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# Okanogan County Zoning Code

## Title 17

DRAFT

Revision Date: July 17, 2009

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**Sections:**

- 17.02.010 Short Title
- 17.02.020 Repealer
- 17.02.030 Purpose
- 17.02.040 Authority
- 17.02.050 Relationship to Subdivision and Platting
- 17.02.060 Other Permits Issued by the County
- 17.02.070 State Environmental Policy Act Coordination
- 17.02.080 Interpretations
- 17.02.090 Scope
- 17.02.100 Notice and Appeal Period
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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County Zoning Ordinance 79-8 codified as Okanogan County Code, Title 17, Ordinance 90-5 and Ordinance 92-2, are hereby repealed.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  
743  
744  
745  
746  
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  
926 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  
953 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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DRAFT

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

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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

17.05.010 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

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

- 1075 1. Churches
- 1076 2. Communication facility, commercial radio and TV, microwave or other antennas
- 1077 for transmitting and receiving
- 1078 3. Exercise clubs, indoor swimming pools
- 1079 4. Florist, retail
- 1080 5. Government services
- 1081 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 1082 b. Emergency vehicle facilities, police, fire
- 1083 6. Landscaping services
- 1084 7. Manufactured Home Parks
- 1085 8. Marina
- 1086 9. Meat packing plant
- 1087 10. Medical/dental clinic
- 1088 11. Nurseries
- 1089 12. Private clubs, fraternal lodges, country clubs
- 1090 13. Professional buildings (offices)
- 1091 14. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 1092 15. Recycling collection center
- 1093 16. Retail stores or gift shops
- 1094 17. Schools
- 1095 18. Snow removal services
- 1096 19. Tourist Accommodations:
- 1097 a. Inns and lodges
- 1098 b. RV Parks

1100 17.05.040 Accessory Uses

- 1101 1. Normal accessory uses customary and incidental to the permitted and/or
- 1102 conditional use of the property.
- 1103 2. Additional residential units for extended family members only if a demonstrated
- 1104 family hardship exists (see OCC 17.33.135).
- 1105 3. Farm-worker housing.

1107 17.05.050 Lot Area and Width

- 1108 1. Minimum lot area is one acre, except where health regulations require larger
- 1109 parcels to accommodate on-site sewage treatment.
- 1110 2. Minimum lot width is 75 feet.

1112 17.05.060 Density

- 1113 1. Minimum of one acre/single family unit.
- 1114 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit
- 1115 3. Density of RV Parks, etc. shall be determined by Okanogan County Health
- 1116 District standards for on-site treatment.

1118 17.05.070 Required Property Line Setbacks

- 1119 1. Front - minimum is 25 feet.
- 1120 2. Side - minimum is 5 feet.
- 1121 3. Rear - minimum is 25 feet.

1122

- 1123 17.05.080 Height
- 1124 Maximum height is 35 feet.
- 1125
- 1126 17.05.090 Lot Coverage
- 1127 Not applicable.
- 1128
- 1129 17.05.100 Parking
- 1130 As indicated in OCC Chapter 17.25.
- 1131

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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

17.06.010 Purpose of Classification

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

17.06.020 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. 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:
    - a. Bed and breakfasts

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 1180  
1181 17.06.030 Conditional Uses  
1182 B. Conditional uses are permitted only if issued an approved conditional use permit by  
1183 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
1184 following is a list of conditional uses. Any use not listed which is nearly identical to a  
1185 conditional use, as determined by the administrative official, may be permitted by  
1186 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
1187 "District Use Chart".  
1188 1. Auto repair  
1189 2. Auto towing operation (with auto, storage)  
1190 3. Churches  
1191 4. Communication facility, commercial radio and TV, microwave or other antennas  
1192 for transmitting and receiving  
1193 5. Crematoriums and columbarium, cemetery, mausoleum  
1194 6. Dairy Farm  
1195 7. Drive-in movies  
1196 8. Exercise clubs, indoor swimming pools  
1197 9. Feedlots  
1198 10. Golf courses  
1199 11. Government services:  
1200 a. Infrastructure, wastewater treatment plants, substations, pump stations  
1201 17. Grist milling, corn shelling, hay baling and threshing service  
1202 12. Halls, stadiums, auditoriums  
1203 13. Heliport  
1204 14. Horticultural services  
1205 15. Kennels (commercial) (see OCC 17.33.140)  
1206 16. Landscaping services  
1207 17. Manufactured Home Parks  
1208 18. Manufacturing (light)  
1209 19. Marina  
1210 20. Meat packing plant  
1211 21. Medical/dental clinic  
1212 22. Motorized vehicle track/facilities  
1213 23. Petroleum bulk plant, except petroleum products stored for private use or  
1214 agricultural use  
1215 24. Private clubs, fraternal lodges, country clubs  
1216 25. Propane/natural gas storage tanks (commercial)  
1217 26. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)  
1218 27. Recycling collection center  
1219 28. Retail stores or gift shops  
1220 29. Salvage (junk) yards  
1221 30. Schools  
1222 31. Snow removal services  
1223 32. Solid waste transfer station  
1224 33. Sorting, grading, and packing facilities for fruit, vegetables and agriculture  
1225 products  
1226 34. Tourist accommodations:  
1227 a. Campgrounds

Formatted: Bullets and Numbering

- 1228 b. Inns and lodges
- 1229 c. RV Parks
- 1230 35. Veterinarian clinics

1231

1232 17.06.040 Accessory Uses

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

1240

1241 17.06.050 Lot Area and Width

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

1247

1248 17.06.060 Density

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

1253

1254 17.06.070 Required Property Line Setbacks

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

1265

1266 17.06.080 Height

- 1267 1. Maximum height for all uses in the zone shall be 35', except as noted in
- 1268 sections 2 through 7 below.
- 1269 2. Maximum height shall be 50' for: appurtenances and decorative non-structural
- 1270 architectural components on roofs of single and multiple family dwelling units
- 1271 and on roofs of accessory agricultural buildings.
- 1272 3. Maximum height for agricultural uses shall be 65', except as noted in section 5.
- 1273 4. Maximum height for the following uses, shall be 65' fee, unless otherwise
- 1274 limited by condition of a conditional use permit, or by a County commissioner
- 1275 sanctioned Community Advisory Committee, as identified in the district use

1276 chart: agricultural wind machines; aircraft hangers; asphalt or concrete batch  
1277 plants; barns and silos; cement, lime, or gypsum manufacturers; chimneys not  
1278 attached to dwellings; church steeples, spires, belfries, cupolas, and domes;  
1279 community centers, sports facilities and complexes; cooling towers; county  
1280 administrative and criminal justice buildings; Government Services; crosses  
1281 and other religious and civic monuments; drive-in movie theater screens,  
1282 elevator penthouses; fertilizer manufacturing; gas holders or other similar  
1283 structures; hose towers; mining, milling, and associated facilities; parapet walls;  
1284 performing arts centers (theaters); petroleum storage tanks; sawmills and  
1285 pulpmills; school auditoriums and theaters; smokestacks; [Note:  
1286 Manufacturing, commercial and industrial uses can only be placed on lots 5  
1287 acres and larger, if the structures exceed 35 feet in height. See "Lot Area and  
1288 Width Requirements" in section 17.05.060.  
1289 5. Maximum height for the following list of uses in 100': grain elevators; private  
1290 communication towers; single family residential windmills; water tanks.  
1291 6. Maximum height for electric transmission and distribution towers and poles  
1292 shall be 150'.  
1293 7. Maximum height for communication facilities (commercial and public agency  
1294 radio and TV, microwave or other antennas for transmitting and receiving) shall  
1295 be 200'.  
1296

1297 17.06.090 Lot Coverage

1298 Not applicable, see required setbacks in 17.06.070.  
1299

1300 17.06.100 Parking

1301 As indicated in Chapter 17.25  
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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

17.07.010 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 1351 **17.07.030 Conditional Uses**
- 1352 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 1353 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 1354 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 1355 conditional use, as determined by the administrative official, may be permitted by
- 1356 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 1357 "District Use Chart".
- 1358 1. Aircraft sales repair, service
  - 1359 2. Aircraft hangars
  - 1360 3. Airstrips
  - 1361 4. Auto repair
  - 1362 5. Auto towing operation (with auto storage)
  - 1363 6. Churches
  - 1364 7. Communication facility, commercial radio and TV, microwave or other antennas
  - 1365 for transmitting and receiving
  - 1366 8. Compost manufacturer
  - 1367 9. Crematorium, columbarium, cemetery, mausoleum
  - 1368 10. Dairy farms
  - 1369 11. Day care facilities
  - 1370 12. Dwellings:
    - 1371 a. Multi family
  - 1372 13. Feedlots
  - 1373 14. Florist, wholesale/floriculture
  - 1374 15. Fruit, vegetable, agriculture or dairy product stand
  - 1375 16. Golf Course
  - 1376 17. Government services:
    - 1377 a. Infrastructure, wastewater treatment plants, substations, pump stations
    - 1378 b. Emergency vehicle facilities, police, fire
    - 1379 c. Maintenance shops, warehouses (also see professional buildings)
  - 1380 18. Heliport
  - 1381 19. Kennels (commercial) (see OCC 17.33.140)
  - 1382 20. Landscaping services
  - 1383 21. Manufactured Home Parks
  - 1384 22. Manufacturing (light)
  - 1385 23. Marina
  - 1386 24. Meat packing plant
  - 1387 25. Medical/dental clinic
  - 1388 26. Mini-storage
  - 1389 27. Motorized vehicle track/facilities
  - 1390 28. Propane/natural gas storage tanks (commercial)
  - 1391 29. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
  - 1392 30. Recycling collection center
  - 1393 31. Sawmills, portable (commercial)
  - 1394 32. Schools
  - 1395 33. Slaughterhouses
  - 1396 34. Snow removal services
  - 1397 35. Solid waste transfer station
  - 1398 36. Tourist accommodations:

- 1399 a. Campgrounds  
 1400 b. Inns and lodges  
 1401 c. RV Parks  
 1402 37. Veterinarian clinics  
 1403  
 1404 17.07.040 Accessory Uses  
 1405 1. Normal accessory uses customary and incidental to the permitted and/or  
 1406 conditional use of the property.  
 1407 2. On lots which meet or exceed the minimum size requirement, one additional  
 1408 attached or detached accessory dwelling with a floor area of 50% or less of the  
 1409 primary structure is allowed. The dwelling may be for guests, relatives, or  
 1410 employees, and must be clustered near the primary structure (see OCC  
 1411 16.08.032).  
 1412 3. On non-conforming lots, additional residential units for extended family members  
 1413 only if a demonstrated family hardship exists (see OCC 17.33.135).  
 1414 4. Farm-worker housing.  
 1415  
 1416 17.07.050 Lot Area and Width  
 1417 1. Minimum lot area is 3 acres  
 1418 a. When the height of structures for permitted manufacturing, commercial  
 1419 and industrial uses exceed 35 feet minimum lot area is 5 acres. These  
 1420 structures cannot be placed on lots that are less than minimum size.  
 1421 2. Minimum lot width is 100 feet  
 1422  
 1423 17.07.060 Density  
 1424 1. Minimum of 3 acres/unit with an allowance for a second unit per OCC 17.07.040  
 1425 2.  
 1426  
 1427 17.07.070 Required Property Line Setbacks  
 1428 1. Front - minimum is 25 feet  
 1429 2. Side - minimum is 25 feet  
 1430 3. Rear - minimum is 25 feet  
 1431 4. Manufacturing, commercial, or industrial structures: yard setbacks from all  
 1432 property lines shall not be less than two feet horizontal for every one foot vertical  
 1433 height; or, the setback established in this section, whichever is greater.  
 1434 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet  
 1435 from all property lines.]  
 1436  
 1437 17.07.080 Height  
 1438 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
 1439 sections 2 through 6 below.  
 1440 2. Maximum height for the following list of uses shall be 50 feet: appurtenances  
 1441 and decorative non-structural architectural components on roofs of single family  
 1442 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory  
 1443 agricultural buildings; crosses and other religious or civic monuments.  
 1444 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind  
 1445 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,  
 1446 cupolas, and domes; county administrative and criminal justice buildings; drive-

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

1459  
1460 17.07.090 Lot Coverage

1461 Not Applicable

1462

1463 17.07.100 Parking

1464 As indicated in Chapter 17.25.

1465

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Chapter 17.08  
Rural 5 (R-5)

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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

17.08.010 Purpose of Classification

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

17.08.020 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

1514 17.08.030 Conditional Uses

1515 A. Conditional uses are permitted only if issued an approved conditional use permit by  
1516 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
1517 following is a list of conditional uses. Any use not listed which is nearly identical to a  
1518 conditional use, as determined by the administrative official, may be permitted by  
1519 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
1520 "District Use Chart".

- 1521 1. Aircraft fuel pumps and fuel storage
- 1522 2. Aircraft hangars
- 1523 3. Airports
- 1524 4. Airstrips
- 1525 5. Asphalt batch plant – permanent
- 1526 6. Asphalt batch plant – temporary
- 1527 7. Auto parking lots or garages (commercial)
- 1528 8. Auto towing operation (with auto storage)
- 1529 9. Cement, lime, gypsum manufacturers
- 1530 10. Churches
- 1531 11. Communication facility, commercial radio and TV, microwave or other antennas  
1532 for transmitting and receiving
- 1533 12. Concrete batch plants – permanent
- 1534 13. Concrete batch plants – temporary
- 1535 14. Crematorium, columbarium, cemetery, mausoleum
- 1536 15. Day care facilities
- 1537 16. Drive-in movies
- 1538 17. Explosive manufacture or storage (storage other than for farm use)
- 1539 18. Feedlots
- 1540 19. Flight schools (aircraft)
- 1541 20. Florist, wholesale/floriculture
- 1542 21. Fowl or dead animal reduction, composting or disposal
- 1543 22. Fruit, vegetable, agriculture or dairy product stand
- 1544 23. Government services:
  - 1545 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 1546 b. Emergency vehicle facilities, police, fire
  - 1547 c. Maintenance shops, warehouses (also see professional buildings)
- 1548 24. Heliport
- 1549 25. Hospital
- 1550 26. Kennels (commercial)
- 1551 27. Landscaping services
- 1552 28. Marina
- 1553 29. Meat packing plant
- 1554 30. Medical/dental clinic
- 1555 31. Mini-storage
- 1556 32. Motorized vehicle track/facilities
- 1557 33. Petroleum bulk plant, except petroleum products stored for private use or  
1558 agricultural use
- 1559 34. Propane/natural gas storage tanks (commercial)
- 1560 35. Recycling collection center
- 1561 36. Salvage (junk) yards

- 1562 37. Sanitary landfills
- 1563 38. Sawmills, portable (commercial)
- 1564 39. Schools
- 1565 40. Shooting ranges
- 1566 41. Slaughterhouses
- 1567 42. Snow removal services
- 1568 43. Solid waste transfer station
- 1569 44. Veterinarian clinics

1570  
1571 17.08.040 Accessory Uses

- 1572 1. Normal accessory uses customary and incidental to the permitted and/or
- 1573 conditional use of the property.
- 1574 2. On lots which meet or exceed the minimum size requirement, one additional
- 1575 attached or detached accessory dwelling with a floor area of 50% or less of the
- 1576 primary structure is allowed. The dwelling may be for guests, relatives, or
- 1577 employees, and must be clustered near the primary structure (see OCC
- 1578 16.08.032).
- 1579 3. On non-conforming lots, additional residential units for extended family members
- 1580 only if a demonstrated family hardship exists (see 17.33.135).

1581  
1582 17.08.050 Lot Area and Width

- 1583 1. Minimum lot area is 5 acres
- 1584 a. When the height of structures for permitted manufacturing, commercial
- 1585 and industrial uses exceed 35 feet minimum lot area is 5 acres. These
- 1586 structures cannot be placed on lots that are less than minimum size.
- 1587 2. Minimum lot width is 100 feet

1588  
1589 17.08.060 Density

- 1590 1. Minimum of 5 acres/unit with an allowance for a second unit per 17.08.040 2.

1591  
1592 17.08.070 Required Property Line Setbacks

- 1593 1. Front - minimum is 25 feet
- 1594 2. Side - minimum is 25 feet
- 1595 3. Rear - minimum is 25 feet
- 1596 4. Manufacturing, commercial, or industrial structures: yard setbacks from all
- 1597 property lines shall not be less than two feet horizontal for every one foot vertical
- 1598 height; or, the setback established in this section, whichever is greater.
- 1599 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet
- 1600 from all property lines.]

1601  
1602 17.08.080 Height

- 1603 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 1604 sections 2 through 6 below.
- 1605 2. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 1606 and decorative non-structural architectural components on roofs of single family
- 1607 dwelling units, multi-family dwelling units, inns, lodges and on roofs of accessory
- 1608 agricultural buildings; crosses and other religious or civic monuments.

- 1609 3. Maximum height for the following list of uses shall be 65 feet: agricultural wind  
1610 machines; barns, silos, hay storage sheds; church steeples, spires, belfries,  
1611 cupolas, and domes; county administrative and criminal justice buildings; drive-  
1612 in movie theater screens; elevator penthouses; fire towers; fruit and vegetable  
1613 packing facilities; gas holders or other similar structures; hose towers; parapet  
1614 walls; performing arts centers (theaters, community centers, sports facilities and  
1615 complexes); petroleum storage tanks; school auditoriums and theaters.
- 1616 4. Maximum height for the following list of uses shall be 100 feet: amateur radio  
1617 poles or antennas; grain elevators; private communication poles or antennas;  
1618 single family residential wind mills; water tanks.
- 1619 5. Maximum height for electric transmission and distribution towers and poles shall  
1620 be 150 feet.
- 1621 6. Maximum height for communication facilities (commercial or public agency radio  
1622 and TV, microwave or other antennas for transmitting and receiving) shall be 200  
1623 feet.
- 1624

1625 17.08.090 Lot Coverage

- 1626 1. Single family development - Maximum lot coverage is 10%  
1627 2. All other development - Maximum lot coverage is 40%
- 1628

1629 17.08.100 Parking

1630 As indicated in Chapter 17.25.

1631

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
- 17.09.115 Signs

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 thorough 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

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17.09.030 Conditional Uses

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

17.09.040 Accessory Uses

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

- 1727 3. On non-conforming lots, additional residential units for extended family members  
1728 only if a demonstrated family hardship exists. See OCC 17.33.135.  
1729 4. Farm-worker housing.

1730

1731 17.09.050 Lot Area and Width

- 1732 1. Minimum lot area is 20 acres  
1733 2. Minimum lot width is 100 feet

1734

1735 17.09.060 Density

1736 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted  
1737 subject to provisions of **17.09.040 (2)**.

1738

1739 17.09.070 Required Property Line Setbacks

- 1740 1. Front - minimum is 50 feet  
1741 2. Side - minimum is 50 feet  
1742 3. Rear - minimum is 50 feet  
1743 4. Commercial structures: yard setbacks from all property lines shall not be  
1744 less than two feet horizontal for every one foot vertical height; or, the  
1745 setback established in this section, whichever is greater.

1746

1747 17.09.080 Height

- 1748 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
1749 sections 2 through 6 below.  
1750 2. Maximum height for the following list of uses shall be 50 feet:  
1751 appurtenances and decorative non-structural architectural components on  
1752 roofs of single family dwelling units, multi-family dwelling units, inns, lodges  
1753 and on roofs of accessory agricultural buildings; crosses and other religious  
1754 or civic monuments.  
1755 3. Maximum height for the following list of uses shall be 65 feet: barns, silos,  
1756 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;  
1757 county administrative and criminal justice buildings; fire towers; fruit and  
1758 vegetable packing facilities; hose towers; parapet walls; school auditoriums  
1759 and theaters.  
1760 4. Maximum height for the following list of uses shall be 100 feet: amateur  
1761 radio poles or antennas; agricultural wind machines; grain elevators; private  
1762 communication poles or antennas; single family residential wind mills; water  
1763 tanks.  
1764 5. Maximum height for electric transmission and distribution towers and poles  
1765 shall be 150 feet.  
1766 6. Maximum height for communication facilities (commercial or public agency  
1767 radio and TV, microwave or other antennas for transmitting and receiving)  
1768 shall be 200 feet.

1769

1770 17.09.090 Lot Coverage

- 1771 1. Single family uses - Maximum lot coverage is 5%  
1772 2. Conditional uses and all other permitted use types exclusive of single-family  
1773 uses - Maximum lot coverage is 10%

1774

1775 17.09.100 Parking  
1776 As indicated in Chapter 17.25.

1777  
1778 17.09.110 Special Provisions

1779 1. Light and Glare: Outdoor lighting, including street and parking lot lighting,  
1780 shall be directed downward and shielded to minimize potential glare to  
1781 motorists and off-site residents. No exterior light with a direct source visible  
1782 from a neighboring property shall be installed. Indirect sources and  
1783 horizontal cut-off fixtures are recommended to reduce glare and provide  
1784 general ambient light. Holiday lighting is exempt from these requirements.

1785  
1786 17.09.115 Signs

1787 Any sign advertising a business or organization not located on the parcel containing the  
1788 business or organization is prohibited except those signs erected by the State of  
1789 Washington or Okanogan County.

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DRAFT

**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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

1840 17.10A.030 Conditional Uses

1841 A. Conditional uses are permitted only if issued an approved conditional use permit by  
1842 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
1843 following is a list of conditional uses. Any use not listed which is nearly identical to a  
1844 conditional use, as determined by the administrative official, may be permitted by  
1845 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
1846 "District Use Chart".

- 1847 1. Aircraft fuel pumps and fuel storage
- 1848 2. Aircraft hangars
- 1849 3. Airstrips
- 1850 4. Asphalt batch plant-temporary
- 1851 5. Churches
- 1852 6. Communication facility, commercial radio and TV, microwave or other antennas  
1853 for transmitting and receiving
- 1854 7. Compost manufacturer
- 1855 8. Concrete batch plants-temporary
- 1856 9. Crematoriums and columbarium, cemetery, mausoleum
- 1857 10. Florist, wholesale/floriculture
- 1858 11. Government services:
  - 1859 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 1860 b. Emergency vehicle facilities, police, fire
  - 1861 c. Maintenance shops, warehouses (also see professional buildings)
- 1862 12. Heliport
- 1863 13. Kennels (commercial)
- 1864 14. Marina
- 1865 15. Recycling collection center
- 1866 16. Schools
- 1867 17. Solid waste transfer station
- 1868 18. Veterinarian clinics

1869  
1870 17.10A.040 Accessory Uses

- 1871 1. Normal accessory uses customary and incidental to the permitted and/or  
1872 conditional use of the property.
- 1873 2. On lots that exceed five acres, one additional attached or detached accessory  
1874 dwelling with a floor area of 50% or less of the primary structure is allowed. The  
1875 dwelling, which must be clustered near the primary structure (see OCC  
1876 16.08.032), may be used for guests, relatives, or employees. A site plan shall be  
1877 submitted to the Office of Planning & Development for review of conformity with  
1878 maximum lot coverage.
- 1879 3. On non-conforming lots, additional residential units for extended family members  
1880 may be permitted only if a demonstrated family hardship exists. See OCC  
1881 17.33.135.

