administrator/Zoning Adjuster shall issue a written decision,
5750 including findings of fact and conclusions upon which the decision is based. A
5751 specific listing of any conditions to be imposed upon the approval shall be included
5752 in the decision.
5753
- 5754 C. Within five (5) days of the decision, the Administrator/Zoning Adjuster's order,
5755 including findings of fact and conclusions and any conditions imposed, shall be
5756 mailed to the applicant and all persons who are specifically identified as parties of
5757 record or who have indicated an interest in being notified of the decision.
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Chapter 17.35
Appeals of Administrative Actions

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.

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Chapter 17.36
Nonconforming Uses and Lots

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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;

5921 4. A petition may be withdrawn upon the written application of a majority of all
5922 the persons who signed the petition.

5923 B. Petition to Amend The Zoning Code Text

5924 1. Petition shall include an explanation of the requested amendment and the
5925 specific language requested.

5926 2. Each signer shall give his or her name printed and signed; no minimum
5927 number of signatures is required.

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5929 17.37.060 Amendments Near Towns And Cities - When an amendment to this code
5930 has been initiated proposing the reclassification of land within one (1) mile of the limits
5931 of a town or city, the Planning Commission shall refer the proposal to the incorporated
5932 planning body for comment. The Planning Commission shall consider comments from
5933 the city or town planning body in its recommendation to the Board of County
5934 Commissioners, provided, that if the incorporated planning body fails to supply
5935 comments within a period of thirty (30) days from the time the referral was made, it may
5936 be assumed by the Planning Commission that such incorporated planning body intends
5937 to make no comment.

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5939 17.37.070 Contract Zoning - To the extent permitted by law, the county may enter into
5940 an agreement with the applicant for, or the beneficiary of, a proposed amendment
5941 action, executed concomitantly with and as consideration for approval of the
5942 amendment, for the purposes of mitigating public burdens caused by the proposed use
5943 and to maintain harmony of the proposed use with the Comprehensive Plan.

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5945 17.37.080 Setting Hearings - Notice - The date, time and place for any public hearing
5946 required by RCW Chapter 36.70 may be set at the discretion of the Administrator for
5947 proposals generated by the Planning Commission or upon receipt by the Administrator
5948 of a petition by private parties, or may be set by the Board of County Commissioners
5949 when the hearing is to be held before the Board.

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5951 Notice of the time, place and purpose of the hearing shall be given by one publication
5952 in the official newspaper of Okanogan County and in a newspaper of general circulation
5953 in the area where the real property subject to the rezone is located, at least (10) days
5954 before the hearing.

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5956 When the zoning amendment relates to the specific property or is otherwise quasi-
5957 judicial in nature, notice of the hearing shall be mailed by the Okanogan County Office
5958 of Planning & Development, at least fourteen(14) days prior to the date of the hearing,
5959 to the owner of all properties within three hundred (300) feet of the exterior boundaries
5960 of the proposed rezone, as such owners appear on the records of the Okanogan County
5961 Assessor.

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5963 When the zoning amendment relates to specific property or is otherwise quasi-judicial in
5964 nature, the applicant is responsible for posting conspicuous notice of the hearing readily
5965 visible from nearby roads in at least three (3) locations on and in the vicinity of the
5966 proposed rezone and at the nearest post office at least ten (10) days prior to the public
5967 hearing. The applicant shall submit an affidavit of the posting to the Okanogan County
5968 Office of Planning & Development prior to the public hearing.

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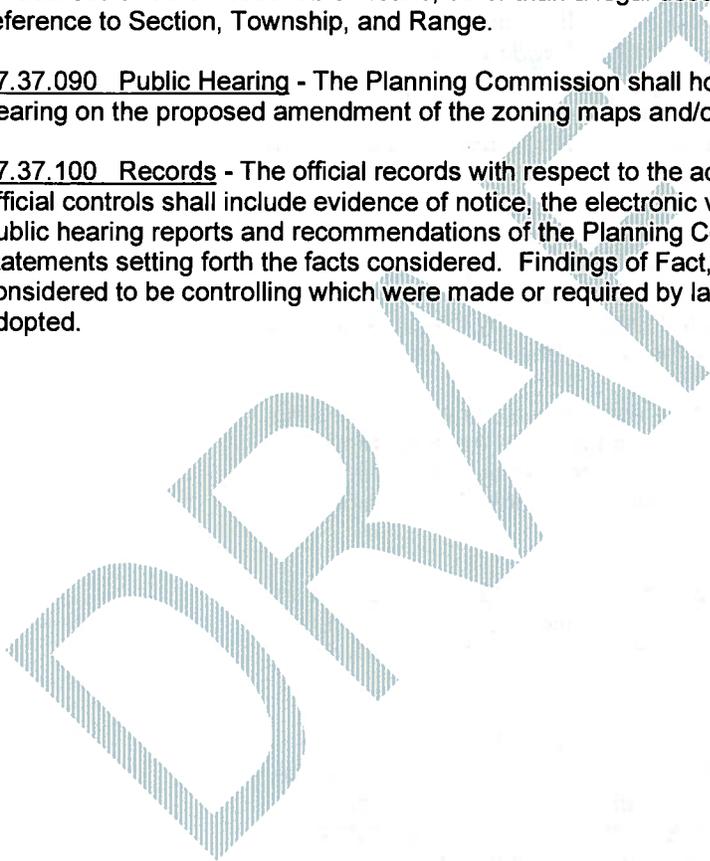
Affidavit forms are available from the Okanogan County Office of Planning & Development and the completed affidavit shall be come part of the record.

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

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.

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.

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**

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.