1882  
1883 17.10A.050 Lot Area and Width

- 1884 1. Minimum lot area is 5 acres
- 1885 2. Minimum lot width is 100 feet

1886  
1887

1888 17.10A.060 Density  
1889 1. Minimum of 5 acres/dwelling unit. Accessory dwelling units may be permitted  
1890 subject to provisions of **17.10A.040, 2.**  
1891

1892 17.10A.070 Required Property Line Setbacks

- 1893 1. Front - minimum is 25 feet  
1894 2. Side - minimum is 25 feet  
1895 3. Rear - minimum is 25 feet  
1896 4. Commercial structures: yard setbacks from all property lines shall not be less  
1897 than two feet horizontal for every one foot vertical height; or, the setback  
1898 established in this section, whichever is greater.  
1899

1900 17.10A.080 Height

- 1901 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
1902 sections 2 through 7 below.  
1903 2. When the height of structures for permitted uses exceeds 35 feet as  
1904 provided for in sections 3 through 7 below, minimum lot area is 5 acres.  
1905 These structures cannot be placed on lots that are less than minimum size.  
1906 3. Maximum height for the following list of uses shall be 50 feet:  
1907 appurtenances and decorative non-structural architectural components on  
1908 roofs of single family dwelling units, multi-family dwelling units, inns, lodges  
1909 and on roofs of accessory agricultural buildings; crosses and other religious  
1910 or civic monuments.  
1911 4. Maximum height for the following list of uses shall be 65 feet: barns, silos,  
1912 and hay storage sheds; church steeples, spires, belfries, cupolas, and  
1913 domes; county administrative and criminal justice buildings; fire towers; fruit  
1914 and vegetable packing facilities; gas holders or other similar structures;  
1915 hose towers; parapet walls; performing arts centers (theaters, community  
1916 centers, sports facilities and complexes); school auditoriums and theaters.  
1917 5. Maximum height for the following list of uses shall be 100 feet: amateur  
1918 radio poles or antennas; private communication poles or antennas; single  
1919 family residential windmills; water tanks.  
1920 6. Maximum height for electric transmission and distribution towers and poles  
1921 shall be 150 feet.  
1922 7. Maximum height for communication facilities (commercial or public agency  
1923 radio and TV, microwave or other antennas for transmitting and receiving)  
1924 shall be 200 feet.  
1925

1926 17.10A.090 Lot Coverage

- 1927 1. Single family uses - Maximum lot coverage is 10%  
1928 2. Conditional uses and all other permitted use types exclusive of single-family  
1929 uses - Maximum lot coverage is 40%  
1930

1931 17.10A.100 Parking

1932 As indicated in Chapter 17.25.  
1933  
1934  
1935

1936 17.10A.110 Special Provisions

- 1937 1. Short subdivisions are not eligible for density bonuses in accordance with the  
1938 public benefit rating system for Performance Based Cluster Plats (OCC 16.14).  
1939 2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall  
1940 be directed downward and shielded to minimize potential glare to motorists and  
1941 off-site residents. No exterior light with a direct source visible from a neighboring  
1942 property shall be installed. Indirect sources and horizontal cut-off fixtures are  
1943 recommended to reduce glare and provide general ambient light. Holiday  
1944 lighting is exempt from these requirements.  
1945 3. Notwithstanding general provisions of this code to the contrary, in areas of this  
1946 district platted for residential (non-commercial) airport-related uses, the following  
1947 uses are allowed outright, and do not require a Conditional Use Permit.  
1948 a. Aircraft hangers and non-commercial airport-related service structures in  
1949 areas platted for residential (non-commercial) airport-related uses. With  
1950 respect to individual residential lots within such plat, such structures shall  
1951 be set back no less than 10 feet from the taxiway serving such residential  
1952 lots, and shall comply in all other respects with lot coverage restrictions  
1953 pertinent to this district.  
1954 b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps  
1955 and/or fuel storage facilities shall comply with all state and federal laws  
1956 and regulations regarding such facilities.  
1957 4. Pre-application consultation with the Mazama Advisory Committee, or other  
1958 entity established by the County, and Office of Planning and Development is  
1959 mandatory for all uses requiring a conditional use permit (OCC 17.33) or  
1960 performance based cluster plat (OCC 16.14) approval. Within 30 days of  
1961 receiving a request for pre-application consultation, the Office of Planning and  
1962 Development will set a meeting date, time and place for the pre-application  
1963 consultation. The purpose of the meeting is to assist the applicant in  
1964 identification of site development and design considerations and suggest  
1965 potential solutions where possible. The local review board or other entity  
1966 established by the County shall base its comments and recommendations on  
1967 guidelines established pursuant to the County Comprehensive Plan. These  
1968 comments and recommendations shall be provided to the applicant and the  
1969 Office of Planning and Development within 14 days of the pre-application  
1970 consultation meeting.

1971  
1972 17.10A.120 Signs Any sign advertising a business or organization not located on  
1973 the parcel containing the business or organization is prohibited except those signs  
1974 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

2024 17.10B.030 Conditional Uses

2025 A. Conditional uses are permitted only if issued an approved conditional use permit by  
2026 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2027 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2028 conditional use, as determined by the administrative official, may be permitted by  
2029 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2030 "District Use Chart".

- 2031 1. Aircraft fuel pumps and fuel storage
- 2032 2. Aircraft hangars
- 2033 3. Airstrips
- 2034 4. Asphalt batch plant-temporary
- 2035 5. Churches
- 2036 6. Communication facility, commercial radio and TV, microwave or other antennas  
2037 for transmitting and receiving
- 2038 7. Compost manufacturer
- 2039 8. Concrete batch plants-temporary
- 2040 9. Crematoriums and columbarium, cemetery, mausoleum
- 2041 10. Florist, wholesale/floriculture
- 2042 11. Government services:
  - 2043 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 2044 b. Emergency vehicle facilities, police, fire
  - 2045 c. Maintenance shops, warehouses (also see professional buildings)
- 2046 12. Heliport
- 2047 13. Kennels (commercial)
- 2048 14. Marina
- 2049 15. Recycling collection center
- 2050 16. Sawmills, portable (commercial)
- 2051 17. Schools
- 2052 18. Solid waste transfer station
- 2053 19. Veterinarian clinics

2054  
2055 17.10B.040 Accessory Uses

- 2056 1. Normal accessory uses customary and incidental to the permitted and/or  
2057 conditional use of the property.
- 2058 2. On lots, which meet or exceed the minimum size requirement of the  
2059 districts, one additional attached or detached accessory dwelling with a floor  
2060 area of 50% or less of the primary structure is allowed. The dwelling, which  
2061 must be clustered near the primary structure (see 16.08.032), may be used  
2062 for guests, relatives, or employees. A site plan shall be submitted to the  
2063 Office of Planning & Development for review of conformity with maximum lot  
2064 coverage.
- 2065 3. On non-conforming lots, additional residential units for extended family  
2066 members only if a demonstrated family hardship exists (See 17.33.135).

2067  
2068 17.10B.050 Lot Area and Width

- 2069 1. Minimum lot area is 20 acres
  - 2070 2. Minimum lot width is 100 feet
- 2071

2072 17.10B.060 Density  
2073 Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted  
2074 subject to provisions of **17.10B.040 (2)**.  
2075

2076 17.10B.070 Required Yard Setbacks

- 2077 1. Front - minimum is 50 feet  
2078 2. Side - minimum is 50 feet  
2079 3. Rear - minimum is 50 feet  
2080 4. Commercial structures: yard setbacks from all property lines shall not be  
2081 less than two feet horizontal for every one foot vertical height; or, the  
2082 setback established in this section, whichever is greater.  
2083

2084 17.10B.080 Height

- 2085 1. Maximum height for all uses in the zone shall be 35 feet, except as noted in  
2086 sections 2 through 6 below.  
2087 2. Maximum height for the following list of uses shall be 50 feet:  
2088 appurtenances and decorative non-structural architectural components on  
2089 roofs of single family dwelling units, multi-family dwelling units, inns, lodges  
2090 and on roofs of accessory agricultural buildings; crosses and other religious  
2091 or civic monuments.  
2092 3. Maximum height for the following list of uses shall be 65 feet: barns, silos,  
2093 hay storage sheds; church steeples, spires, belfries, cupolas, and domes;  
2094 county administrative and criminal justice buildings; fire towers; fruit and  
2095 vegetable packing facilities; hose towers; parapet walls; school auditoriums  
2096 and theaters.  
2097 4. Maximum height for the following list of uses shall be 100 feet: amateur  
2098 radio poles or antennas; agricultural wind machines; grain elevators; private  
2099 communication poles or antennas; single family residential wind mills; water  
2100 tanks.  
2101 5. Maximum height for electric transmission and distribution towers and poles  
2102 shall be 150 feet.  
2103 6. Maximum height for communication facilities (commercial or public agency  
2104 radio and TV, microwave or other antennas for transmitting and receiving)  
2105 shall be 200 feet.  
2106

2107 17.10B.090 Lot Coverage

- 2108 1. Single family uses - Maximum lot coverage is 5%  
2109 2. Conditional uses and all other permitted use types exclusive of single-family  
2110 uses - Maximum lot coverage is 10%  
2111

2112 17.10B.100 Parking

2113 As indicated in Chapter 17.25.  
2114

2115 17.10B.110 Special Provisions

- 2116 1. Short subdivisions are not eligible for density bonuses in accordance with the  
2117 public benefit rating system for Performance Based Cluster Plats (OCC 16.14).  
2118 2. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall  
2119 be directed downward and shielded to minimize potential glare to motorists and

2120 off-site residents. No exterior light with a direct source visible from a neighboring  
2121 property shall be installed. Indirect sources and horizontal cut-off fixtures are  
2122 recommended to reduce glare and provide general ambient light. Holiday  
2123 lighting is exempt from these requirements.

2124 3. Notwithstanding general provisions of this code to the contrary, in areas of this  
2125 district platted for residential (non-commercial) airport-related uses, the following  
2126 uses are allowed outright, and do not require a Conditional Use Permit.

2127 a. Aircraft hangers and non-commercial airport-related service structures in  
2128 areas platted for residential (non-commercial) airport-related uses. With  
2129 respect to individual residential lots within such plat, such structures shall  
2130 be set back no less than 10 feet from the taxiway serving such residential  
2131 lots, and shall comply in all other respects with lot coverage restrictions  
2132 pertinent to this district.

2133 b. Aircraft fuel pumps and fuel storage: PROVIDED that any such fuel pumps  
2134 and/or fuel storage facilities shall comply with all state and federal laws  
2135 and regulations regarding such facilities.

2136 4. Pre-application consultation with the Mazama Advisory Committee, or other  
2137 entity established by the County, and Office of Planning and Development is  
2138 mandatory for all uses requiring a conditional use permit (OCC 17.33) or  
2139 performance based cluster plat (OCC 16.14) approval. Within 30 days of  
2140 receiving a request for pre-application consultation, the Office of Planning and  
2141 Development will set a meeting date, time and place for the pre-application  
2142 consultation. The purpose of the meeting is to assist the applicant in  
2143 identification of site development and design considerations and suggest  
2144 potential solutions where possible. The local review board or other entity  
2145 established by the County shall base its comments and recommendations on  
2146 guidelines established pursuant to the County Comprehensive Plan. These  
2147 comments and recommendations shall be provided to the applicant and the  
2148 Office of Planning and Development within 14 days of the pre-application  
2149 consultation meeting.

2150

2151 17.10B.120 Signs Any sign advertising a business or organization not located on the  
2152 parcel containing the business or organization is prohibited except those signs erected  
2153 by the State of Washington or Okanogan County.  
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**Chapter 17.10C**  
**Sub-Unit A Urban Residential (UR)**

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**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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 2203 3. Compost manufacturer
- 2204 4. Day care facilities
- 2205 5. Government services:
  - 2206 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 2207 b. Emergency vehicle facilities, police, fire
- 2208 6. Manufactured home parks
- 2209 7. Medical/dental clinic
- 2210 8. Retail stores or gift shops
- 2211 9. Schools

2212  
2213 17.10C.040 Accessory Uses

2214 Normal accessory uses customary and incidental to the permitted and/or  
2215 conditional use of the property.

2216  
2217 17.10C.050 Lot Area and Width

- 2218 1. Minimum lot area is 5000 square feet.
- 2219 2. Minimum lot width is 50 feet.

2220  
2221 17.10C.060 Density

- 2222 1. Single family, minimum 5,000 square feet./unit
- 2223 2. Multi-family, minimum 3,600 square feet./unit

2224  
2225 17.10C.070 Required Yard Setbacks

- 2226 1. Front - minimum is 15 feet.
- 2227 2. Side - minimum is 5 feet.
- 2228 3. Rear - minimum is 15 feet.
- 2229 4. When the development abuts lower density residential or agricultural land  
2230 the setback adjacent to the property line shall be landscaped with a Type II  
2231 Visual Buffer per 17.27.030 (B).

2232  
2233 17.10C.080 Height

- 2234 1. Maximum height for all uses in the zone shall be 50 feet, except as noted in  
2235 section 2 below.
- 2236 2. Maximum height shall be 65 feet for: church steeples, spires, belfries,  
2237 cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet  
2238 walls; school auditoriums and theaters.

2239  
2240 17.10C.090 Lot Coverage

2241 Maximum lot coverage is 45%

2242  
2243 17.10C.100 Parking

2244 As indicated in Chapter 17.25.

2245  
2246 17.10C.110 Special Provisions

- 2247 1. Pre-application consultation with the local review board, or other entity  
2248 established by the County, and Office of Planning and Development is  
2249 mandatory for all new construction projects, except for proposed single-  
2250 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).

DRAFT

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

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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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

2310 17.10D.030 Conditional Uses

2311 A. Conditional uses are permitted only if issued an approved conditional use permit by  
2312 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2313 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2314 conditional use, as determined by the administrative official, may be permitted by  
2315 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2316 "District Use Chart".

- 2317 1. Churches  
2318 2. Communication facility, commercial radio and TV, microwave or other antennas  
2319 for transmitting and receiving  
2320 3. Exercise clubs, indoor swimming pools  
2321 4. Government services:  
2322 a. Infrastructure, wastewater treatment plants, substations, pump stations  
2323 b. Emergency vehicle facilities, police, fire  
2324 c. Maintenance shops, warehouses (also see professional buildings)  
2325 5. Halls, stadiums, auditoriums  
2326 6. Hospital  
2327 7. Petroleum service stations  
2328 8. Private clubs, fraternal lodges, country clubs  
2329 9. Propane/natural gas storage tanks (commercial)  
2330 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)  
2331 11. Recycling collection center  
2332 12. Schools  
2333 13. Veterinarian clinics

2334  
2335 17.10D.040 Accessory Uses

2336 Normal accessory uses customary and incidental to the permitted and/or  
2337 conditional use of the property.

2338  
2339 17.10D.050 Lot Area and Width

- 2340 1. Minimum lot area is 5000 square feet.  
2341 2. Minimum lot width is 50 feet.

2342  
2343 17.10D.060 Density

2344 Not applicable, see Lot Coverage below.

2345  
2346 17.10D.070 Required Yard Setbacks

- 2347 1. Front - None.  
2348 2. Side - None. When adjacent to residential or agricultural a minimum of 10'  
2349 setback is required and the five foot portion of such setback adjacent to the  
2350 property line shall be landscaped with a Type II Visual Buffer per OCC  
2351 17.27.030 (B).  
2352 3. Rear - None, except 10' when abutting a residential or agricultural land  
2353 district and the five foot portion of such setback adjacent to the property line  
2354 shall be landscaped with a Type II Visual Buffer per OCC 17.27.030 (B).  
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2358 17.10D.080 Height

- 2359 1. Maximum height for all uses in the zone shall be 50 feet, except as noted in  
2360 sections 2 and 3, below.  
2361 2. Maximum height shall be 65 feet for: church steeples, spires, belfries,  
2362 cupolas, and domes; elevator penthouses; fire towers; hose towers; parapet  
2363 walls; school auditoriums and theaters.  
2364 3. Maximum height shall be 100 feet for: performing arts centers (theaters,  
2365 community centers, sports facilities and complexes).  
2366

2367 17.10D.090 Lot Coverage

2368 Maximum lot coverage is 90%, subject to compliance with required yard setbacks.  
2369

2370 17.10D.100 Parking

2371 As indicated in OCC 17.25  
2372

2373 17.10D.110 Special Provisions

- 2374 1. Pre-application consultation with the local review board, or other entity  
2375 established by the County, and Office of Planning and Development is  
2376 mandatory for all new construction projects. Upon receiving a request for  
2377 pre-application consultation, the Office of Planning and Development will set  
2378 a meeting date, time and place for the pre-application consultation. The  
2379 purpose of the meeting is to assist the applicant in identification of site  
2380 development and design considerations and suggest potential solutions  
2381 where possible. The local review board or other entity established by the  
2382 County shall base its comments and recommendations on guidelines  
2383 established pursuant to the County Comprehensive Plan.  
2384 2. Signs: See OCC 17.10E.110 (1).  
2385 3. Light and Glare: See OCC 17.10E.110 (2).  
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**Chapter 17.10E**  
**Sub-Unit A Special Review Commercial (SRC)**

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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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 2435 16. Medical/dental clinic
- 2436 17. Private clubs, fraternal lodges, country clubs
- 2437 18. Professional buildings (offices)
- 2438 19. Restaurants, cafes, etc
- 2439 20. Retail stores or gift shops
- 2440 21. Tourist accommodations:
- 2441 a. Inns and lodges
- 2442 b. Bed and breakfasts

2443  
2444 17.10E.030 Conditional Uses

2445 A. Conditional uses are permitted only if issued an approved conditional use permit by  
2446 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
2447 following is a list of conditional uses. Any use not listed which is nearly identical to a  
2448 conditional use, as determined by the administrative official, may be permitted by  
2449 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
2450 "District Use Chart".

- 2451 1. Auto repair
- 2452 2. Auto sales (commercial)
- 2453 3. Auto towing operation (with auto storage)
- 2454 4. Churches
- 2455 5. Communication facility, commercial radio and TV, microwave or other antennas  
2456 for transmitting and receiving
- 2457 6. Government services:
- 2458 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2459 b. Emergency vehicle facilities, police, fire
- 2460 7. Manufacturing (light)
- 2461 8. Petroleum service stations
- 2462 9. Propane/natural gas storage tanks (commercial)
- 2463 10. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 2464 11. Recycling collection center
- 2465 12. Schools
- 2466 13. Wholesale establishments
- 2467 14. Tourist accommodations
- 2468 a. RV parks
- 2469 b. Campgrounds

2470  
2471 17.10E.035 Pre-application consultation required

2472 Pre-application consultation with the Mazama Advisory Committee, or other entity  
2473 established by the County, and Office of Planning and Development is mandatory  
2474 for all new construction projects. Within 30 days of receiving a request for pre-  
2475 application consultation, the Office of Planning and Development will set a meeting  
2476 date, time and place for the pre-application consultation. The purpose of the  
2477 meeting is to assist the applicant in identification of site development and design  
2478 considerations and suggest potential solutions where possible. The Mazama  
2479 Advisory Committee or other entity established by the County shall base its  
2480 comments and recommendations on guidelines established pursuant to the County  
2481 Comprehensive Plan. These comments and recommendations shall be provided

2482 to the applicant and the Office of Planning and Development within 14 days of the  
2483 pre-application consultation meeting.

2484

2485 17.10E.040 Accessory Uses

2486 Normal accessory uses customary and incidental to the permitted and/or  
2487 conditional use of the property.

2488

2489 17.10E.050 Lot Area and Width

2490 1. Minimum lot area is 5000 square feet.

2491 2. Minimum lot width is 50 feet

2492

2493 17.10E.060 Density

2494 Not applicable, see Lot Coverage below.

2495

2496 17.10E.070 Required Yard Setbacks

2497 1. Front - None.

2498 2. Side - None except 10 feet when abutting a residential or agricultural district  
2499 and the five foot portion of such setback adjacent to the property line shall  
2500 be landscaped with a Type II Visual Buffer per OCC 17.27.030 (2).

2501 3. Rear - None except minimum 25 feet when abutting a residential or  
2502 agricultural district and the five-foot portion of such setback adjacent to the  
2503 property line shall be landscaped with a Type II Visual Buffer per OCC  
2504 17.27.030 (B).

2505

2506 17.10E.080 Height

2507 1. Maximum height is 35 feet.

2508 2. Maximum height shall be 50 feet for: commercial parking garages;  
2509 hotels/motels/; inns and lodges.

2510

2511 17.10E.090 Lot Coverage

2512 Maximum lot coverage is 50%, subject to compliance with required yard setbacks.

2513

2514 17.10E.100 Parking

2515 Indicated in OCC Chapter 17.25

2516

2517 17.10E.110 Special Provisions

2518 1. Signs: No signs shall be erected within this zone which do not comply with  
2519 the regulations contained herein.

2520 a. Design and Materials. Signs shall be constructed from wood or natural  
2521 appearing materials and colors. No fluorescent materials or reflective  
2522 materials shall be allowed except for official signs for public safety. Signs  
2523 should be reflective of the natural forest and rustic theme and may include  
2524 the uses of wrought iron.

2525 b. Allowed Public Signs. The following signs, which are generally public in  
2526 nature, are allowed outright:

2527 i. Signs erected or posted and maintained for public safety and welfare  
2528 or pursuant to any governmental law or regulation.

2529 ii. A bulletin board, either one or two-sided with no face exceeding twenty

2530 square feet in display area, associated with any church, museum,  
 2531 library, school or similar public use, provided that the top of such sign  
 2532 is less than eight (8) feet high and meets all other provisions of this  
 2533 chapter.

2534 iii. Directional signs indicating ingress or egress where display area does  
 2535 not exceed 3 (3) square feet.

2536 iv. Banners, not exceeding thirty (30) square feet in area, or sandwich  
 2537 boards not exceeding twelve (12) square feet in area, displayed by a  
 2538 non-profit or community organization are not required to be displayed  
 2539 on the premises of the business or organizations. Signs may be  
 2540 displayed for a maximum of two periods not exceeding 14 days total  
 2541 within any calendar year.

2542 c. Allowed Private and Residential Signs. The following signs, which are  
 2543 primarily private and residential in nature are allowed outright:

2544 i. Mailbox and address signs displaying address numbers shall not  
 2545 exceed two (2) square feet of area. An additional sign not exceeding  
 2546 two (2) square feet is allowed to display a name associated with the  
 2547 dwelling.

2548 ii. Window signs not exceeding 25% of the individual window area and a  
 2549 maximum total area of four (4) square feet.

2550 iii. A single sign, not exceeding twenty-four (24) square feet in area,  
 2551 mounted between posts, at a height not exceeding twenty (20) feet  
 2552 above grade, displaying the name of a farm.

2553 iv. An agricultural products sign, allowed at each street frontage,  
 2554 advertising products grown on or produced at the subject property.  
 2555 Signs shall be erected for a period not exceeding ten (10) days prior to  
 2556 the availability of the products for sale and removed when the products  
 2557 are no longer available for purchase. The maximum sign area shall  
 2558 not exceed ten (10) square feet for each face of a single or two-faced  
 2559 sign.

2560 v. Garage sale signs on site and off site not to exceed three (3) square  
 2561 feet per sign face and placed no more than two (2) days before the  
 2562 sale and removed within one (1) day after the sale.

2563 vi. Election signs, provided that they are removed within seven (7) days  
 2564 after the final election for the named candidate or election issue. No  
 2565 election signs are allowed in public right-of-way.

2566 vii. For sale, rent or lease signs are allowed only on property being sold or  
 2567 rented. One sign not exceeding eight (8) square feet is allowed on  
 2568 each street frontage. Such sign shall be removed within seven (7)  
 2569 days after sale, rental, or lease of the property.

2570 viii. Signs relating to trespassing and hunting, each sign not exceeding four  
 2571 (4) square feet of area.

2572 ix. Residential developments of five (5) parcels or more may have a single  
 2573 freestanding identification sign with a maximum sign area of ten (10)  
 2574 square feet.

2575 x. Multi-family residential developments of ten (10) or more may have a  
 2576 sign with a maximum sign area of twenty-four (24) square feet at one  
 2577 vehicular entrance on each street frontage.

- 2578 xi. Home occupations may have a single or two-sided sign that identifies  
 2579 the service provided. Such sign shall not exceed six (6) square feet.  
 2580 d. Allowed Commercial Signs. The following commercial signs are allowed.  
 2581 i. Facade signs.  
 2582 a. Buildings may have one facade sign for each tenant not more than  
 2583 twelve square feet with dimensions not to exceed six (6) feet in  
 2584 length or three (3) feet in height.  
 2585 b. Facade signs shall be located less than twenty (20) feet above  
 2586 grade.  
 2587 ii. Directory sign. A single directory sign, combining the name of the  
 2588 commercial complex and the individual names of businesses located  
 2589 within is allowed, provided no other facade signs on the building  
 2590 exceed twenty (20) square feet. Maximum sign area of this directory is  
 2591 forty-eight (48) square feet.  
 2592 iii. Freestanding signs. No more than one (1) freestanding sign shall be  
 2593 allowed per building. The sign shall not exceed thirty-two (32) square  
 2594 feet on any single surface nor a total of sixty-four (64) square feet if  
 2595 two-sided. Maximum height shall not exceed twelve (12) feet above  
 2596 the natural grade. Setbacks for signs will be a minimum of five (5) feet  
 2597 from walkways and ten (10) feet from curb cuts.  
 2598 a. No signs shall be allowed in the shoreline area as described by the  
 2599 Okanogan County Shoreline Master Program.  
 2600 b. A freestanding identification sign combining the name of the  
 2601 commercial complex and the individual names of businesses  
 2602 located within if there are more than two (2) businesses or tenants,  
 2603 with a maximum sign area of forty (40) square feet on any single  
 2604 surface and a total of forty (40) square feet if two-sided. No  
 2605 individual tenant freestanding signs may be erected on the same  
 2606 property that contains this freestanding sign.  
 2607 iv. Canopy or awning signs. Instead of a facade sign, one (1) canopy sign  
 2608 is permitted per principal business, not exceeding twenty (20) square  
 2609 feet per tenant, provided the lowest point of the awning or canopy is at  
 2610 least eight feet above the sidewalk. The sign shall not be higher than  
 2611 the eave line or parapet of the principal building and the awning shall  
 2612 have a dark background if lit from behind.  
 2613 v. Projecting signs. A business is allowed one (1) projecting sign that will  
 2614 be supported by the facade of the building. Signs can project over the  
 2615 walkway provided they are at least eight feet above the walk. If  
 2616 walkways are covered, the sign can be hung from a roof beam provided  
 2617 it meets the other requirements for projecting signs. Projecting signs  
 2618 must not be more than four (4) feet from building facade and a  
 2619 minimum of eight feet from the walkway grade and not be higher than  
 2620 the eave line or parapet of the building. Maximum allowable square  
 2621 footage not to exceed eight (8) square feet for a building identification  
 2622 sign.  
 2623 vi. Sandwich board signs. One (1) non-illuminated sandwich board sign  
 2624 with each face not exceeding twelve (12) square feet in area is allowed  
 2625 per business. Sign shall be a minimum of thirty-nine (39) inches high

- 2626 and a maximum of forty-eight (48) inches high.
- 2627 vii. Window signs. One (1) window sign not exceeding eight (8) square
- 2628 feet in area is allowed.
- 2629 e. Prohibited Signs. The following signs are prohibited:
- 2630 i. No sign, except for a traffic regulatory or informational sign, shall use
- 2631 the words "Stop", "Caution", or "Danger", or shall incorporate red,
- 2632 amber or green light resembling traffic signals or shall resemble "Stop"
- 2633 or "Yield" signs or shape or color.
- 2634 ii. Flashing signs, roof signs, signs containing moving parts or appearing
- 2635 to move, and signs that sparkle or twinkle in the sunlight.
- 2636 iii. Billboards, streamers, pennants, ribbons, spinners, or other similar
- 2637 devices shall not be constructed, posted, or erected in any zone.
- 2638 iv. Any sign advertising a business or organization not located on the
- 2639 parcel containing the business or organization is prohibited except
- 2640 those signs erected by the State of Washington.
- 2641 f. Historical and Interpretive Signs. Signs that do not advertise a product,
- 2642 community directory signs and general information signs shall conform to
- 2643 style and design as detailed in guidelines published by the local review
- 2644 board, or other entity established by the County, and Office of Planning
- 2645 and Development.
- 2646 g. Illumination Standards. The following standards apply to lighting of signs:
- 2647 i. Signs, except for facade signs, may only be illuminated externally by
- 2648 light sources shielded so that the lamp is not visible from adjacent
- 2649 properties or the public right-of-way.
- 2650 ii. Lights illuminating signs shall project illumination toward the face of the
- 2651 sign.
- 2652 iii. No sign may flash, rotate, have motorized parts, or have exposed
- 2653 electrical wires.
- 2654 iv. No sign shall be illuminated between the hours of 10 PM and 6 AM
- 2655 unless the premise on which it is located is open for business.
- 2656 v. A facade sign may be internally illuminated provided that:
- 2657 a. The background does not emit light.
- 2658 b. The background constitutes a minimum of 80% of the sign area.
- 2659 c. The illumination source is shielded.
- 2660 h. Non-Conforming Signs. Any sign, which does not conform to the
- 2661 regulations herein and which lawfully existed at the time of adoption of this
- 2662 ordinance may continue unchanged. Said sign cannot be enlarged,
- 2663 reworded, redesigned or altered in any way except to conform to the
- 2664 requirements of this ordinance.
- 2665 2. Light and Glare: Outdoor lighting, including street and parking lot lighting,
- 2666 shall be directed downward and shielded to minimize potential glare to
- 2667 motorists and off-site residents. No exterior light with a direct source visible
- 2668 from a neighboring property shall be installed. Indirect sources and
- 2669 horizontal cut-off fixtures are recommended to reduce glare and provide
- 2670 general ambient light. Holiday lighting is exempt from these requirements.
- 2671

**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

**17.11.010 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

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- 2720 **17.11.030 Conditional Uses**
- 2721 **A. Conditional uses are permitted only if issued an approved conditional use permit by**
- 2722 **the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The**
- 2723 **following is a list of conditional uses. Any use not listed which is nearly identical to a**
- 2724 **conditional use, as determined by the administrative official, may be permitted by**
- 2725 **conditional use permit. For reference, the following list may be viewed in OCC 17.21,**
- 2726 **"District Use Chart".**
- 2727 1. Auto rental service
  - 2728 2. Churches
  - 2729 3. Communication facility, commercial radio and TV, microwave or other antennas
  - 2730 for transmitting and receiving
  - 2731 4. Compost manufacturer
  - 2732 5. Dairy farms
  - 2733 6. Day care facilities
  - 2734 7. Dwellings
    - 2735 a. Multi-family
  - 2736 8. Exercise clubs, indoor swimming pools
  - 2737 9. Feedlots
  - 2738 10. Food store (retail)
  - 2739 11. Golf courses
  - 2740 12. Government services
    - 2741 a. Infrastructure, wastewater treatment plants, substations, pump stations
    - 2742 b. Emergency vehicle facilities, police, fire
    - 2743 c. Maintenance shops, warehouses (see also professional buildings)
  - 2744 13. Halls, stadiums, auditoriums
  - 2745 14. Kennels (commercial)
  - 2746 15. Laundromats
  - 2747 16. Manufactured home parks MRD
  - 2748 17. Manufacturing (light)
  - 2749 18. Marina
  - 2750 19. Mini-storage
  - 2751 20. Private clubs, fraternal lodges, country clubs
  - 2752 21. Professional buildings (offices)
  - 2753 22. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
  - 2754 23. Recycling collection center
  - 2755 24. Restaurants, cafes, etc.
  - 2756 25. Retail stores or gift shops
  - 2757 26. Schools
  - 2758 27. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
  - 2759 28. Tourist accommodations:
    - 2760 a. Motel/hotel
    - 2761 b. Inns and lodges
    - 2762 c. RV parks
    - 2763 d. Campgrounds
  - 2764 29. Wholesale establishments
  - 2765
  - 2766
  - 2767

2768 17.11.040 Accessory Uses

- 2769 1. Normal accessory uses customary and incidental to the permitted and/or  
2770 conditional use of the property.  
2771 2. Additional residence units for extended family members and employees of a farm  
2772 upon which they work and live.  
2773 3. Boarding kennels and stables may be included as an accessory use to a  
2774 veterinarian clinic  
2775

2776 17.11.050 Lot Area and Width

- 2777 1. Minimum lot area is 2 acres.  
2778 2. Minimum lot width is 100 feet.  
2779

2780 17.11.060 Density

2781 Minimum of 2 acres per dwelling unit.  
2782

2783 17.11.070 Required Property Line Setbacks

- 2784 1. Front - minimum is 25 feet.  
2785 2. Side - minimum is 25 feet.  
2786 3. Rear - minimum is 25 feet.  
2787

2788 17.11.080 Height

- 2789 1. Maximum height for all uses in the zone shall be 35', except as noted in  
2790 sections 2 through 7, below.  
2791 2. Maximum height shall be 50' for: appurtenances and decorative non-  
2792 structural architectural components on roofs of single and multiple family  
2793 dwelling units and on roofs of accessory agricultural buildings; parapet  
2794 walls.  
2795 3. Maximum height for agricultural uses shall be 65', except as noted in  
2796 sections 4 and 5, below.  
2797 4. Maximum height for the following list of uses shall be 65', unless otherwise  
2798 limited by condition of a conditional use permit, or by a County  
2799 Commissioner-sanctioned Community Advisory Committee, as identified  
2800 in the district use chart: agricultural wind machines; barns, silos; church  
2801 steeples, spires, belfries, cupolas, and domes; crosses and other religious  
2802 or civic monuments; elevator penthouses; fire towers; fruit and vegetable  
2803 packing facilities; hose towers; school auditoriums and theaters.  
2804 5. Maximum height for the following list of uses is 100': amateur radio poles  
2805 or antennas; grain elevators; private communication poles or antennas;  
2806 single family residential windmills; water tanks.  
2807 6. Maximum height for electric transmission and distribution towers and  
2808 poles shall be 150'.  
2809 7. Maximum height for communication facilities (commercial or public agency  
2810 radio and TV, microwave or other antennas for transmitting and receiving)  
2811 shall be 200'.  
2812

2813 17.11.090 Lot Coverage

2814 Maximum lot coverage is 20%.  
2815

2816 17.11.100 Parking  
2817 As indicated in OCC 17.25

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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

17.12.010 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. Florist, retail
  8. Florist, wholesale/floriculture
  9. Forestry (growing and harvesting of forest products)
  10. Tree farms and Christmas tree plantations
  11. Fruit, vegetable, agriculture, dairy product stand
  12. Grazing of livestock
  13. Grist milling, corn shelling, hay baling and threshing service
  14. Home Occupations
  15. Horticultural services
  16. Marina

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 2866 17. Nurseries
- 2867 18. Orchards
- 2868 19. Sawmill, portable (non-commercial)
- 2869 20. Sorting, grading and packing facilities for fruit, vegetables and agriculture
- 2870 products
- 2871 21. Tourist accommodations
- 2872 a. Bed and breakfast
- 2873 22. Veterinarian clinics
- 2874
- 2875 17.12.030 Conditional Uses
- 2876 C. Conditional uses are permitted only if issued an approved conditional use permit by
- 2877 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 2878 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 2879 conditional use, as determined by the administrative official, may be permitted by
- 2880 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 2881 "District Use Chart".
- 2882 1. Airstrips
- 2883 2. Asphalt batch plant – permanent
- 2884 3. Asphalt batch plant – temporary
- 2885 4. Auto repair
- 2886 5. Cement, lime, gypsum manufacturers
- 2887 6. Churches
- 2888 7. Communication facility, commercial radio and TV, microwave or other antennas
- 2889 for transmitting and receiving
- 2890 8. Concrete batch plants – permanent
- 2891 9. Concrete batch plants – temporary
- 2892 10. Crematoriums and columbarium, cemetery, mausoleum
- 2893 11. Feedlots
- 2894 12. Fertilizer manufacture
- 2895 13. Fowl or dead animal reduction, composting or disposal
- 2896 14. Government services:
- 2897 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 2898 b. Emergency vehicle facilities, police, fire
- 2899 c. Maintenance shops, warehouses (also see professional buildings)
- 2900 15. Gravel pits (commercial)
- 2901 16. Halls, stadiums, auditoriums
- 2902 17. Heliport
- 2903 18. Kennels (commercial) (see OCC 17.33.140)
- 2904 19. Meat packing plant
- 2905 20. Mines
- 2906 21. Private clubs, fraternal lodges, country clubs
- 2907 22. Quarries and borrow pits (commercial)
- 2908 23. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 2909 24. Sanitary landfills
- 2910 25. Sawmills, portable (commercial)
- 2911 26. Schools
- 2912 27. Shooting ranges
- 2913 28. Slaughterhouses

- 2914 29. Solid waste transfer station
- 2915 30. Tourist accommodations:
- 2916 a. Campgrounds
- 2917 b. Inns and lodges
- 2918 c. Nightly Rentals
- 2919 d. RV Parks

2920  
2921 17.12.040 Accessory Uses

- 2922 1. Normal accessory uses customary (for example barn, sheds, and seasonal
- 2923 worker cabins) and incidental to the permitted and/or conditional use of the
- 2924 property.
- 2925 2. Additional residential units for extended family or full time employees of a
- 2926 farm upon which they work and live.

2927  
2928 17.12.050 Lot Area and Width

- 2929 1. Minimum lot area is 20 acres.
- 2930 2. Minimum lot width is 100 feet.

2931  
2932 17.12.060 Density

2933 Minimum of 20 acres per unit except as provided under OCC 17.12.040.

2934  
2935 17.12.070 Required Property Line Setbacks

- 2936 1. Front - minimum is 50'
- 2937 2. Side - minimum is 50'
- 2938 3. Rear - minimum is 50'

2939  
2940 17.12.080 Height

- 2941 1. Maximum height for all uses in the zone shall be 35', except as noted in
- 2942 sections 2 through 7, below.
- 2943 2. Maximum height shall be 50' for: appurtenances and decorative non-
- 2944 structural architectural components on roofs of single family dwelling units
- 2945 and on roofs of accessory agricultural buildings.
- 2946 3. Maximum height for agricultural uses shall be 65', except as noted in
- 2947 section 5.
- 2948 4. Maximum height for the following list of uses shall be 65', unless otherwise
- 2949 limited by condition of a conditional use permit, PD, or by a County
- 2950 Commissioner-sanctioned Community Advisory Committee, as identified
- 2951 in the district use chart: agricultural wind machines; barns and silos;
- 2952 church steeples, spires, belfries, cupolas, and domes; crosses and other
- 2953 religious or civic monuments; fire towers; fruit and vegetable packing
- 2954 facilities; gas holders or other similar structures; hose towers; petroleum
- 2955 storage tanks; school auditoriums and theaters.
- 2956 5. Maximum height for the following list of uses is 100': amateur radio poles
- 2957 or antennas; grain elevators; single family residential windmills; water
- 2958 tanks.
- 2959 6. Maximum height for electric transmission and distribution towers and
- 2960 poles shall be 150'.

2961 7. Maximum height for communication facilities (commercial or public agency  
2962 radio and TV, microwave or other antennas for transmitting and receiving)  
2963 shall be 200'.  
2964

2965 17.12.090 Lot Coverage  
2966 Not applicable, see required setbacks in this chapter.  
2967

2968 17.12.100 Parking  
2969 As indicated in Chapter 17.25  
2970

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

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Sections

- 17.13.010 Purpose of Classification
- 17.13.020 Permitted Uses
- 17.13.030 Conditional Uses
- 17.13.040 Accessory Uses
- 17.13.050 Lot Area and Width
- 17.13.060 Density
- 17.13.070 Required Property Line Setbacks
- 17.13.080 Height
- 17.13.090 Lot coverage
- 17.13.100 Parking

17.13.010 Purpose of Classification

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

17.13.020 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. Forestry (growing and harvesting of forest products)
  8. Grazing of livestock
  9. Home occupations
  10. Horticultural services
  11. Sawmill, portable (non-commercial)
  12. Tree farms and Christmas tree plantations
  13. Tourist accommodations:
    - a. Bed and breakfast

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

3019 **17.13.030 Conditional Uses**

- 3020 A. Conditional uses are permitted only if issued an approved conditional use permit by  
3021 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
3022 following is a list of conditional uses. Any use not listed which is nearly identical to a  
3023 conditional use, as determined by the administrative official, may be permitted by  
3024 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
3025 "District Use Chart".
- 3026 1. Airstrips
  - 3027 2. Asphalt batch plant – permanent
  - 3028 3. Asphalt batch plant – temporary
  - 3029 4. Churches
  - 3030 5. Communication facility, commercial radio and TV, microwave or other antennas  
3031 for transmitting and receiving
  - 3032 6. Concrete batch plants – permanent
  - 3033 7. Concrete batch plants – temporary
  - 3034 8. Dairy farms
  - 3035 9. Explosives storage (forestry related activities)
  - 3036 10. Forestry (processing of harvested forest crops)
  - 3037 11. Fruit, vegetable, agriculture, dairy product stand
  - 3038 12. Government services:
    - 3039 a. Infrastructure, wastewater treatment plants, substations, pump stations
    - 3040 b. Emergency vehicle facilities, police, fire
    - 3041 c. Maintenance shops, warehouses (also see professional buildings)
  - 3042 13. Gravel pits (commercial)
  - 3043 14. Grist milling, corn shelling, hay baling and threshing service
  - 3044 15. Halls, stadiums, auditoriums
  - 3045 16. Heliport
  - 3046 17. Kennels (commercial) (see OCC 17.33.140)
  - 3047 18. Log sorting yards;
  - 3048 19. Manufacturing (heavy) (forestry related activities)
  - 3049 20. Manufacturing (light)
  - 3050 21. Meat packing plant
  - 3051 22. Mines
  - 3052 23. Motorized vehicle track/facilities
  - 3053 24. Nurseries
  - 3054 25. Orchards
  - 3055 26. Quarries and borrow pits (commercial)
  - 3056 27. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
  - 3057 28. Salvage (junk) yards
  - 3058 29. Sanitary landfills
  - 3059 30. Sawmills, portable
  - 3060 31. Sawmills and pulp mills (commercial)
  - 3061 32. Shooting ranges
  - 3062 33. Sorting, grading, and packing facilities for fruit, vegetables and agriculture  
3063 products
  - 3064 34. Tourist accommodations:
    - 3065 a. Campgrounds
    - 3066 b. Inns and lodges

- 3067 c. Nightly Rentals
- 3068 d. RV Parks

3069 35. Veterinarian clinics

3070

3071 17.13.040 Accessory Uses

- 3072 1. Normal accessory uses customary and incidental to the permitted and/or
- 3073 conditional use of the property.
- 3074 2. On lots which meet or exceed the minimum size requirement, one additional
- 3075 attached or detached accessory dwelling is allowed. The dwelling may be for
- 3076 guests, relatives, or employees.
- 3077 3. On non-conforming lots, additional residential units for extended family members
- 3078 only if a demonstrated family hardship exists. See OCC 17.33.135.
- 3079

3080 17.13.050 Lot Area and Width

3081 Lot area and width requirements are as follows:

- 3082 A. The minimum lot area is 20 acres.
- 3083 B. The minimum lot width is 100 feet.
- 3084

3085 17.13.060 Density

3086 Minimum of 20 acres per unit except as provided under OCC 17.13.040.

3087

3088 17.13.070 Required Property Line Setbacks

- 3089 4. Front - minimum is 50'
- 3090 5. Side - minimum is 50'
- 3091 6. Rear - minimum is 50'
- 3092

3093 17.13.080 Height

3094 Height restrictions are as follows:

- 3095 A. Maximum height for all uses in the zone shall be 35 feet, except as noted in
- 3096 subsections B through G of this section.
- 3097 B. When the height of structures for permitted uses exceeds 35 feet as provided
- 3098 for in subsections C through G of this section, minimum lot size must be met.
- 3099 These structures cannot be placed on lots that are less than the minimum size.
- 3100 C. Maximum height for the following list of uses shall be 50 feet: appurtenances
- 3101 and decorative nonstructural architectural components on roofs of single-family
- 3102 dwelling units, and on roofs of accessory buildings; crosses and other religious or
- 3103 civic monuments.
- 3104 D. Maximum height for the following list of uses shall be 65 feet: barns, silos, and
- 3105 hay storage sheds; church steeples, spires, belfries, cupolas and domes; county
- 3106 administrative and criminal justice buildings; fire towers; fruit and vegetable
- 3107 packing facilities; gas holders or other similar structures; hose towers; parapet
- 3108 walls; school auditoriums and theaters.
- 3109 E. Maximum height for the following list of uses shall be 100 feet: amateur radio
- 3110 poles or antennas; private communication poles or antennas; single-family
- 3111 residential windmills, water tanks.
- 3112 F. Maximum height for electric transmission and distribution towers and poles shall
- 3113 be 150 feet

3114 G. Maximum height for communication facilities (commercial or public agency radio  
3115 and TV, microwave or other antennas for transmitting and receiving) shall be 200  
3116 feet.

3117

3118 17.13.090 Lot Coverage

3119 Not applicable, see required setbacks in this chapter.

3120

3121 17.13.100 Parking

3122 As indicated in Chapter 17.25

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**Chapter 17.14  
Mineral (Min)**

3124  
3125  
3126

Sections

- 3128 17.14.010 Purpose of Classification
- 3129 17.14.020 Permitted Uses
- 3130 17.14.030 Conditional Uses
- 3131 17.14.040 Accessory Uses
- 3132 17.14.050 Lot Area and Width
- 3133 17.14.060 Density
- 3134 17.14.070 Required Property Line Setbacks
- 3135 17.14.080 Height
- 3136 17.14.090 Lot coverage
- 3137 17.14.100 Parking
- 3138 17.14.110 Special Provisions

3139

17.14.010 Purpose of Classification

3141 The Forest 20 district establishes and protects low density forested areas of Okanogan  
3142 County as identified by the Okanogan County Comprehensive Plan by protecting areas  
3143 of Okanogan County wherein mineral extraction is the highest priority. The purpose of  
3144 the mineral lands zone is to provide for continued extraction and processing of mineral  
3145 resources in an environmentally responsible manner, reserving known deposits of  
3146 minerals and materials, and providing appropriate location and development standards  
3147 for extraction and on-site processing to mitigate adverse impacts on the natural  
3148 environment and on nearby properties.

3149

17.14.020 Permitted Uses

3151 A. The following is a list of permitted uses. Any use not listed which is nearly identical  
3152 to a permitted use, as determined by the administrative official, may be permitted.  
3153 For reference, the following list may also be viewed in OCC 17.21, "District Use  
3154 Chart".

- 3155 1. Accessory uses as identified in this chapter

3156

17.14.030 Conditional Uses

3158 A. Conditional uses are permitted only if issued an approved conditional use permit by  
3159 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The  
3160 following is a list of conditional uses. Any use not listed which is nearly identical to a  
3161 conditional use, as determined by the administrative official, may be permitted by  
3162 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
3163 "District Use Chart".

- 3164 1. Asphalt batch plant – permanent
- 3165 2. Asphalt batch plant – temporary
- 3166 3. Cement, lime, gypsum manufacturers
- 3167 4. Communication facility, commercial radio and TV, microwave or other antennas  
3168 for transmitting and receiving
- 3169 5. Concrete batch plants – permanent
- 3170 6. Concrete batch plants – temporary
- 3171 7. Explosive manufacture or storage (storage other than for farm use)

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 3172 8. Gravel pits  
 3173 9. Mines  
 3174 10. Petroleum bulk plant, except petroleum products stored for private use or  
 3175 agricultural use  
 3176 11. Professional buildings (offices)  
 3177 12. Propane/natural gas storage tanks (commercial)  
 3178 13. Quarries and borrow pits  
 3179 14. Salvage (junk) yards  
 3180  
 3181 17.14.040 Accessory Uses  
 3182 1. Dwellings  
 3183 a. Single-family  
 3184 b. Multi-family  
 3185 c. Farm-worker housing  
 3186 d. On lots which meet or exceed the minimum size requirement, one  
 3187 additional attached or detached accessory dwelling is allowed. The  
 3188 dwelling may be for guests, relatives, or employees.  
 3189 e. On non-conforming lots, additional residential units for extended family  
 3190 members only if a demonstrated family hardship exists. (See 17.33.135)  
 3191 2. Farms for raising all crops, feeding and caring for livestock, ranges and pastures  
 3192 3. Home Occupations  
 3193 4. Normal accessory uses customary and incidental to the permitted and/or  
 3194 conditional use of the property.  
 3195 5. Sawmill, portable (non-commercial)  
 3196  
 3197 17.14.050 Lot Area and Width  
 3198 Lot area and width requirements are as follows:  
 3199 1. The minimum lot area is 1 acre.  
 3200 2. The minimum lot width is 100 feet.  
 3201  
 3202 17.14.060 Density  
 3203 1. Minimum of 1 acre per single family unit except as provided under **OCC**  
 3204 **17.14.040.**  
 3205 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit  
 3206  
 3207 17.14.070 Required Property Line Setbacks  
 3208 1. Front - minimum is 25 feet  
 3209 2. Side - minimum is 25 feet  
 3210 3. Rear - minimum is 25 feet  
 3211 4. Manufacturing, commercial, or industrial structures: yard setbacks from all  
 3212 property lines shall not be less than two feet horizontal for every one foot vertical  
 3213 height; or, the setback established in this section, whichever is greater.  
 3214 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet  
 3215 from all property lines.]  
 3216  
 3217 17.14.080 Height  
 3218 Structures are limited to a maximum height of 35 feet, except in section A. below:

3219 A. On lots that meet the minimum lot size requirement, maximum height of  
3220 industrial structures (such structure is used in relation to extraction of minerals) is  
3221 65 feet.

3222  
3223 17.14.090 Lot Coverage

3224 Not applicable, see required setbacks in this chapter.

3225  
3226 17.14.100 Parking

3227 As indicated in Chapter 17.25

3228  
3229 17.14.110 Special Provisions

3230 Reserved

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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

**17.15.010 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. Government services
    - a. Infrastructure, wastewater treatment plants, substations, pump stations
    - b. Emergency vehicle facilities, police, fire
    - c. Maintenance shops, warehouses (also see professional buildings)
  12. Grazing of livestock
  13. Grist milling, corn shelling, hay baling and threshing service
  14. Home Occupations
  15. Kennels (commercial) (see OCC 17.33.140)
  16. Manufacturing (light)
  17. Marina
  18. Mini-storage

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 3280 19. Petroleum bulk plant, except petroleum products stored for private use or
- 3281 agricultural use
- 3282 20. Professional buildings (offices)
- 3283 21. Recycling collection center
- 3284 22. Recycling processing center
- 3285 23. Sawmills, portable (commercial)
- 3286 24. Sawmill, portable (non-commercial)
- 3287 25. Sawmills and pulp mills (commercial)
- 3288 26. Slaughterhouses
- 3289 27. Sorting, grading and packing facilities for fruit, vegetable and agriculture products
- 3290 28. Wholesale establishments

3291

3292 17.15.030 Conditional Uses

- 3293 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3294 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3295 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3296 conditional use, as determined by the administrative official, may be permitted by
- 3297 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3298 "District Use Chart".
- 3299 1. Air cargo terminal
- 3300 2. Aircraft fuel pumps and fuel storage
- 3301 3. Aircraft hangars
- 3302 4. Aircraft sales, repair, service
- 3303 5. Aircraft salvage
- 3304 6. Air passenger services
- 3305 7. Airports
- 3306 8. Asphalt batch plant – permanent
- 3307 9. Asphalt batch plant – temporary
- 3308 10. Auto parking lots or garages (commercial)
- 3309 11. Auto rental service
- 3310 12. Auto storage: over five vehicles (disabled vehicles)
- 3311 13. Auto wrecking operation
- 3312 14. Cement, lime, gypsum manufacturers
- 3313 15. Churches
- 3314 16. Communication facility, commercial radio and TV, microwave or other antennas
- 3315 for transmitting and receiving
- 3316 17. Concrete batch plants – permanent
- 3317 18. Concrete batch plants – temporary
- 3318 19. Day care facilities
- 3319 20. Exercise clubs, indoor swimming pools
- 3320 21. Explosive manufacture or storage (storage other than for farm use)
- 3321 22. Flight schools (aircraft)
- 3322 23. Heliport
- 3323 24. Hospital
- 3324 25. Manufacturing (heavy) (glue, metal plating, rendering, etc.)\
- 3325 26. Meat packing plant
- 3326 27. Medical/dental clinic
- 3327 28. Petroleum service stations

- 3328 29. Propane/natural gas storage tanks (commercial)
- 3329 30. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3330 31. Restaurants, cafes, etc.
- 3331 32. Retail stores or gift shops
- 3332 33. Salvage (junk) yards
- 3333 34. Schools
- 3334 35. Shooting ranges
- 3335 36. Solid waste transfer station
- 3336 37. Tourist accommodations:
- 3337     a. Motel/hotel
- 3338
- 3339 17.15.040 Accessory Uses
- 3340     1. Normal accessory uses customary and incidental to the permitted and/or
- 3341         conditional use of the property.
- 3342     2. One attached or detached dwelling unit for the manager and/or night watchman
- 3343         shall be permitted on the same site as the business.
- 3344     3. Farm-worker Housing
- 3345
- 3346 17.15.050 Lot Area and Width
- 3347     1. Minimum lot area is 10,000 square feet.
- 3348     2. Minimum lot width is 50 feet.
- 3349
- 3350 17.15.060 Density
- 3351 Not applicable, subject to setbacks in 17.15.070 and lot coverage in 17.15.090.
- 3352
- 3353 17.15.070 Required Property Line Setbacks
- 3354     1. Front - 25 feet
- 3355     2. Side - None (except minimum is 25' when abutting land used primarily for
- 3356         residential or agricultural purposes, the five foot portion of such setback adjacent
- 3357         to the property line shall be landscaped with a Type II Visual Buffer per
- 3358         17.27.030 B).
- 3359     3. Rear - None (except minimum is 25' when abutting land used primarily for
- 3360         residential or agricultural purposes, the five foot portion of such setback adjacent
- 3361         to the property line shall be landscaped with a Type II Visual Buffer per
- 3362         17.27.030 B).
- 3363
- 3364 17.15.080 Height
- 3365 Maximum height is 65 feet, unless the manufacturing process requires a taller
- 3366 structure.
- 3367     1. Maximum height is 65', however no obstruction (structural or natural) shall
- 3368         extend into the transitional, approach, horizontal or conical surfaces of the
- 3369         runway. See Safety Standards section 17.32.
- 3370     2. Maximum height shall be 100' for: air traffic control towers;
- 3371         communication facilities (amateur radio poles or antennas; commercial or
- 3372         public agency radio and TV, microwave or other antennas for transmitting
- 3373         and receiving); fire towers; hose towers. However, not obstruction
- 3374         (structural or natural shall extend into the transitional, approach, horizontal
- 3375         or conical surfaces of the runway, unless the structure is absolutely

3376 essential to the operation of the airport. See safety standards, section  
3377 17.32.

3378  
3379 17.15.090 Lot Coverage  
3380 Maximum lot coverage is 70%

3381  
3382 17.15.100 Parking  
3383 As indicated in Chapter 17.25  
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**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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

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

3433 following is a list of conditional uses. Any use not listed which is nearly identical to a  
3434 conditional use, as determined by the administrative official, may be permitted by  
3435 conditional use permit. For reference, the following list may be viewed in OCC 17.21,  
3436 "District Use Chart".

- 3437 1. Auto rental service
- 3438 2. Auto repair
- 3439 3. Auto sales (commercial)
- 3440 4. Auto towing operation (with auto storage)
- 3441 5. Churches
- 3442 6. Communication facility, commercial radio and TV, microwave or other antennas  
3443 for transmitting and receiving
- 3444 7. Day care facilities
- 3445 8. Exercise clubs, indoor swimming pools
- 3446 9. Government services:
  - 3447 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 3448 b. Emergency vehicle facilities, police, fire
  - 3449 c. Maintenance shops, warehouses
- 3450 10. Halls, stadiums, auditoriums
- 3451 11. Hospital
- 3452 12. Laundromats
- 3453 13. Manufactured home parks
- 3454 14. Manufacturing (light)
- 3455 15. Marina
- 3456 16. Petroleum service stations
- 3457 17. Private clubs, fraternal lodges, country clubs
- 3458 18. Propane/natural gas storage tanks (commercial)
- 3459 19. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3460 20. Schools
- 3461 21. Tourist accommodations
  - 3462 a. Inns and lodges
  - 3463 b. RV parks
  - 3464 c. Campgrounds
  - 3465 d. Nightly Rentals
- 3466 22. Veterinarian clinics
- 3467 23. Wholesale establishments

3468  
3469 17.16.040 Accessory Uses

3470 | A. The following is a list of accessory uses. Any use not listed which is nearly identical  
3471 to a permitted use, as determined by the administrative official, may be permitted.

- 3472 1. Dwellings
  - 3473 a. Single-family
  - 3474 b. Multi-family
  - 3475 c. Farm-worker housing
- 3476 2. Home Occupations
- 3477 3. Normal accessory uses customary and incidental to the permitted and/or  
3478 conditional use of the property.
- 3479 | 4. Sawmill, portable (non-commercial)

**Deleted:** Accessory Uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 3481 17.16.050 Lot Area and Width
- 3482 1. Minimum lot area is 10,000 square feet.
- 3483 2. Minimum lot width is 50 feet.
- 3484
- 3485 17.16.060 Density
- 3486 1. Single family, minimum 10,000 square feet./unit
- 3487 2. Multi-family, minimum 3,600 square feet./unit
- 3488
- 3489 17.16.070 Required Yard Setbacks
- 3490 1. Front - None.
- 3491 2. Side - None except 10 feet when abutting land used primarily for residential
- 3492 or agricultural purposes and the five foot portion of such setback adjacent to
- 3493 the property line shall be landscaped with a Type II Visual Buffer per
- 3494 17.27.030 (B).
- 3495 3. Rear - None except minimum 25 feet when abutting land used primarily for
- 3496 residential or agricultural purposes and the five foot portion of such setback
- 3497 adjacent to the property line shall be landscaped with a Type II Visual Buffer
- 3498 per 17.27.030 B).
- 3499
- 3500 17.16.080 Height
- 3501 1. Maximum height is 35 feet.
- 3502 2. Maximum height shall be 50 feet for: commercial parking garages;
- 3503 hotels/motels/; inns and lodges.
- 3504
- 3505 17.16.090 Lot Coverage
- 3506 Not applicable except compliance with required property line setbacks.
- 3507
- 3508 17.16.100 Parking
- 3509 Indicated in OCC Chapter 17.25
- 3510
- 3511 17.16.110 Special Provisions
- 3512 1. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall
- 3513 be directed downward and shielded to minimize potential glare to motorists and
- 3514 off-site residents. No exterior light with a direct source visible from a neighboring
- 3515 property shall be installed. Indirect sources and horizontal cut-off fixtures are
- 3516 recommended to reduce glare and provide general ambient light. Holiday
- 3517 lighting is exempt from these requirements.
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- 3519

**Chapter 17.17  
Tourist Commercial (TC)**

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**Sections:**

- 17.17.010 Purpose of Classification
- 17.17.020 Permitted Uses
- 17.17.030 Conditional Uses
- 17.17.040 Accessory Uses
- 17.17.050 Lot Area and Width
- 17.17.060 Density
- 17.17.070 Required Property Line Setbacks
- 17.17.080 Height
- 17.17.090 Lot Coverage
- 17.17.100 Parking
- 17.17.110 Special Provisions

**17.17.010 Purpose of Classification**

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

**17.17.020 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. Exercise clubs, indoor swimming pools
  4. Farms for raising all crops, feeding and caring for livestock, ranges and pastures
  5. Florist, retail
  6. Florist, wholesale/floriculture
  7. Fruit, vegetable, agriculture, dairy product stand
  8. Professional buildings (offices)
  9. Restaurants, cafes, etc
  10. Retail stores or gift shops
  11. Tourist accommodations:
    - a. Bed and breakfasts

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

**17.17.030 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".

- 3568 1. Auto rental service
- 3569 2. Auto repair
- 3570 3. Auto sales (commercial)
- 3571 4. Churches
- 3572 5. Communication facility, commercial radio and TV, microwave or other antennas
- 3573 for transmitting and receiving
- 3574 6. Day care facilities
- 3575 7. Drive-in movies
- 3576 8. Golf courses
- 3577 9. Government services:
  - 3578 a. Infrastructure, wastewater treatment plants, substations, pump stations
  - 3579 b. Emergency vehicle facilities, police, fire
  - 3580 c. Maintenance shops, warehouses
- 3581 10. Halls, stadiums, auditoriums
- 3582 11. Hobby Rentals (water ski's, go-carts, boating equipment, etc.)
- 3583 12. Laundromats
- 3584 13. Marina
- 3585 14. Petroleum service stations
- 3586 15. Private clubs, fraternal lodges, country clubs
- 3587 16. Propane/natural gas storage tanks (commercial)
- 3588 17. Recreational sites (e.g., golf courses, athletic fields, private parks, etc.)
- 3589 18. Tourist accommodations
  - 3590 a. Campgrounds
  - 3591 b. Inns and lodges
  - 3592 c. Motels/hotels
  - 3593 d. Nightly Rentals
  - 3594 e. RV parks
- 3595 19. Veterinarian clinics

3596  
3597 17.17.040 Accessory Uses

3598 | A. The following is a list of permitted uses. Any use not listed which is nearly identical  
3599 to a permitted use, as determined by the administrative official, may be permitted.

3600 For reference, the following list may also be viewed in OCC 17.21, "District Use  
3601 Chart".

- 3602 1. Dwellings
  - 3603 a. Single-family
  - 3604 b. Multi-family
  - 3605 c. Farm-worker housing
- 3606 2. Home Occupations
- 3607 3. Normal accessory uses customary and incidental to the permitted and/or
- 3608 conditional use of the property.
- 3609 | 4. Sawmill, portable (non-commercial)

3610  
3611 17.17.050 Lot Area and Width

- 3612 1. Minimum lot area is 10,000 square feet.
- 3613 2. Minimum lot width is 50 feet.
- 3614
- 3615

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 3616 17.17.060 Density  
3617 1. Single family, minimum 10,000 square feet./unit  
3618 2. Multi-family, minimum 3,600 square feet./unit  
3619

3620 17.17.070 Required Yard Setbacks

- 3621 1. Front – None.  
3622 2. Side – None except 10 feet when abutting land used primarily for residential  
3623 or agricultural purposes and the five foot portion of such setback adjacent to  
3624 the property line shall be landscaped with a Type II Visual Buffer per  
3625 17.27.030 (B).  
3626 3. Rear – 5 feet except minimum 25 feet when abutting land used primarily for  
3627 residential or agricultural purposes and the five foot portion of such setback  
3628 adjacent to the property line shall be landscaped with a Type II Visual Buffer  
3629 per 17.27.030 B).  
3630

3631 17.17.080 Height

- 3632 1. Maximum height is 35 feet.  
3633 2. Maximum height shall be 50 feet for: commercial parking garages;  
3634 hotels/motels/; inns and lodges.  
3635

3636 17.17.090 Lot Coverage

3637 Not applicable except compliance with required property line setbacks.  
3638

3639 17.17.100 Parking

3640 Indicated in OCC Chapter 17.25  
3641

3642 17.17.110 Special Provisions

- 3643 1. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall  
3644 be directed downward and shielded to minimize potential glare to motorists and  
3645 off-site residents. No exterior light with a direct source visible from a neighboring  
3646 property shall be installed. Indirect sources and horizontal cut-off fixtures are  
3647 recommended to reduce glare and provide general ambient light. Holiday  
3648 lighting is exempt from these 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

**Deleted:** Permitted uses are allowed after issuance of an approved site analysis by the office of Planning and Development. Issuance of a site analysis does not dismiss the requirement of obtaining development permits from other offices/agencies such as building permits, water and sewer permits, etc.

- 3699 19. Florist, wholesale/floriculture
- 3700 20. Food store (retail)
- 3701 21. Fruit, vegetable, agriculture, dairy product stand
- 3702 22. Government services:
  - 3703 a. Emergency vehicles facilities, police, fire
  - 3704 b. Maintenance shops, warehouses (also see professional buildings)
- 3705 23. Gravel pits under three acres
- 3706 24. Grist milling, corn shelling, hay baling and threshing service
- 3707 25. Halls, stadiums, auditoriums
- 3708 26. Home Occupations
- 3709 27. Horticultural services
- 3710 28. Hospital
- 3711 29. Laundromats
- 3712 30. Manufactured home sales facilities
- 3713 31. Manufacturing (light)
- 3714 32. Marina
- 3715 33. Meat packing plant
- 3716 34. Medical/dental clinic
- 3717 35. Mini-storage
- 3718 36. Nurseries
- 3719 37. Orchards
- 3720 38. Petroleum service stations
- 3721 39. Private clubs, fraternal lodges, country clubs
- 3722 40. Professional buildings (offices)
- 3723 41. Quarries and borrow pits less than three acres
- 3724 42. Recreational sites (e.g., golf courses, athletic fields, private parks, etc)
- 3725 43. Restaurants, cafes, etc.
- 3726 44. Retail stores or gift shops
- 3727 45. Sawmills, portable (commercial)
- 3728 46. Sorting, grading, and packing facilities for fruit, vegetables and agriculture products
- 3729 47. Tourist accommodations:
  - 3730 a. Motels/hotels
  - 3731 b. Inns and lodges
  - 3732 c. Bed and breakfasts
- 3733 48. Veterinarian clinics
- 3734 49. Wholesale establishments

3736  
3737 17.18.030 Conditional Uses

- 3738 A. Conditional uses are permitted only if issued an approved conditional use permit by
- 3739 the Okanogan County Board of Adjustment, in accordance with OCC 17.33. The
- 3740 following is a list of conditional uses. Any use not listed which is nearly identical to a
- 3741 conditional use, as determined by the administrative official, may be permitted by
- 3742 conditional use permit. For reference, the following list may be viewed in OCC 17.21,
- 3743 "District Use Chart".
- 3744 1. Acid Manufacturing
- 3745 2. Aircraft fuel pumps and fuel storage
- 3746 3. Air passenger services

- 3747 4. Airports
- 3748 5. Asphalt batch plant – permanent
- 3749 6. Asphalt batch plant – temporary
- 3750 7. Auto repair
- 3751 8. Auto towing operation (with auto storage)
- 3752 9. Cement, lime, gypsum manufacturers
- 3753 10. Churches
- 3754 11. Communication facility, commercial radio and TV, microwave or other antennas
- 3755 for transmitting and receiving
- 3756 12. Concrete batch plants – permanent
- 3757 13. Concrete batch plants – temporary
- 3758 14. Crematoriums and columbariums, cemetery, mausoleum
- 3759 15. Drive-in movies
- 3760 16. Explosive manufacture or storage (storage other than for farm use)
- 3761 17. Feedlots
- 3762 18. Fertilizer manufacture
- 3763 19. Flight schools (aircraft)
- 3764 20. Fowl, or dead animal reduction, composting or disposal
- 3765 21. Golf courses
- 3766 22. Government services:
- 3767 a. Infrastructure, wastewater treatment plants, substations, pump stations
- 3768 23. Gravel pits three acres or larger
- 3769 24. Heliport
- 3770 25. Kennels (commercial) (see OCC 17.33.140)
- 3771 26. Manufactured Home Parks
- 3772 27. Manufacturing (heavy) (glue, metal plating, rendering, etc)
- 3773 28. Mines
- 3774 29. Motorized vehicle track/facilities
- 3775 30. Petroleum bulk plant, except petroleum products stored for private use or
- 3776 agricultural use
- 3777 31. Propane/natural gas storage tanks (commercial)
- 3778 32. Quarries and borrow pits three acres or larger
- 3779 33. Recycling collection center
- 3780 34. Recycling processing center
- 3781 35. Salvage (junk) yards
- 3782 36. Sanitary landfills
- 3783 37. Sawmills and pulp mills (commercial)
- 3784 38. Schools
- 3785 39. Shooting ranges
- 3786 40. Slaughterhouses
- 3787 41. Solid waste transfer station
- 3788 42. Tourist accommodations:
- 3789 a. RV Parks
- 3790 b. Campgrounds
- 3791
- 3792 17.18.040 Accessory Uses
- 3793 1. Normal accessory uses customary and incidental to the permitted and/or
- 3794 conditional use of the property.

- 3795 2. Additional residential units for extended family members or employees of a farm  
3796 upon which they live and work (for example, guest houses, employee housing  
3797 and seasonal worker cabins). Note: Additional residential units are not allowed  
3798 in association with multi-family housing or mobile home parks.  
3799

3800 17.18.050 Lot Area and Width

- 3801 1. Minimum lot area is one acre, except where health regulations require larger  
3802 parcels to accommodate on-site sewage treatment.  
3803 2. When structures for manufacturing, commercial, and industrial uses exceed 35  
3804 feet minimum lot area is 5 acres.  
3805 3. Minimum lot width is 100 feet.  
3806

3807 17.18.060 Density

- 3808 1. Minimum of one acre/single family unit.  
3809 2. Minimum 9600 sq. ft/multi-family unit or mobile home park unit  
3810

3811 17.18.070 Required Yard Setbacks

- 3812 1. For all permitted structures, except manufacturing, commercial, and industrial  
3813 structures, shall have the following required yard setbacks:  
3814 A. Front - Minimum is 25'  
3815 B. Side - Minimum is 5'  
3816 C. Rear - Minimum is 25'  
3817 3. Manufacturing, commercial, or industrial structures: yard setbacks from all  
3818 property lines shall not be less than two feet horizontal for every one foot of  
3819 vertical height; or, the setback established in this section, whichever is greater.  
3820 [Example: A sixty-five-foot tall structure shall be required to be setback 130 feet  
3821 from all property lines.]  
3822

3823 17.18.080 Height

- 3824 1. Maximum height for all uses in the zone shall be 35', except as noted in sections  
3825 2 through 7 below.  
3826 2. Maximum height shall be 50' for: appurtenances and decorative non-structural  
3827 architectural components on roofs of single and multiple family dwelling units  
3828 and on roofs of accessory agricultural buildings.  
3829 3. Maximum height for agricultural uses shall be 65', except as noted in section 5.  
3830 4. Maximum height for the following uses, shall be 65' fee, unless otherwise limited  
3831 by condition of a conditional use permit, PD, or by a County commissioner  
3832 sanctioned Community Advisory Committee, as identified in the district use  
3833 chart: agricultural wind machines; aircraft hangers; asphalt or concrete batch  
3834 plants; barns and silos; cement, lime, or gypsum manufacturers; chimneys not  
3835 attached to dwellings; church steeples, spires, belfries, cupolas, and domes;  
3836 community centers, sports facilities and complexes; cooling towers; county  
3837 administrative and criminal justice buildings; Government Services; crosses and  
3838 other religious and civic monuments; drive-in movie theater screens, elevator  
3839 penthouses; fertilizer manufacturing; gas holders or other similar structures;  
3840 hose towers; mining, milling, and associated facilities; parapet walls; performing  
3841 arts centers (theaters); petroleum storage tanks; sawmills and pulpmills; school  
3842 auditoriums and theaters; smokestacks; [Note: Manufacturing, commercial and

3843 industrial uses can only be placed on lots 5 acres and larger, if the structures  
3844 exceed 35 feet in height. See "Lot Area and Width Requirements" in section  
3845 17.05.060]  
3846 5. Maximum height for the following list of uses in 100': grain elevators; private  
3847 communication towers; single family residential windmills; water tanks.  
3848 6. Maximum height for electric transmission and distribution towers and poles shall  
3849 be 150'.  
3850 7. Maximum height for communication facilities (commercial and public agency  
3851 radio and TV, microwave or other antennas for transmitting and receiving) shall  
3852 be 200'.  
3853

3854 17.18.090 Lot Coverage

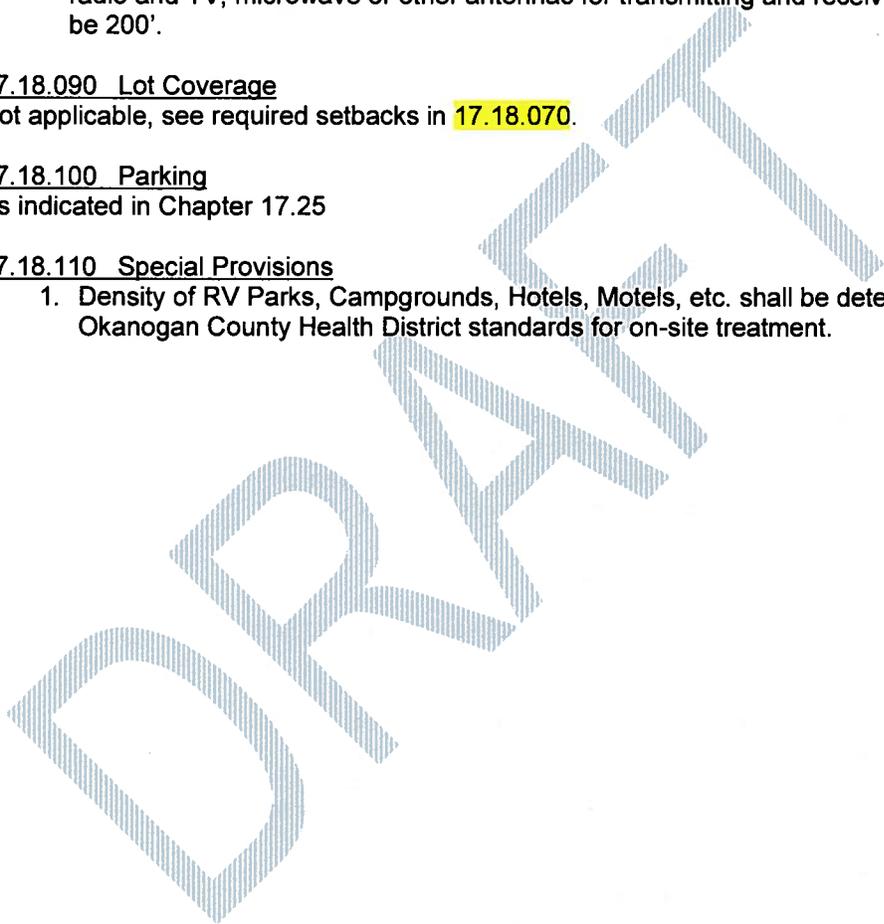
3855 Not applicable, see required setbacks in 17.18.070.  
3856

3857 17.18.100 Parking

3858 As indicated in Chapter 17.25  
3859

3860 17.18.110 Special Provisions

3861 1. Density of RV Parks, Campgrounds, Hotels, Motels, etc. shall be determined by  
3862 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."

3911 17.19.060 Storage of flammable substances

3912 Storage of flammable substances such as fuel or petroleum products shall be in  
3913 accordance with all current standards and regulations.

3914

3915 17.19.070 Air pollution

3916 There shall be no emission of smoke, fly ash, dust, vapor, gases, or other forms of air  
3917 pollution that may conflict with any present or planned operations of the airport.

3918

3919 17.19.080 Location of roadways

3920 Roadways shall be located in such a manner that vehicle lights will not make it difficult  
3921 for pilots to distinguish between airport runway landing lights or result in glare or in any  
3922 other way impair visibility in the vicinity of the landing or take-off approach.

3923

3924 17.19.090 Sign and exterior lighting

3925 Unless necessary for safe and convenient air travel, sign lighting and exterior lighting  
3926 shall not project into the runway, taxiway, or approach zone.

3927

3928 17.19.100 Building materials producing glare prohibited

3929 Building materials shall not produce glare which may conflict with any present or  
3930 planned operation of the airport.

3931

3932 17.19.110 Extension of structures into transitional or approach surface of runway

3933 No obstructions (structural or natural) shall extend into the transitional or approach  
3934 surface of the runway.

3935

**Chapter 17.20**  
**Planned Destination Resort: PDR**

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

17.20.010 District Purpose

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

3984 17.20.020 Uses Allowed

- 3985 A. Principal Uses: The following uses shall be permitted outright as principal  
3986 uses, provided they are part of, and are intended to serve persons at, a  
3987 destination resort approved pursuant to this Chapter:
- 3988 1. Visitor-oriented accommodations designed to provide for the needs of  
3989 visitors to the resort, including the following uses:
    - 3990 a. Overnight lodging, including lodges, hotels, motels, bed and  
3991 breakfast facilities, time-share units, campgrounds and similar  
3992 transient lodging facilities;
    - 3993 b. Convention and conference facilities and meeting rooms;
    - 3994 c. Retreat centers;
    - 3995 d. Special studies centers;
    - 3996 e. Restaurants, lounges and similar eating and drinking  
3997 establishments; and
    - 3998 f. Other visitor-oriented accommodations compatible with the  
3999 purposes of this Chapter.
  - 4000 2. Developed recreational facilities designed to provide for the needs of  
4001 visitors and residents of the resort, including the following uses:
    - 4002 a. Golf courses, driving ranges, and clubhouses, and academies;
    - 4003 b. Indoor and outdoor spas and swimming pools;
    - 4004 c. Indoor and outdoor tennis and other sport courts;
    - 4005 d. Recreational, health facilities and fitness facilities;
    - 4006 e. Downhill ski facilities including lift stations and gondolas;
    - 4007 f. Equestrian facilities;
    - 4008 g. Wildlife observation shelters;
    - 4009 h. Theaters and amphitheaters;
    - 4010 i. Fishing facilities;
    - 4011 j. Walkways, bike paths, jogging paths, Nordic and alpine ski trails,  
4012 equestrian and other athletic and recreation trails;
    - 4013 k. Marinas, boat launches, swimming floats, and other water  
4014 dependent facilities compatible with the purposes of this Chapter  
4015 and with the Okanogan County Shoreline Master Program; and
    - 4016 l. Other recreational facilities compatible with the purposes of this  
4017 Chapter.
  - 4018 3. Residential:
    - 4019 a. Single-family dwellings;
    - 4020 b. Duplexes and other multi-family dwellings;
    - 4021 c. Condominiums;
    - 4022 d. Townhouses;
    - 4023 e. Time-share projects;
    - 4024 f. Sufficient residential units for necessary full-time and seasonal  
4025 employees; and
    - 4026 g. Other residential dwellings compatible with the purposes of this  
4027 Chapter.
  - 4028 4. Commercial services and specialty shops designed to provide for visitors  
4029 of the resort, including the following uses:

- 4030 a. Specialty shops such as clothing stores, book stores, specialty food
- 4031 shops, State licensed liquor stores, sport shops, and photo
- 4032 developing shops;
- 4033 b. Restaurants and taverns;
- 4034 c. Gift shops;
- 4035 d. Barber shops/beauty salons;
- 4036 e. Automobile service stations;
- 4037 f. Craft and art studios and galleries;
- 4038 g. Real estate and other professional offices;
- 4039 h. Grocery stores;
- 4040 i. Laundromat and laundry facilities;
- 4041 j. Licensed day care facilities; and
- 4042 k. Other commercial services which provide for the needs of resort
- 4043 visitors and are compatible with the purposes of this Chapter;
- 4044

4045 Provided, however, that all commercial uses within the approved PDR shall  
 4046 meet the following conditions:

- 4047 1) Such commercial uses shall be within the approved
- 4048 boundaries of the PDR;
- 4049 2) Such commercial uses shall be oriented to the resort and
- 4050 located away from or screened from highways or other major
- 4051 roadways; and
- 4052 3) Such commercial uses shall be limited to those uses
- 4053 necessary or desirable to serve the needs of resort visitors in
- 4054 that their primary purpose is to provide goods or services that
- 4055 are typically provided to overnight or other short-term visitors
- 4056 to the resort, or the use is necessary or desirable for
- 4057 operation, maintenance or promotion of the destination resort.
- 4058 5. Permitted uses may be combined within a mixed use building where
- 4059 permitted commercial uses are located with visitor-oriented
- 4060 accommodations and/or residential dwellings in the same or adjoining
- 4061 buildings.
- 4062 6. Open Space Areas:
- 4063 a. Wildlife areas;
- 4064 b. Natural areas;
- 4065 c. Trails;
- 4066 d. Parks;
- 4067 e. Lakes, rivers and streams;
- 4068 f. Golf courses;
- 4069 g. Landscaped setbacks;
- 4070 h. Pasture and agricultural lands;
- 4071 i. Any land which is not part of the area used for an accessory use to
- 4072 visitor-oriented accommodations, developed recreational facilities
- 4073 or residential dwellings; and
- 4074 j. Other open space areas compatible with the purposes of this
- 4075 Chapter.
- 4076

- 4077 B. Accessory Uses: The following uses shall be permitted outright as accessory  
4078 to a destination resort or to principal uses located therein:  
4079 1. Transportation, including roads and parking, and utility facilities;  
4080 2. Emergency medical facilities;  
4081 3. Storage structures and areas;  
4082 4. Kennels as a service for resort guests only;  
4083 5. Heliports providing emergency services to the destination resort only and  
4084 not for the general purpose of providing tours;  
4085 6. Ticket booths;  
4086 7. Public facilities, such as police and fire stations, and similar uses;  
4087 8. Facilities necessary for public safety and utility service within the  
4088 destination resort or the County, notwithstanding any limiting provision of  
4089 this subsection to the contrary; and  
4090 9. Other uses which are compatible with the purposes of the Chapter.

- 4091 C. Conditional Uses: The following uses may be approved as Conditional Uses  
4092 subject to the provisions for Conditional Uses in this Zoning Ordinance.  
4093 1. Helicopter skiing or other operations and facilities not otherwise allowed  
4094 by B.5. above.  
4095

- 4096 D. Prohibited Uses: All uses not included above as principal, accessory, or  
4097 conditional uses, are prohibited in the PDR zone.  
4098  
4099

4100 17.20.030 General Requirements - In addition to accomplishing the purpose of  
4101 the PDR established in section 17.20.010, development in a PDR zone shall meet  
4102 the following requirements:

- 4103 A. The minimum size for a PDR shall be 640 acres, at least 50 percent of which  
4104 shall be in one contiguous parcel;  
4105  
4106 B. The maximum density for a PDR shall be 3.5 dwelling units per acre. For the  
4107 purposes of calculating the density of a PDR, each two units of transient  
4108 tourist accommodations (those accommodations without kitchen facilities or  
4109 fixtures) shall equal one dwelling unit. Dormitory style seasonal employee  
4110 housing shall not be included in the calculation of residential density;  
4111  
4112 C. At least 60 percent of the total acreage included in the development shall be  
4113 dedicated to and maintained as permanent open space as defined by Section  
4114 17.20.020 A. 6., and/or recreational areas, excluding required streets and  
4115 parking areas. The amount of site coverage shall be recommended by the  
4116 Planning Commission and approved by the board of County Commissioners.  
4117  
4118 D. The method of calculating the ratio of permanent residential units to visitor  
4119 oriented dwelling units is as follows:  
4120 The ratio of permanent residential units to visitor-oriented dwelling units shall  
4121 not exceed 2.5 to 1. For purposes of this section, visitor-oriented dwelling  
4122 units are those units, whether a single-family house, townhouse,  
4123 condominium, or transient tourist accommodations, which are made regularly  
4124 available to the traveling public for stays of limited duration. Dormitory

4125 housing for seasonal employees shall be provided as required in any permit or  
4126 approval, but shall not be included in calculating this ratio.

4127

4128 The developer is required to provide, in the final development plan, an  
4129 enforceable program that adequately demonstrates this ratio will not be  
4130 exceeded at any time in the development of the project.

4131

4132 This ratio shall not affect the calculation of maximum density set forth in  
4133 Section 17.20.030 (B).

4134

4135 E. No building permit or building occupancy permit shall be issued for any  
4136 structure or use to be located within PDR Zone unless the structure and use  
4137 complies with the requirements of the final plan and program and this Section;

4138

4139 F. Shall provide Public Transit proposals which satisfy public transportation  
4140 demands generated by the Planned Destination Resort.

4141

4142 G. No structures or uses, except those which are necessary for maintenance,  
4143 shall be permitted within areas designated as "buffer areas". "Buffer areas"  
4144 shall contain natural vegetation, fences, berms, and landscaped areas as  
4145 indicated in the applicable Preliminary or Final plan and program;

4146

4147 H. Any additional requirements of the final approval shall be met during that  
4148 review process.

4149

4150 17.20.040 Pre-Application Consultation

4151 A. An applicant may request an informal review of a PDR prior to submittal of an  
4152 application. Upon receiving a request for an informal review, the Administrator  
4153 will request a meeting with the appropriate county and resource agencies and  
4154 the developer. The purpose of this meeting is to assist the developer in  
4155 identification of site constraints and suggest potential solutions where  
4156 possible.

4157

4158 B. An applicant shall request an informal review under 17.20.040 A for PDR  
4159 projects that are located in Environmentally Sensitive Areas.

4160

4161 17.20.050 Application for Planned Destination Resort, PDR

4162 A. A rezone to a PDR designation requires submittal of a rezone application.  
4163 This application shall be reviewed in two steps 1) a Preliminary Development  
4164 Plan and Program for the entire development, together with the Rezone  
4165 Application, and 2) a Final Development Plan for the entire development, or  
4166 for each individual phase of the PDR. The Preliminary Development Plan and  
4167 Program and Rezone Application shall include sufficient schematic or concept  
4168 information to permit a comprehensive review of the entire development.

4169

4170 The actual rezone of the property will occur upon approval of the Preliminary  
4171 Development Plan and Program and Rezone by the Board of County  
4172 Commissioners, and shall include, where appropriate, conditions to be

4173 satisfied by the Final Development Plan or Plans. The Final Development  
4174 Plan shall be in greater detail to permit a determination that the Final  
4175 Development Plan conforms with the Preliminary Development Plan and  
4176 Program and Rezone approval.

4177  
4178 Upon completion of the pre-application consultation (where required), the  
4179 preliminary PDR rezone request will proceed as follows:

- 4180  
4181 B. The applicant shall submit a complete PDR rezone application requesting a  
4182 change of zone to Planned Destination Resort;  
4183
- 4184 C. The rezone application shall be accompanied by a Preliminary Development  
4185 Plan and Program (hereinafter referred to jointly as the "Rezone Application")  
4186 which includes the following information:
- 4187 1. A development site plan which includes one or more scale drawings of  
4188 the existing conditions on the entire site, at a scale to be prearranged  
4189 with the Administrator or designee, and which shall include the following:
    - 4190 a. A vicinity map at a reduced scale showing the proposed  
4191 development in relation to existing landmarks (e.g. state or county  
4192 roads, towns, etc.);
    - 4193 b. Boundaries of the site;
    - 4194 c. Names and dimensions of all existing roads serving, adjacent to or  
4195 lying within one quarter mile of the site of the proposed  
4196 development;
    - 4197 d. Location of major physiographic features, such as railroads,  
4198 drainage ways, canals, and shorelines;
    - 4199 e. Existing topographic contours, at intervals of not more than five  
4200 feet, for the entire site, using the best information available, such as  
4201 USGS maps or highway department maps, within the immediate  
4202 vicinity (250 feet+) of development activities. Contours should be  
4203 shown together with existing drainage and identification of  
4204 significant vegetation.
    - 4205 f. Important natural features of the site, including habitat of  
4206 threatened or endangered species as listed on State or Federal  
4207 government registers, streams, rivers, riparian vegetation within  
4208 100 feet of streams and significant wetlands shall be protected  
4209 consistent with Shoreline, SEPA, Critical Areas Regulations, etc.
  - 4210 2. One or more site plan sheets showing in concept form the following:
    - 4211 a. The location and number of acres reserved as open space as  
4212 defined in Section 17.20.020 A. 6., along with a conceptual  
4213 landscape plan showing areas of preservation, removal and  
4214 restoration of vegetation;
    - 4215 b. Major pedestrian, equestrian, bicycle trails, ski trails, and any other  
4216 recreational systems;
    - 4217 c. The number and general location of off-street parking facilities,  
4218 showing points of ingress to and egress from the site, as well as  
4219 proposed roads and pedestrian and vehicular circulation patterns;
    - 4220

- 4221 d. Proposed land uses, densities; and building limit lines, building  
4222 type, height and bulk;  
4223 e. Proposed public dedications; and  
4224 f. Proposed utility systems (i.e. water, wastewater, storm & power).  
4225 g. Snow removal/storage/water quality protection plan.  
4226  
4227 3. A written program that includes an explanation of the density of  
4228 development proposed and open space provisions together with the  
4229 following:  
4230 a. A description in a concise statement of the general public benefit  
4231 that will result from the development of the proposed project.  
4232 Benefits to be described may include but are not limited to:  
4233 1) Increased usable open space;  
4234 2) Special wildlife or recreation benefits resulting from innovative  
4235 or optional development techniques;  
4236 3) The creation of compatible multiple use projects that include  
4237 uses authorized by this chapter and;  
4238 4) The development of perimeter transition with surrounding  
4239 land uses.  
4240 b. Additional written information shall provide a detailed evaluation  
4241 and/or analysis of the following: (Note: some of the following  
4242 information may be a part of project SEPA compliance  
4243 documentation).  
4244 1) Proposed ownership pattern;  
4245 2) Operation and maintenance proposal (i.e. condominiums,  
4246 Home Owner Association, co-op, time share or other);  
4247 3) A written explanation of the timetable for development, with  
4248 the projected build-out date, describing the phases of project  
4249 development. If the developer requests approval of Phase I  
4250 concurrent with the preliminary development plan, the  
4251 requirements of 17.20.090 must be met.  
4252 4) Description of existing and/or proposed community and  
4253 recreational facilities;  
4254 5) Water supply system;  
4255 6) Waste water disposal system;  
4256 7) Geo-physical characteristics (i.e. soils, slope, drainage and  
4257 erosion control);  
4258 8) An explanation of how the project has been sited or designed  
4259 to avoid or minimize adverse effects or conflicts with adjacent  
4260 uses. The application shall explain how proposed open  
4261 spaces areas will avoid or minimize adverse effects or  
4262 conflicts.  
4263 9) Visual impacts, existing and proposed landscaping, and  
4264 identification of view corridors provided, however, the  
4265 Planning Administrator may require graphic or other visual  
4266 exhibits to supplement this information.  
4267 10) Description of known archaeological and historical features;

- 4268 11) Air quality considerations and mitigation measures (e.g. dust  
4269 suppression);  
4270 12) Traffic circulation elements (both on and off site including  
4271 required improvements and right-of-way dedications).  
4272 13) Utility installations (all utilities, including power) shall be  
4273 underground, except, where site constraints prohibit such  
4274 installations and such change is approved by the Planning  
4275 Commission.  
4276 14) Noise considerations and mitigation measures (e.g.  
4277 vegetative buffers); and  
4278 15) Information as to employee housing to be provided.  
4279 c. An environmental evaluation of the site and the surroundings  
4280 prepared in accordance with State Environmental Policy Act  
4281 (SEPA) and at the direction of the Responsible Official.  
4282

4283 17.20.060 Processing of Application for PDR

- 4284 A. The applicant shall submit 3 copies of the Rezone Application, and all related  
4285 materials, to the Administrator for review. Within 14 days of receipt of the  
4286 Rezone Application, the Administrator shall determine if the Rezone  
4287 Application is complete and in compliance with the PDR district as defined in  
4288 Section 17.20.010. Applications which are inconsistent with the PDR district  
4289 intent shall not be further processed, unless revised to the satisfaction of the  
4290 Administrator. If the application is incomplete, the Administrator shall notify  
4291 the applicant as to which portion of the application is incomplete. The  
4292 applicant shall be given 30 days within which to submit any additional  
4293 information necessary to complete the application, unless a longer period is  
4294 approved by the Administrator. When the application is certified as complete,  
4295 the applicant shall provide an additional 30 copies of the completed Rezone  
4296 Application.  
4297  
4298 B. Upon receipt of a complete Rezone Application, as determined by the  
4299 Administrator, the Rezone Application shall be considered vested to this  
4300 zoning ordinance unless the applicant elects in writing to proceed under a  
4301 subsequently enacted zoning ordinance and the County concurs.  
4302  
4303 C. Following certification of the complete application, the Rezone Application  
4304 shall be circulated to the various departments and agencies with expertise for  
4305 review and comment. Those departments and agencies shall submit reports  
4306 and recommendations to the Planning Department within 30 days of the date  
4307 of circulation. Such reports and recommendations shall be considered as part  
4308 of the public record by the Planning Commission.  
4309  
4310 D. If a public hearing is held on a Draft Environmental Impact Statement (DEIS),  
4311 the hearing may be held prior to or concurrently with the first Planning  
4312 Commission Hearing of the Rezone Application. The public hearing on the  
4313 Draft EIS may be coordinated and/or combined with the requirements of  
4314 Section 17.20.060 E., below.  
4315

- 4316 E. Public Hearing  
4317 1. The Rezone Application shall have public notice and be heard by the  
4318 Planning Commission in a time and manner provided for in RCW  
4319 36.70.590.  
4320 2. The Commission may continue the hearing to a time, date, and place  
4321 without further notice.  
4322 3. At the public hearing, the Planning Commission shall consider all relevant  
4323 evidence concerning the Rezone Application, including consideration of  
4324 this Chapter, together with any information developed as part of the  
4325 SEPA review, and any input received from reviewing agencies.  
4326

- 4327 F. Planning Commission Review and Recommendation  
4328 1. Within 14 days following the conclusion of the public hearing, the  
4329 Planning Commission shall submit its written report and  
4330 recommendation to the Board of County Commissioners. The Rezone  
4331 Application shall be recommended for approval, disapproval, or  
4332 modification and approval, and all recommended conditions of approval  
4333 shall be specified.  
4334 2. In addition to the authority in 17.20.060F.1., above, the Planning  
4335 Commission shall consider the environmental impact of the Rezone  
4336 Application, together with any environmental document that is available,  
4337 and may further condition its recommendation on the consideration of  
4338 the environmental impact of the Rezone Application.  
4339 3. When the proposal calls for construction or alteration of roads, utilities or  
4340 other improvements for which the public agencies would have  
4341 responsibility for completion should the applicant fail to make adequate  
4342 installation, and when such required improvements will not be completed  
4343 at the time of Final Development Plan approval, the Planning  
4344 Commission shall recommend that the Board of County Commissioners  
4345 require a bond or acceptable surety indemnifying the required  
4346 improvements in an amount at least equal to 120 percent of the  
4347 estimated cost of the required improvements. A bond may also be  
4348 required to assure site restoration in the event a partially completed  
4349 project is abandoned. Bonding may be adjusted to meet the schedule  
4350 of phased development. Bonds shall be filed with the Okanogan County  
4351 Department of Public Works prior to the Board making a decision on the  
4352 Final Development Plan.  
4353

4354 17.20.070 Board of County Commissioners Review and Decision

- 4355 A. Upon receipt of the Planning Commission's recommendation, the Board shall,  
4356 at its next public meeting, set the date for the public meeting at which the  
4357 Board shall consider the Planning Commission's recommendation.  
4358

- 4359 B. At the meeting scheduled for considering the Planning Commission's  
 4360 recommendation on the Rezone Application, the Board, after reviewing the  
 4361 recommendation of the Planning Commission and accompanying reports,  
 4362 documentation, and any other relevant evidence presented to it, shall either  
 4363 concur with, modify or reject the recommendation based on review of the  
 4364 submitted record.  
 4365  
 4366 C. If the Board denies the rezone application it shall provide written Findings of  
 4367 Fact and Conclusions supporting its decision to deny the application.  
 4368  
 4369 D. In the event the Board approves or conditionally approves the Rezone  
 4370 Application, such approval shall give the applicant the right to proceed with  
 4371 submission of a Final Development Plan for one or more phases of the  
 4372 development, and such approval shall also be binding as to the general intent  
 4373 and apportionment of land for buildings, stipulated use and circulation  
 4374 patterns.  
 4375  
 4376 E. Approval of the Rezone Application shall constitute authorization for the  
 4377 applicant to develop streets, utilities, and other such infrastructure  
 4378 improvements in accordance with construction drawings and permits  
 4379 approved by the Okanogan County Public Works Department.  
 4380  
 4381 F. Upon approval of the Rezone Application, the County Zoning Map shall be  
 4382 changed to indicate the designation of the subject property as PDR with  
 4383 reference to the specific Ordinance that defines the terms of approval. A copy  
 4384 of said ordinance shall be recorded with the County Auditor's office.  
 4385

4386 17.20.080 Final Development Plan Submittal Requirements - The Final  
 4387 Development Plan Submittal shall include the following:

- 4388 A. A map or maps, prepared under the direction of a land surveyor or civil  
 4389 engineer drawn to a scale or scales acceptable to the Administrator, for the  
 4390 entire PDR or Phase being requested for approval with proposed contours  
 4391 shown at 1 to 5 foot intervals within 150 feet of the major construction  
 4392 activities; in addition, the Administrator may require a scale model, illustrative  
 4393 renderings or perspective drawings; the maps will include the following:  
 4394 1. Locations, with the names of all existing and proposed streets, public  
 4395 ways, railroad and utility rights-of-way, parks or other open spaces, and all  
 4396 land uses within 500 feet of the boundary of the development.  
 4397 2. Existing on-site or sanitary sewer systems, water wells or mains, and  
 4398 other underground facilities within and adjacent to the development, and  
 4399 their certified capacities.  
 4400 3. Proposed on-site or sanitary sewer systems or other waste disposal  
 4401 facilities, water mains and other underground utilities.  
 4402 4. Preliminary subdivision plan.  
 4403 5. Proposed land use site plan including on-site or public recreation facilities  
 4404 or areas, if any;  
 4405 6. Community facilities plan.  
 4406 7. Location and amount of open space as defined in Section 17.20.020 A. 6.

- 4407 8. Traffic flow plan.
- 4408 9. A landscape plan as defined in Section 17.20.050 C.2.a.
- 4409 10. Location, arrangement, number and dimensions of truck loading and
- 4410 unloading spaces and docks.
- 4411 11 Location, arrangement, number and dimensions of auto garages and
- 4412 parking spaces, width of aisles, bays and angles of parking.
- 4413 12. Preliminary plans, elevations of typical buildings, and/or structures,
- 4414 indicating general height, bulk, square footage, number of dwelling units,
- 4415 and provisions for employee housing.
- 4416 13. Approximate location, height, and materials of all walls, fences and screen
- 4417 plantings.
- 4418 14. A narrative as to the details of compliance of the proposed Final
- 4419 Development Plan with the approved Rezone Application.

- 4420
- 4421 B. Proposed covenants, conditions and restrictions which shall include, at a
- 4422 minimum, provisions for:
- 4423 1. Use, improvement and maintenance of all common open space areas
- 4424 which may be accomplished through a homeowners or business owners
- 4425 association;
- 4426 2. The availability of private security patrol;
- 4427 3. Architectural control over all residential dwellings and the establishment of
- 4428 a residential design review committee;
- 4429 4. Limitations on the nature and extent of individual business signage so that
- 4430 all commercial uses are publicized as an integral part of the resort and
- 4431 are oriented toward the resort;
- 4432 5. Dimensional standards for all residential dwellings; and
- 4433 6. The ability of the County to enforce those provisions which are designated
- 4434 as a requirement for approval of the preliminary plan, and which may not
- 4435 be amended without Board of County Commissioners approval. Such
- 4436 designated portions of the preliminary plan shall be considered a part of
- 4437 the zoning requirements of this Chapter and non-enforcement shall not
- 4438 result in waiver of the right to subsequently enforce.

4439

4440 17.20.090 Procedure for Review of a Final Development Plan - Phased

4441 Development

- 4442 A. A destination resort authorized pursuant to this chapter may be developed in
- 4443 phases. The applicant shall within 18 months from the date of the approval by
- 4444 the Board of the Rezone Application, file a Final Development Plan of one or
- 4445 more of the phases of the proposed destination resort with the Administrator;
- 4446 provided that the Board of Commissioners may, upon request of the applicant,
- 4447 grant an extension for the filing of the Final Development Plan of up to 24
- 4448 additional months with annual review and additional conditions if deemed
- 4449 necessary. If the Final Development Plan is not filed within 18 months or
- 4450 within the extended time period, if any, the Board may rescind approval of the
- 4451 Rezone Application following a 30-day appeal period after notification to the
- 4452 applicant of record of the Board's proposed action.
- 4453

4454 The addition of property to a PDR zone, which addition is less than 5 percent  
4455 of the total acreage in the PDR zone as originally proposed, and which does  
4456 not result in any significant alteration to the approved PDR, shall not require  
4457 referral to the Planning Commission, but shall be considered by the Board as  
4458 part of its review of the Final Development Plan. The Board's review of such  
4459 addition of property to a PDR zone shall consist of determining conformance  
4460 with the requirements of Sections 17.20.010 through 17.20.030.

- 4461 1. The Administrator shall review the Final Development Plan to determine  
4462 that all requirements of Section 17.20.080 are satisfied, and that the  
4463 Final Development Plan is in substantial compliance with the Rezone  
4464 Application as approved by the Board. The Administrator shall then  
4465 forward the proposed Final Development Plan to the Board, together  
4466 with the conclusions from the Administrator's review.
- 4467 2. The Board shall, at its next public meeting or any continued meeting  
4468 determine:
  - 4469 a. Whether the Final Development Plan is substantially consistent with  
4470 the Rezone Application as approved by the Board; and
  - 4471 b. Whether any conditions of approval required to be satisfied prior to  
4472 approval of the Final Development Plan have been fulfilled, or  
4473 alternatively, whether the bond assures the completion of  
4474 improvements.

4475 The Board shall thereupon take action to approve, refer to the Planning  
4476 Commission for further review and recommendation, or disapprove the  
4477 proposed Final Development Plan. If the Board approves the Final  
4478 Development Plan, the developer shall submit the original reproducible  
4479 copy on stable base mylar polyester film or equivalent approved  
4480 material, to be signed by the same parties who are authorized to sign  
4481 final plats, pursuant to Okanogan County Code, Title 16. One additional  
4482 copy which may be of paper, shall be submitted to the County Office of  
4483 Planning & Development.

- 4484 3. The Final Development Plan, including all terms and conditions of  
4485 approval, shall be filed with the Okanogan County Auditor.
- 4486 4. The terms and conditions of the Final Development Plan, including the  
4487 map approved by the Board, shall constitute limitations on the use,  
4488 design and structures on the site which shall be enforced by any and all  
4489 means included in Chapter 17.38; provided, that the applicant may enter  
4490 into an agreement with the County, executed concomitantly with and as  
4491 consideration for approval of the Final Development Plan, by which the  
4492 applicant agrees to develop, maintain and/or use the area within the  
4493 PDR as specified in the Final Development Plan.
- 4494 5. Approval by the Board of the Final Development Plan shall constitute  
4495 authorization for the applicant, it's heirs, successors, grantees or  
4496 assignees of the applicant to develop the site in accordance with the  
4497 Final Development Plan and any conditions imposed by the Board.
- 4498 6. Authorization for a PDR shall expire if construction of the first phase of  
4499 development as described in the Final Development Plan is not  
4500 commenced within two years of the date the Final Development Plan is  
4501 approved or if the project is abandoned. Time extensions or scheduled

4502 modifications may be granted by the Board in up to 18month increments  
4503 and with additional conditions if deemed appropriate following review by  
4504 the Planning Commission.  
4505 7. After approval of the Final Development Plan, building permits shall be  
4506 issued for construction only in accordance with the Final Development  
4507 Plan as approved by the Board of County Commissioners. The facilities  
4508 and accommodations described in the Final Development Plan shall be  
4509 physically provided or financially assured prior to the closures of sales,  
4510 rental, or lease of any residential dwellings to the general public, except  
4511 that the developer may sell undeveloped land to subdevelopers or  
4512 builders for the purposes of constructing the commercial, recreational or  
4513 residential facilities required by this Chapter provided that all purchasers  
4514 shall agree to abide by the conditions of the approval of the PDR.  
4515

- 4516 B. If a proposed resort is to be developed in phases, each phase shall be  
4517 described in the Preliminary Development Plan. The phasing shall meet the  
4518 following requirements:
- 4519 1. The first phase shall include the following as minimum requirements:
    - 4520 a. At least 75 separate rentable units for visitor-oriented lodging; and
    - 4521 b. Visitor-oriented eating establishments for at least 100 persons and  
4522 meeting rooms which provide seating for approximately 100  
4523 persons.
  - 4524 2. Each phase, together with previously completed phases, if any, shall be  
4525 capable of operating in a manner consistent with the intent and purpose  
4526 of this Chapter.
  - 4527 3. All phases of the destination resort taken cumulatively shall meet the  
4528 minimum requirements of Section 17.20.030.
  - 4529 4. Each phase may include two or more distinct non-contiguous areas within  
4530 the PDR zone.
  - 4531 5. All subsequent development of any property zoned PDR shall be in  
4532 substantial conformance with the Preliminary Development Plan.  
4533

4534 17.20.100 Procedure for Modification of a Final Development Plan

- 4535 A. Applications for major modifications in the Final Development Plan must be  
4536 submitted to the Planning Commission, hearings held and recommendations  
4537 made and referred to the Board of County Commissioners.  
4538
- 4539 B. Minor modifications to the Final Development Plan may be approved by the  
4540 Administrator. Such changes are ones that would not materially affect the  
4541 findings and conclusions of the Board on the Preliminary Development Plan,  
4542 such as but not limited to, minor shifting of the location of buildings, proposed  
4543 streets, public or private ways between easements, parks or other features of  
4544 the plan; minor changes in densities so long as overall densities as described  
4545 in the Preliminary Development Plan are maintained; or minor changes in  
4546 building height or bulk. Changes of boundaries of the PDR zone or changes  
4547 in land use beyond the range of uses contemplated in the Rezone Application  
4548 shall not be considered minor changes.  
4549

4550 17.20.110 Violation of Terms of Approval - Deviation from any condition shown on  
4551 the approved Final Development Plan, without prior compliance with Section  
4552 17.20.100 shall constitute a violation of this title and shall be punishable and  
4553 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	MIR
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
Airports				C											C			C
Airstrips			C	C	C	C	C					C	C		P			P
Apiary Farms (bee farms)		P	P	P	P	P	P				P	P	P					P
Asphalt batch plant – permanent				C								C	C	C	C			C
Asphalt batch plant – temporary				C	C	C	C					C	C	C	C			C
Auto parking lots or garages (commercial)				C						P					C	P	P	P
Auto rental service										P	C				C	C	C	P
Auto repair		C	C							C		C			P	C	C	C
Auto sales (commercial)										C						C	C	P
Auto storage--Over 5 vehicles (Disabled vehicles)															C			
Auto towing operation (with auto storage)		C	C	C						C					P	C		C
Auto wrecking operation															C			
Banks									P	P					P	P		P
Cement, lime, gypsum manufacturers				C								C		C	C			C
Churches	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C

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

P- Permitted Uses C-Conditional Uses	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MR
Gravel pits					C							C	C	C				P
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					
Manufacturing (light)		C	C							C	C		C		P	C		P
Manufacturing (heavy) (glue, metal plating, rendering, etc.)													C		C			C
Marina	C	C	C	C	C	C	C	P	P	P	C	P			P	C	C	P
Meat packing plant	C	C	C	C								C	C		C			P
Medical/Dental clinic	C	C	C	C				C	P	P					C	P		P
Mines												C	C	C				C
Mini storage	P	P	C	C							C				P			P
Manufactured home parks	C	C	C					C			C					C		C
Manufactured home sales facilities																		P
Motorized vehicle track/facilities (commercial)		C	C	C									C					C
Nurseries	C	P	P	P	P	P	P				P	P	C					P
Orchards		P	P	P	P	P	P				P	P	C					P
Petroleum service stations									C	C					C	C	C	P
Petroleum Bulk Plant, except petroleum products stored for private use or agricultural use		C		C										C	P			C
Private clubs, fraternal lodges, country clubs	C	C							C	P	C	C				C	C	P
Professional buildings (Offices)	C								P	P	C			C	P	P	P	P
Propane/Natural Gas storage tanks (commercial)		C	C	C					C	C				C	C	C	C	C
Quarries & borrow pits					C							C	C	C				P <sub>1</sub>
Recreational sites (e.g. golf courses, athletic fields, private parks, etc.)	C	C	C						C	C	C	C	C		C	C	C	P
Recycling collection center	C	C	C	C	C	C	C		C	C	C				P	P		C
Recycling processing center															P			C
Restaurants, cafes, etc.								P	P	P	C				C	P	P	P

P- Permitted Uses C-Conditional Uses	R-1	R-2	R-3	R-5	R-20	RR-5	LDR	UR	NU	SRC	Ag-2	Ag-20	F-20	Min	Ind	NC	TC	MIR
Retail stores or Gift Shops	C	C						C	P	P	C				C		P	P
Salvage (Junk) yards		C		C									C	C	C			C
Sanitary landfills				C								C	C					C
Sawmills, portable (commercial)			C	C	C		C					C	C		P			P
Sawmills, portable (non-commercial)	P	P	P	P	P						P	P	P		P			
Sawmills & pulp mills (commercial)													C		P			C
Schools	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C
Shooting ranges				C									C	C	C			C
Slaughterhouses			C	C									C		P			C
Snow removal services	C	C	C	C	C													
Solid waste transfer station		C	C	C	C	C	C					C			C			C
Sorting, grading & packing facilities for fruit, vegetables & agriculture products		C	P	P	C	P	P				C	P	C		P			P
<b>Tourist Accommodations:</b>												C			C		C	P
Motel/hotel																		
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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<sup>1</sup> Permitting is based upon pit size. See zone for requirements.

**Chapter 17.22  
Official Zoning Map**

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**Sections:**

**17.22.010 Adoption And Identification Of Official Zoning Map**

**17.22.020 Changes In Official Zoning Map**

**17.22.030 Location Of Maps - Authority**

**17.22.010 Adoption And Identification Of Official Zoning Map**

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

**17.22.020 Changes In Official Zoning Map**

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

**17.22.030 Location Of Maps - Authority**

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

**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:

4710

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"> <li>• limited to a maximum of four ( 4) consecutive weeks per year</li> <li>• display and storage area no larger than two hundred (200) square feet</li> <li>• signage limited to 30 square feet</li> </ul>
Asphalt batching operation	Preparation of asphalt as part of construction or maintenance.	<ul style="list-style-type: none"> <li>• limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation.</li> <li>• requires a Department of Ecology Air Quality Permit and Water Quality Permit</li> </ul>

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USE	DESCRIPTION	CONDITION(S)
Christmas tree lots	An area of a lot generally cordoned off with a variety of Christmas trees in an orderly arrangement for the purpose of viewing and purchasing by private parties.	<ul style="list-style-type: none"> <li>• limited to Thanksgiving through Christmas</li> </ul>
Concrete batching operation	Preparation of concrete as part of construction or maintenance.	<ul style="list-style-type: none"> <li>• limited to time necessary for construction or maintenance of project; maximum of 21 consecutive days from the commencement of operation</li> <li>• requires a Department of Ecology Air Quality Permit and Water Quality Permit.</li> </ul>
Construction offices	<p>Mobile homes, modular homes, or portable units for office or project caretakers quarters.</p> <p>Example: an on-site trailer used as an</p>	<ul style="list-style-type: none"> <li>• limited to the duration of the immediate construction project</li> </ul>

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

4712

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

Mobile car crushing facility	A commercial, portable crushing facility capable of being moved from location to location, to crush inoperative vehicles, whose remains are then transported to a commercial car recycling facility.	<ul style="list-style-type: none"> <li>limited to 21 days on any one (1) site.</li> <li>requires Washington State Patrol review and approval</li> <li>requires containment of all glass and hazardous materials.</li> </ul>
Mobile medical testing facilities	A medical/dental lab, setup in a mobile home-type structure that is moved from site to site, offering specific testing using specialized equipment not generally available in the area, and generally at the request of a local medical or dental facility.	<ul style="list-style-type: none"> <li>limited to 10 days</li> <li>must be adjunct to an existing authorized medical or dental facility located within the county.</li> </ul>

4713

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

4714  
4715 Any other use that is deemed consistent with the purpose and intent of this Chapter as  
4716 determined by the administrator.  
4717

4718 17.24.050 Potential Conditions of Approval - The types of conditions which the  
4719 Administrator may impose on a Temporary Use Permit shall include, but are not limited  
4720 to:

- 4721 A. Specifying the duration of time within which the action shall begin and be  
4722 completed.
- 4723 B. Specifying the exact locations of activities or structures as a means of  
4724 minimizing hazards to life, limb, property damage, environmental impacts  
4725 (erosion, landslide, etc.) traffic impacts, and protection of neighboring  
4726 property owners private property rights.
- 4727 C. Mitigating nuisance generating features such as noise, colors, air  
4728 pollution, wastes, vibration, traffic, physical hazards, off-site light glare,  
4729 etc.
- 4730 D. Specifying the hours of operation.
- 4731 E. Specifying appropriate signage.
- 4732 F. That all other applicable state and local agency regulations and  
4733 requirements (i.e.; Health Department, Building Department, WSDOE,  
4734 etc.) are complied with.
- 4735

4736 17.24.060 Standards and Criteria - The Administrator shall consider the following  
4737 standards and criteria in evaluating Temporary Use Permits:

- 4738 A. That proposed projects are evaluated as to ensure that they are  
4739 temporary in nature and do not have long term impacts to adjacent  
4740 properties.
- 4741 B. That proposed projects are evaluated as to ensure the public's general  
4742 health, safety, and welfare.
- 4743 C. That the proposal is limited in scope, duration and frequency.
- 4744 D. That the proposed temporary use is compatible with surrounding, pre-  
4745 existing uses.
- 4746

4747 17.24.070 Permit extension - Continuance of a temporary use beyond the specified  
4748 time permitted shall require application for a Conditional Use Permit. One (1) extension  
4749 may be applied for and granted if the administrator deems that reasonable  
4750 circumstances beyond the control of the applicant are just cause. If granted, the  
4751 extension may not be greater than 50% of the original approval time.  
4752

4753 17.24.080 Approval of Temporary Use Permits - The Administrator shall complete  
4754 written findings, pursuant to the intent of Section 17.24, documenting the considerations  
4755 given in denying or approving with conditions of approval.  
4756

4757 17.24.090 Revocation of Temporary Use Permits - In the event complaints are  
4758 received and deemed valid by the Administrator that an operating Temporary Use is not  
4759 in compliance with the provisions of this section, the permit may be revoked, or the  
4760 Administrator may place conditions thereon.  
4761

4762 17.24.100 Additional Conditions of Approval - If deemed necessary by the  
4763 administrator, additional conditions of approval may be added to an existing permitted  
4764 temporary use to keep the Temporary Use in compliance with the purpose and intent of  
4765 section 17.24, Temporary Use Permits.  
4766

4767 17.24.110 Appeals of Decision - A decision of the Administrator granting or denying a  
4768 temporary use permit shall be final. Appeals of administrative decisions shall be made  
4769 to the Planning Commission, in writing, for discussion and final resolution at the next  
4770 available Planning Commission meeting.  
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**Chapter 17.25**  
**Off-Street Parking and Loading**

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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.

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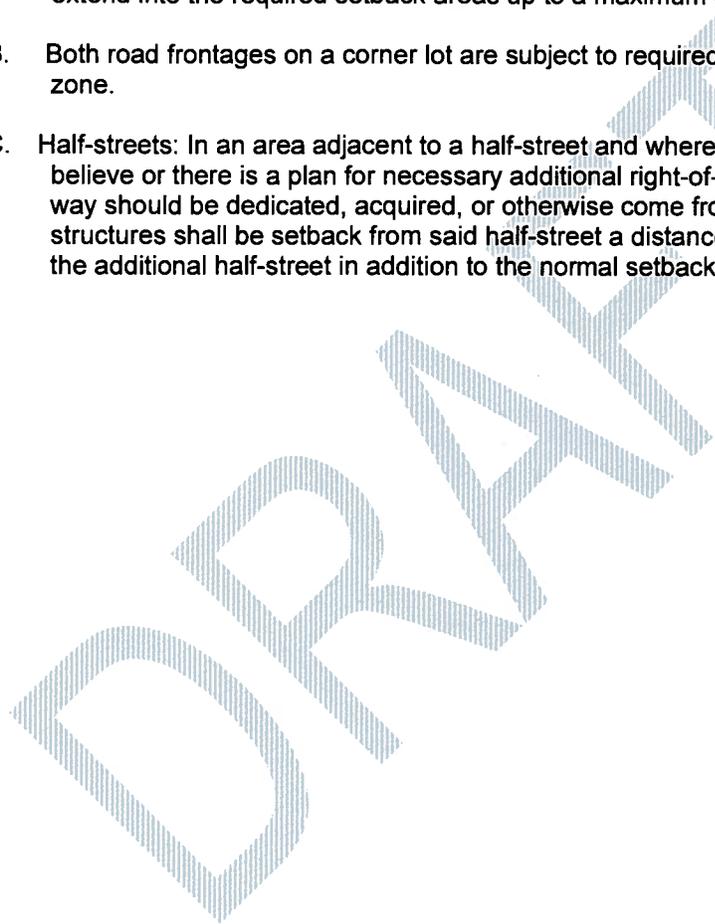
**Chapter 17.26  
Yard and Setback Regulations**

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.

- 4877 C. Type III See Through Buffer landscaping shall be installed extending inward from  
4878 the property line a minimum of 8 feet in depth along the street frontage of property  
4879 being developed except where approved driveways or buildings are located.  
4880  
4881 D. Type IV Open Area landscaping shall be installed in curb or wheel stop protected  
4882 planter areas distributed through the parking lot area of any lot having 50 or more  
4883 spaces. The total landscaped area within the parking lot, excluding perimeter or  
4884 other landscaping, shall occupy not less than 3% of the total lot area.  
4885

4886 17.27.040 Types of Landscaping Required

- 4887 A. Type I: Sight Obscuring Screen. Type I landscaping shall generally consist of a mix  
4888 of predominantly evergreen plantings including living trees, shrubs and ground  
4889 covers. Evergreen trees shall be a minimum height of four feet at time of planting.  
4890 Plantings shall be chosen and spaced so as to grow together within three years  
4891 sufficient to obscure sight through the barrier. The entire planting strip shall be  
4892 landscaped. Existing vegetation, architectural barriers (including walls, planters,  
4893 and fences) or grading (with a maximum slope of 3:1) may be incorporated into the  
4894 landscape design. These items may be used to augment and partially replace a  
4895 portion, not to exceed 40% of the required plantings.  
4896  
4897 B. Type II: Visual Buffer. Type II landscaping shall consist of a mix of evergreen and  
4898 deciduous plantings including living trees, shrubs and ground covers. Plantings of  
4899 shrubs and ground covers shall be chosen and spaced to result in a total covering  
4900 of the landscape strip. Shrubs shall be of a type that achieve a height of  
4901 approximately six feet within three years, and effectively screen views along the  
4902 length of the planting strip. Deciduous trees shall have a minimum trunk diameter  
4903 of one and one-quarter inches at time of planting; evergreen trees shall be a  
4904 minimum four feet tall at time of planting. All trees shall be spaced at intervals  
4905 resulting in touching of branches after ten years of normal growth. Existing  
4906 vegetation, architectural barriers or grading (with a maximum slope of 3:1) may be  
4907 incorporated into the landscape design. These items may be used to augment and  
4908 partially replace a portion, not to exceed 40% of the required plantings.  
4909  
4910 C. Type III: See-Through Buffer. Type III landscaping shall consist of a mix of  
4911 evergreen and deciduous plantings including living trees, shrubs and ground  
4912 covers. Plantings of shrubs and ground covers shall be chosen and spaced to  
4913 result in covering of the landscape strip within three years. Shrubs shall be of a  
4914 type that do not exceed a height at maturity of approximately three to four feet.  
4915 Deciduous trees shall have a minimum trunk diameter of one and three-quarter  
4916 inches at time of planting, and be spaced so as to result in touching of branches  
4917 after ten years of normal growth. Evergreen trees shall be a minimum of four feet  
4918 tall at time of planting and spaces so as to result in a space between trees  
4919 approximately equal to the mature spread of the trees used. Existing vegetation,  
4920 architectural barriers or grading (with a maximum slope of 3:1) may be incorporated  
4921 into the landscape design.  
4922  
4923 D. Type IV: Open Area Landscaping. Type IV landscaping shall consist of canopy-  
4924 type deciduous trees planted in wells or strips, with a mix of living evergreen and

4925 deciduous ground covers and low shrubs. Shrubs shall be of a type that do not  
4926 exceed a height at maturity of approximately two feet. Planting wells or strips shall  
4927 be a minimum of thirty-two square feet in area, with the narrowest dimension not  
4928 less than four feet. Deciduous trees shall have a minimum trunk diameter of one  
4929 and three-quarter inches at time of planting. Existing vegetation, architectural  
4930 barriers or berms may be incorporated into the landscape design.  
4931

4932 E. Optional Wildlife Screening, Or Revegetation Prescription. Planting  
4933 recommendations by the Washington State Department of Wildlife for the purposes  
4934 of vegetative screening, habitat replacement, habitat enhancement, mitigation for  
4935 lost or impacted fish and wildlife habitats, bank stabilization and the prevention of  
4936 erosion, noxious weed control, and other appropriate purposes may be substituted  
4937 for Type II and III landscaping.  
4938

4939 17.27.050 Modification of Landscaping Requirements - These landscaping standards  
4940 may be waived or reduced in the following circumstances:

- 4941 1. Whenever a building utilized for business or office purposes is proposed to be  
4942 placed within ten feet of the street right-of-way and there are no loading docks  
4943 on such street, and at least fifty percent of the wall length is utilized for  
4944 window and door construction, and the setback is utilized in effect as a  
4945 sidewalk; and provided approved street trees are planted within the setback  
4946 or within the street right-of-way, not more than twenty-five feet on center.  
4947 (Note: If trees are proposed to be planted within the right-of-way, the property  
4948 owner shall assume responsibility for maintenance of those plantings  
4949 approved within the right-of-way);
- 4950 2. When architectural barriers or berms are incorporated into the design of the  
4951 landscaping and achieves the intent of the type of landscaping required;
- 4952 3. When the inclusion of significant existing vegetation located on the site would  
4953 result in achieving the purposes of this chapter;
- 4954 4. When, in the case of required perimeter landscaping adjacent to public street  
4955 rights-of-way, the ultimate street improvements for that right-of-way have  
4956 been installed or will be installed as a requirement of approval of the  
4957 development, and the Department of Public works and the Planning  
4958 Department determines that the proposed landscaping of that portion of the  
4959 right-of-way between the property line and sidewalk is acceptable, the  
4960 Administrator may allow such landscaping in lieu of some required  
4961 landscaping within the development; provided the type and area of planting is  
4962 comparable to that normally required and adequate provisions are made for  
4963 permanent maintenance;
- 4964 5. When existing conditions on or adjacent to the site, including differences in  
4965 elevation, existing vegetation, location of existing structures or utilities would  
4966 render application of requirements of this chapter ineffective or result in  
4967 scenic view obstruction.  
4968

4969 17.27.060 Landscaping Plan Requirements - In all instances where landscaping is  
4970 required, a landscape plan shall be prepared and submitted and shall include (if not  
4971 previously provided):

4972 A. Boundaries and dimensions of the site;

- 4973  
4974 B. Location and identification of all streets, alleys and easements on or abutting the  
4975 site;  
4976  
4977 C. Approximate location and dimensions of all structures on abutting properties, within  
4978 100 feet of the boundary;  
4979  
4980 D. Proposed location and dimensions of all on site buildings;  
4981  
4982 E. Existing and proposed topography at a maximum of five-foot contours, or y an  
4983 alternate method approved by the Administrator;  
4984  
4985 F. Proposed landscaping including location, species and size at time of planting;  
4986  
4987 G. Existing vegetation in general, and identifying all evergreen trees greater than eight  
4988 inches in diameter and all deciduous trees greater than twelve inches in diameter,  
4989 as measured four feet above ground level, within the area to be landscaped;  
4990  
4991 H. Details of any proposed architectural barriers;  
4992  
4993 I. Location of existing and proposed driveways and parking surfaces, curbs and  
4994 sidewalks.  
4995  
4996 J. Specifications for any proposed irrigation system.  
4997

4998 **17.27.070 Installation and Security Requirements**

- 4999 A. Landscaping required pursuant to this chapter must be installed to the satisfaction  
5000 of the Administrator, in accordance with the approved site plan, no later than three  
5001 months after issuance of a certificate of occupancy for the project. The  
5002 Administrator may extend the time limit for compliance up to six months after  
5003 issuance of a certificate of occupancy when circumstances beyond the control of  
5004 the applicant warrant an extension.  
5005  
5006 B. The Administrator may require performance bonds or other appropriate security,  
5007 including letters of credit and set aside letters, to insure landscaping will be  
5008 installed and maintained for one year, according to the approved plan and  
5009 specifications.  
5010

5011 **17.27.080 Maintenance and Enforcement** - All landscaped areas required by this code  
5012 shall be planted according to accepted practice in good soil with irrigation within  
5013 seventy-five feet (except for self-sustaining natural-type growth commonly occurring in  
5014 the vicinity of development) and maintained with respect to pruning, trimming, watering  
5015 or other requirements to create an attractive appearance and a healthy growing  
5016 conditions. Dead, diseased, stolen or vandalized plantings shall be replaced within  
5017 three months. Property owners shall keep the planting area reasonably free of weeds  
5018 and trash. Lack of maintenance shall constitute a violation of this code. The  
5019 Administrator shall have the authority to enforce the standards set forth in this chapter

5020 and the conditions attached to all permits for development pursuant to application of this  
5021 chapter, in accordance with the provisions of Chapter 17.35.  
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**Chapter 17.28  
Bed and Breakfast Regulations**

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**Sections:**

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

- 17.28.005 - Bed and Breakfast facilities shall be subject to the following standards:
- 17.28.010 - The outward appearance of a single-family residence shall be retained;
- 17.28.020 - No more than one sign shall be provided on the premises. The sign shall be made of natural materials not exceeding six square feet in area and shall be indirectly illuminated;
- 17.28.030 - All Okanogan County health codes shall apply;
- 17.28.040 - The residential unit shall be occupied by the owner;
- 17.28.050 - A maximum of 2 bedrooms shall be provided for guests;
- 17.28.060 - Bed and Breakfast facilities shall be subject to an on-site inspection prior to operation to assure compliance with Planning and Health District standards;
- 17.28.070 - All retail sales of merchandise or other services other than what is essential to the operation of the Bed and Breakfast are prohibited;
- 17.28.080 - All guest parking shall be provided off-street and shall be screened with a Type II Visual Buffer per 17.27.040 B);
- 17.28.090 - Neither cooking facilities in the guest rooms nor auxiliary kitchens shall be allowed for the use of guests;
- 17.28.100 - Bed and breakfast facilities will be allowed to have food service which meets the criteria of WAC 246.215.180; and
- 17.28.110 - Bed and Breakfast facilities require permit approval from Okanogan County Office of Planning & Development. Permit issuance requires payment of fee (in accordance with current fee schedule) and approval of site plan submitted by the

5071 applicant. Permits may be approved, approved with conditions or denied by the  
5072 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

5120 screening provisions of Chapter 17.27.040(A) Type I: SIGHT OBSCURING  
5121 SCREEN.  
5122  
5123 H. No Home Occupation shall include: automobile, truck, or heavy equipment repair,  
5124 body work or painting; nor parking or storage of heavy equipment that is not related  
5125 to the Home Occupation.  
5126  
5127 I. Sales occurring on site of the home occupation shall be for items or services  
5128 produced on site with only minor exceptions in terms of accessory materials bought  
5129 from another source and resold at this location. (This applies to the Methow  
5130 Review District only.)  
5131  
5132 J. Home Occupations shall not generate materially greater traffic volume than would  
5133 normally be expected in the residential neighborhood or area in which it exists.  
5134  
5135 K. Designated off street parking for a Home Occupation shall be a minimum of one (1)  
5136 space with a maximum of two (2) spaces with a maneuvering area provided  
5137 specifically for business use on the site which will accommodate all expected traffic.  
5138  
5139 L. Home Occupations may be subject to an on-site inspection to assure compliance  
5140 with all county regulations.  
5141  
5142 17.29.030 - Allowed Uses Any use that the administrator determines to meet the above  
5143 Home Occupation Performance standards shall be considered an allowed use.  
5144  
5145 17.29.040 - Enforcement In the event complaints are received and deemed valid by the  
5146 Administrator that an operating Home Occupation is not in compliance with the  
5147 provision of this section, the owner of such business shall be subject to the enforcement  
5148 provisions of Chapter 17.38 of the Okanogan County Zoning Code.  
5149  
5150 17.29.050 - Home Occupation compliance with other applicable regulations Home  
5151 Occupations shall obtain all pertinent permits and licenses required by federal, state  
5152 and local agencies and must meet all county requirements. All required permits and  
5153 licenses shall be made available for the administrator to review, upon request.  
5154

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

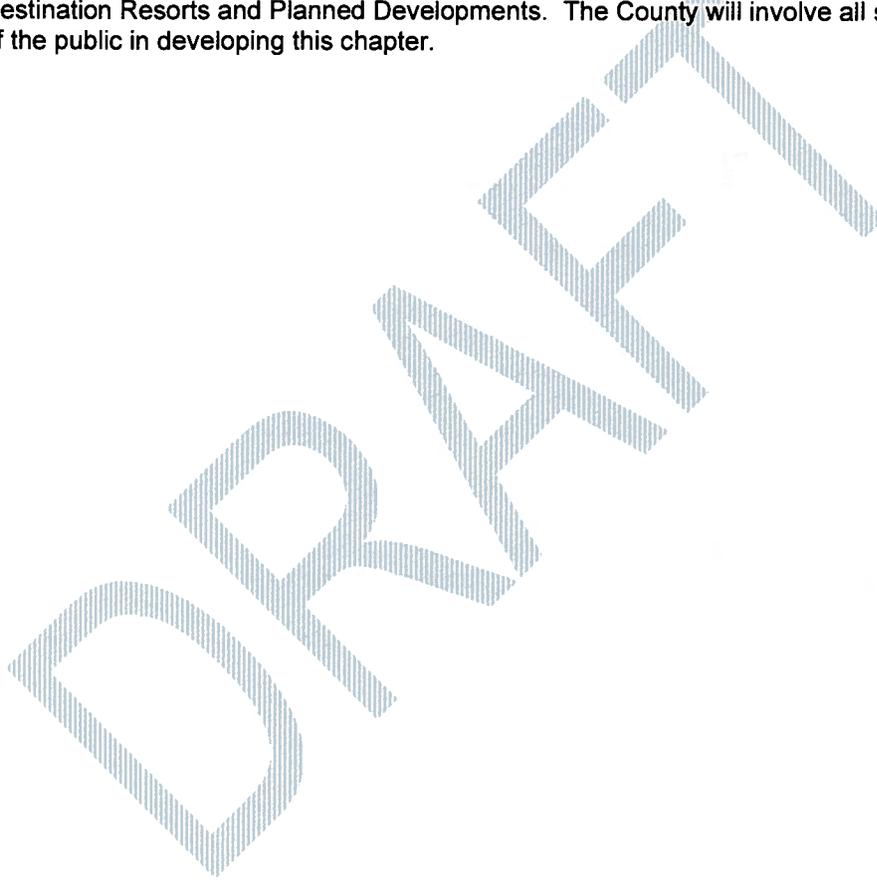
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Sections:

17.30.010      System Development

17.30.010      System Development

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



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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**

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**Sections:**

17.32 .010 Variable Lot Sizes  
17.32.020 Variable Density

**17.32.010 Variable Lot Sizes**

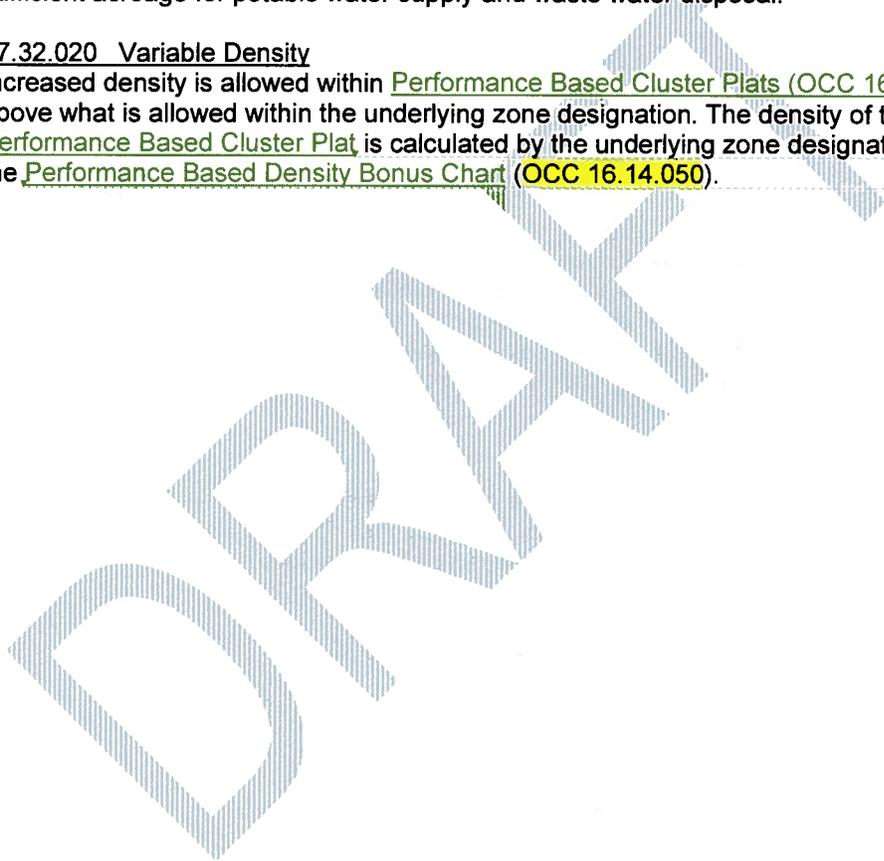
Individual lots within Performance Based Cluster Plats (OCC 16.14) do not have to meet lot size requirements of the underlying zone designation, so long as they include sufficient acreage for potable water supply and waste water disposal.

**Deleted:** cluster plats  
**Deleted:** , according to the Okanogan County Subdivision Ordinance (OCC Title 16),

**17.32.020 Variable Density**

Increased density is allowed within Performance Based Cluster Plats (OCC 16.14), above what is allowed within the underlying zone designation. The density of the Performance Based Cluster Plat is calculated by the underlying zone designation and the Performance Based Density Bonus Chart (OCC 16.14.050).

**Deleted:** Cluster Plats (according to the Okanogan County Subdivision Ordinance, OCC 16.14)  
**Deleted:** Cluster Plat  
**Deleted:** public benefit rating system



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

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5226  
5227

Sections:

5229 17.33.010 Generally  
5230 17.33.030 Filing of Applications  
5231 17.33.050 Setting for Hearing  
5232 17.33.060 Notice of Hearing  
5233 17.33.080 Standards and Criteria  
5234 17.33.085 Relation of CUP to Other Discretionary Approvals  
5235 17.33.090 Potential Conditions  
5236 17.33.100 Action of Board of Adjustment  
5237 17.33.110 Notice of Permit Decision  
5238 17.33.120 Appeal of Decision  
5239 17.33.130 Records  
5240 17.33.135 Accessory Use/Conditional Use Permit - Hardship  
5241 17.33.140 Kennels

5242

17.33.010 Generally

5244 The Board of Adjustment shall hear and decide all applications for Conditional Use  
5245 Permits. The purpose of the conditional use permit is to allow the proper integration into  
5246 the community of uses which may be suitable only on certain conditions in specific  
5247 locations in a zoning district, or if the site is regulated in a particular manner. The  
5248 following standards, criteria and procedures apply to any Conditional Use Permit  
5249 authorized by this code.

5250

17.33.030 Filing of Applications

5252 Applications for Conditional Use permits together with the specified fee from the current  
5253 fee schedule shall be filed with the Administrator for the Board of Adjustment on forms  
5254 available from the Office of Planning & Development. The Administrator shall circulate  
5255 copies of the application to the Board of Adjustment members and appropriate referral  
5256 agencies. County departments shall respond to the referral within thirty (30) days.  
5257 Should any agency outside the County fail to respond to the referral within the 30 day  
5258 period, it shall be assumed that such agency has no comment.

5259

17.33.050 Setting for Hearing

5261 The Administrator shall schedule a public hearing with the Board of Adjustment to be  
5262 held within sixty (60) days of the receipt of a complete application.

5263

17.33.060 Notice of Hearing

5265 1. When a fully completed conditional use permit application has been accepted by  
5266 the Administrator, the Administrator or designee shall establish the date and time  
5267 for a public hearing on the permit before the Board of Adjustment, which shall not  
5268 be more than sixty (60) days from the date of a complete or vested application,  
5269 except when additional time is required for compliance with the State  
5270 Environmental Policy Act (Chapter 43.12C RCW).

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

5314 17.33.080 Standards and Criteria

5315 The Board of Adjustment shall consider the following standards and criteria in  
5316 evaluating the Conditional Use Permit:

- 5317 A. That the conditions imposed are reasonably calculated to insure the proposed  
5318 Conditional Use is and will remain compatible with the Comprehensive Plan and  
5319 Zoning for the subject area; and

- 5320 B. That such conditions are not unnecessarily onerous; and  
5321 C. That the proposed conditions will protect the public health, safety, morals and  
5322 general welfare; and  
5323 D. For Business/Commercial Kennels, see Section 17.33.140.  
5324  
5325

5326 17.33.085 Relation of CUP to Other Discretionary Approval

5327 In the event that the Board of Adjustment approves a conditional use permit with  
5328 conditions that are in conflict or inconsistent with the conditions of approval of other  
5329 discretionary actions by the Planning Commission and/or the Board of County  
5330 Commissioners, (i.e. including, but not limited to, plats, planned developments, binding  
5331 site plans), those discretionary approvals shall be remanded and reviewed to determine  
5332 whether to modify or revoke said discretionary approval.  
5333

5334 17.33.090 Potential Conditions

5335 The types of conditions which the Board of Adjustment may impose on a Conditional  
5336 Use Permit include but are not limited to:

- 5337 A. Requiring a performance bond or acceptable surety in an amount and with  
5338 conditions satisfactory to the Board of Adjustment, to assure the performance of  
5339 conditions imposed or the construction of improvements.  
5340 B. Specifying a time limit within which the action, shall be begun or completed or both.  
5341 C. Requiring an annual review of the issued permit to assure compliance with any  
5342 imposed conditions.  
5343 D. Increasing the required lot size or yard dimensions.  
5344 E. Limiting the height or total lot coverage of buildings and impervious surfaces.  
5345 F. Specifying the number and location of vehicular access points to the property.  
5346 G. Specifying the street width.  
5347 H. Specifying the number of off-street parking or loading spaces.  
5348 I. Requiring suitable landscaping.  
5349 J. Specifying signing.  
5350 K. Specifying the exact locations of activities or structures as means of minimizing  
5351 hazards to life, limb, property damage, erosion, landslide or traffic.  
5352 L. Mitigating nuisance generating features such as noise, colors, air pollution, wastes,  
5353 vibration, traffic, physical hazards, off-site light glare, etc.  
5354 M. Requiring structural features or equipment essential to accomplished the purpose  
5355 set forth in item 17.33.090 L.  
5356 N. Specifying the hours of operation.  
5357 O. Insuring against imposing excessive demands upon public facilities and services.  
5358 P. Requiring a binding site plan for RV parks, manufactured home parks,  
5359 campgrounds and other similar proposals which designate specific sites for specific  
5360 activities.  
5361

5362 17.33.100 Action of Board of Adjustment

5363 Within thirty-five (35) days following the termination of the public hearing on a  
5364 Conditional Use Permit, the Board of Adjustment shall approve or deny the application  
5365 based on the standards and criteria found in subsection 17.30.080 and issue its written  
5366 order.  
5367

5368 17.33.110 Notice of Permit Decision

5369 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed  
5370 to the applicant and all persons who are specifically identified as parties of record or  
5371 who have indicated an interest in being notified of the decision.  
5372

5373 17.33.120 Appeal of Decision

5374 An order of the Board of Adjustment granting or denying a conditional use permit shall  
5375 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in  
5376 accordance with OCC 17.35.  
5377

5378 17.33.130 Records

5379 The conditional use permit application, evidence of notice, the electronic verbatim  
5380 record of proceedings and other material accepted as evidence and the written decision  
5381 along with Findings of Fact and Conclusions shall become a part of the official records  
5382 of the Board of Adjustment and shall be retained in the Planning Department offices.  
5383

5384 17.33.135 Accessory Use/Conditional Use Permit - Hardship

5385 1. The Administrator/Zoning Adjuster shall consider accessory use/conditional use  
5386 permit application pursuant to 17.09.040, and determine whether to approve  
5387 such applications on the basis of the facts presented. Any accessory  
5388 use/conditional use permit for additional residential units based on family  
5389 hardship/emergency shall be strictly limited in duration to the period of  
5390 hardship/emergency. The Administrator/Zoning Adjuster may require such proof  
5391 of periodic reporting/documentation as deemed necessary to validate the return  
5392 of and continuing existence of the hardship/emergency. Upon the expiration of  
5393 any hardship/emergency conditional use permit, it shall be the applicant's duty to  
5394 abate/remove such unit within 90 days. If at any time during the duration of an  
5395 authorized hardship/emergency conditional use permit, the Administrator/Zoning  
5396 Adjuster determines that the hardship/emergency no longer exists, the  
5397 conditional use permit shall be summarily revoked and any such use abated or  
5398 removed in 90 days of the revocation order at the permittee's expense.  
5399

5400 2. Any decision by the Administrator/Zoning Adjuster pursuant to this section may  
5401 be appealed utilizing the procedures found at 17.34.120 et seq.  
5402

5403 17.33.140 Kennels, Business or Commercial

5404 Business/Commercial Kennel applications shall be appropriately conditioned as follows:

5405 A. The structure(s) housing the animals shall be adequately soundproofed to meet  
5406 WAC 173-60 as determined by the noise levels during a period of normal operation  
5407 for the number of animals to be kept.  
5408

5409 B. That compliance with noise standards for a commercial noise source as identified  
5410 by WAC 173-60-040 shall be demonstrated by the applicant.  
5411

5412 C. The structure (s) and outside runs or areas housing the animals shall be not less  
5413 than two hundred (200) feet from any dwelling other than the dwelling of the owner,  
5414 and shall be no less than fifty (50) feet to any property line of the subject site.  
5415

- 5416 D. Any permitted outside runs or areas shall be completely screened from view by  
5417 sight-obscuring fencing or landscaping or both as determined by the Board of  
5418 Adjustment to serve as a visual and noise abatement buffer.  
5419
- 5420 E. All animals are to be housed within a structure and no outside boarding of animals  
5421 is permitted between the hours of 10:00 p.m. and 6:00 a.m.  
5422
- 5423 F. One off-street parking space shall be provided for each ten (10) animals kept on  
5424 the premises.  
5425
- 5426 G. The permit shall be granted for a period not to exceed one (1) year. At the end of  
5427 such period an inspection shall be made of the premises to determine (a)  
5428 compliance with all the conditions of approval; and (b) the advisability of renewing  
5429 such permit.  
5430
- 5431 H. The applicant shall submit adequate information to aid the Board of Adjustment in  
5432 determining that the above standards are satisfied prior to the public hearing.  
5433
- 5434 I. Additional conditions or safeguards as deemed necessary may be imposed by the  
5435 Board of Adjustment for the protection and assurance of the health, safety and  
5436 welfare of the nearby residences.  
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**Chapter 17.34  
Variances**

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Sections:

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

17.34.010 Generally

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

17.34.020 Filing of Applications

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

17.34.040 Setting for Hearing

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

17.34.050 Notice of Hearing

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

- 5486 3. Notice of the hearing shall be mailed by the Okanogan County Office of Planning  
5487 & Development, at least fourteen (14) days prior to the date of the hearing, to the  
5488 owners of all properties within three hundred (300) feet of the exterior boundaries  
5489 of the proposed variance, as such owners appear on the records of the County  
5490 Assessor. If the owners of the real property which is proposed to be developed  
5491 owns another parcel or parcels of real property which lie adjacent to the real  
5492 property proposed to be developed, notice shall be given to owners of real  
5493 property located within three hundred (300) feet of any portion of the boundaries  
5494 of such adjacently located parcels of real property proposed to be developed in  
5495 accordance with Section 58.17.090 RCW.  
5496
- 5497 4. The applicant is responsible for posting conspicuous notice of the hearing readily  
5498 visible from nearby roads at least three (3) locations on and in the vicinity of the  
5499 proposed variance and at the nearest Post Office at least ten (10) days prior to  
5500 the public hearing. The applicant shall submit an affidavit of the posting to  
5501 Okanogan County Office of Planning & Development prior to the public hearing.  
5502 Affidavit forms are available from the Okanogan County Office of Planning &  
5503 Development and the completed affidavit shall become part of the record.  
5504
- 5505 5. In accordance with Section 58.17.080 RCW, as it now exists or is hereafter  
5506 amended, notice of the filing of a variance of a building adjacent to or within one  
5507 mile of the municipal boundaries of a city or town, or which contemplates the use  
5508 of any city or town utilities shall be given to the appropriate city or town  
5509 authorities.  
5510
- 5511 6. The Office may require such alternative notification procedures as necessary to  
5512 accomplish reasonable public notification in unusual circumstances.  
5513
- 5514 7. Notice shall also be given to interested state agencies such as Washington State  
5515 Department of Fisheries, Wildlife and Ecology. All hearing notices shall include a  
5516 description of the property to be developed, including the location of the  
5517 proposed variance. The description may be in the form of either a vicinity  
5518 location sketch, a written description, an address or other reasonable means,  
5519 other than a legal description, but shall include reference to the Section,  
5520 Township, and Range.  
5521

5522 17.34.070 Standards and Criteria

5523 Before any variance is granted by the Board of Adjustment, it shall be shown that all the  
5524 following criteria apply.

- 5525 1. Any variance granted shall be subject to such conditions as will assure that the  
5526 adjustment thereby authorized shall not constitute a grant of special privileges  
5527 inconsistent with the limitations of other properties in the vicinity and zone in  
5528 which the subject property is situated; and
- 5529 2. Because of special circumstances applicable to subject property, including size,  
5530 shape, topography, location or surroundings, the strict application of the zoning  
5531 code is found to deprive subject property of rights and privileges enjoyed by  
5532 other properties in the vicinity and under identical zone classifications; and

- 5533 3. That the granting of the variance will not be materially detrimental to the public  
5534 welfare or injurious to the property or improvements in which the subject property  
5535 or improvements are situated; and  
5536 4. That economic benefit shall not be considered grounds for a variance.  
5537

5538 17.34.075 Relation of Variance to Other Discretionary Approval

5539 In the event that the Board of Adjustment approves a variance with conditions that are  
5540 in conflict or inconsistent with the conditions of approval of other discretionary actions  
5541 by the Planning Commission and/or the Board of County Commissioners, (i.e. including,  
5542 but not limited to, plats, planned developments, binding site plans), those discretionary  
5543 approvals shall be remanded and reviewed to determine whether to modify or revoke  
5544 said discretionary approval.  
5545

5546 17.34.080 Action of Board of Adjustment

5547 Within thirty-five (35) days following the termination of the public hearing on a variance  
5548 permit, the Board of Adjustment shall sign its written order. In making the order, it shall  
5549 include a written non-verbatim record of the case, Findings of Fact and Conclusions  
5550 upon which the decision is based, and the wording of the actual decision. A specific  
5551 listing of any conditions to be imposed upon the approval shall be included in their  
5552 decision.  
5553

5554 17.34.090 Notice of Action

5555 Within five (5) days of the decision, the order of the Board of Adjustment shall be mailed  
5556 to the applicant and all persons who are specifically identified as parties of record or  
5557 who have indicated an interest in being notified of the decision.  
5558

5559 17.34.100 Appeal of Decision

5560 An order of the Board of Adjustment granting or denying a conditional use permit shall  
5561 be final and conclusive. Final decisions of the Board of Adjustment are appealable, in  
5562 accordance with OCC 17.35.  
5563

5564 17.34.110 Records

5565 The variance application evidence of notice, the electronic verbatim record of  
5566 proceedings and other material accepted as evidence and the written decision along  
5567 with Findings of Fact and Conclusions shall become a part of the official records of the  
5568 Board of Adjustment and shall be retained in the Office of Planning & Development.  
5569

5570 17.34.115 Zoning Adjuster Established

5571 The Board of County Commissioners hereby creates the Okanogan County Zoning  
5572 Adjuster, pursuant to authority established in RCW 36.70.200, to hear and decide the  
5573 Yard Variances as established in Okanogan County Code 17.34.120.  
5574

5575 17.34.120 Variance from Yard Requirements

5576 A. The Administrator/Zoning Adjuster may grant a deviation from the required front,  
5577 side, or rear yard setback requirements of this Code upon a finding that the criteria  
5578 of 17.34.070 apply. Requested Deviations which exceed 25% of the setbacks  
5579 otherwise required by this Code shall be submitted to the Board of Adjustment.  
5580

- 5581 B. Within thirty-five (35) days of receipt of a request for a yard variance pursuant to  
5582 this subsection. The Administrator/Zoning Adjuster shall issue a written decision,  
5583 including findings of fact and conclusions upon which the decision is based. A  
5584 specific listing of any conditions to be imposed upon the approval shall be included  
5585 in the decision.  
5586
- 5587 C. Within five (5) days of the decision, the Administrator/Zoning Adjuster's order,  
5588 including findings of fact and conclusions and any conditions imposed, shall be  
5589 mailed to the applicant and all persons who are specifically identified as parties of  
5590 record or who have indicated an interest in being notified of the decision.  
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**Chapter 17.35**  
**Appeals of Administrative Actions**

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**Sections:**

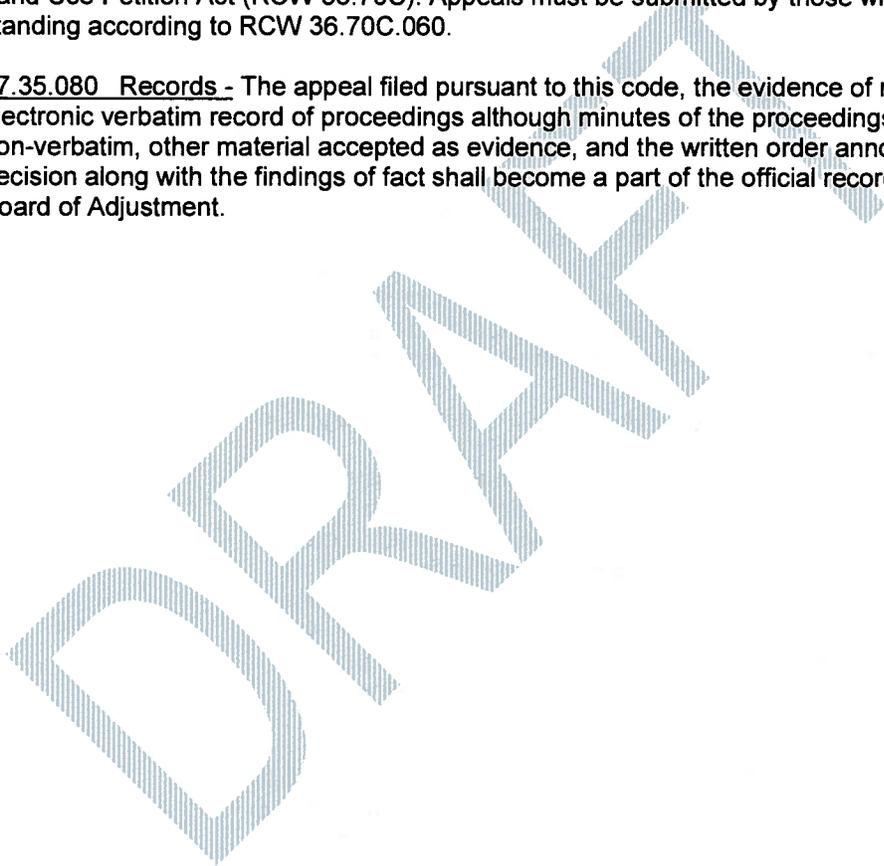
- 17.35.010 Authority of Board of Adjustment**
  - 17.35.020 Who May Appeal-Place of Filing-Time Limit**
  - 17.35.030 Setting for Hearing-Notice-Transmittal of Records**
  - 17.35.040 Scope of Authority on Appeal**
  - 17.35.050 Decision-When Reached**
  - 17.35.060 Notice of Decision**
  - 17.35.070 Appeal from Board of Adjustment Decision**
  - 17.35.080 Records**
- 17.35.010 Authority Of Board Of Adjustment** - The Board of Adjustment shall hear and decide appeals from any order, requirement, permit decision or determination made by the Administrator under this code.
- 17.35.020 Who May Appeal - Place Of Filing - Time Limit** - Appeals may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department, board or bureau of the county affected by any decision of an administrative official. Such appeals shall be filed in writing in duplicate with the Administrator, as secretary for the Board of Adjustment, within twenty (20) days of the action being appealed. This section does not create any additional notice requirements of the Administrator.
- 17.35.030 Setting For Hearing - Notice - Transmittal Of Records** - Upon the filing of an appeal from an administrative determination the Board of Adjustment itself, or Administrator as secretary for the Board of Adjustment, shall schedule a hearing with the Board of Adjustment to be held within sixty (60) days of the receipt of the appeal, at which time the matter will be considered. At least a ten (10) day notice of such time and place together with one (1) copy of the written appeal, shall be given to the official whose decision is being appealed. At least ten (10) days notice of the time and place shall also be given to any adverse parties of record in the case. The officer from whom the appeal is being taken shall transmit to the Board of Adjustment all of the records pertaining to the decision being appealed from, together with such additional written report as he deems pertinent.
- 17.35.040 Scope Of Authority On Appeal** - The Board of Adjustment may, in conformity with the Planning Enabling Act (RCW 36.70 and this code, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made and, to that end, shall have all the powers of the officer from whom the appeal was taken insofar as the decision on the particular issue is concerned.
- 17.35.050 Decision - When Reached** - Within thirty-five - (35) days following the termination of the public hearing on an appeal from an administrative determination, the Board of Adjustment shall sign its written order. In making the order it shall include, in a written non-verbatim record of the case, the findings of fact upon which the decision is based.

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

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

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



**Chapter 17.36  
Nonconforming Uses and Lots**

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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;

5754 4. A petition may be withdrawn upon the written application of a majority of all  
5755 the persons who signed the petition.

5756 B. Petition To Amend The Zoning Code Text

5757 1. Petition shall include an explanation of the requested amendment and the  
5758 specific language requested.

5759 2. Each signer shall give his or her name printed and signed; no minimum  
5760 number of signatures is required.

5761

5762 17.37.060 Amendments Near Towns And Cities - When an amendment to this code  
5763 has been initiated proposing the reclassification of land within one (1) mile of the limits  
5764 of a town or city, the Planning Commission shall refer the proposal to the incorporated  
5765 planning body for comment. The Planning Commission shall consider comments from  
5766 the city or town planning body in its recommendation to the Board of County  
5767 Commissioners, provided, that if the incorporated planning body fails to supply  
5768 comments within a period of thirty (30) days from the time the referral was made, it may  
5769 be assumed by the Planning Commission that such incorporated planning body intends  
5770 to make no comment.

5771

5772 17.37.070 Contract Zoning - To the extent permitted by law, the county may enter into  
5773 an agreement with the applicant for, or the beneficiary of, a proposed amendment  
5774 action, executed concomitantly with and as consideration for approval of the  
5775 amendment, for the purposes of mitigating public burdens caused by the proposed use  
5776 and to maintain harmony of the proposed use with the Comprehensive Plan.

5777

5778 17.37.080 Setting Hearings - Notice - The date, time and place for any public hearing  
5779 required by RCW Chapter 36.70 may be set at the discretion of the Administrator for  
5780 proposals generated by the Planning Commission or upon receipt by the Administrator  
5781 of a petition by private parties, or may be set by the Board of County Commissioners  
5782 when the hearing is to be held before the Board.

5783

5784 Notice of the time, place and purpose of the hearing shall be given by one publication  
5785 in the official newspaper of Okanogan County and in a newspaper of general circulation  
5786 in the area where the real property subject to the rezone is located, at least (10) days  
5787 before the hearing.

5788

5789 When the zoning amendment relates to the specific property or is otherwise quasi-  
5790 judicial in nature, notice of the hearing shall be mailed by the Okanogan County Office  
5791 of Planning & Development, at least fourteen(14) days prior to the date of the hearing,  
5792 to the owner of all properties within three hundred (300) feet of the exterior boundaries  
5793 of the proposed rezone, as such owners appear on the records of the Okanogan County  
5794 Assessor.

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5796 When the zoning amendment relates to specific property or is otherwise quasi-judicial in  
5797 nature, the applicant is responsible for posting conspicuous notice of the hearing readily  
5798 visible from nearby roads in at least three (3) locations on and in the vicinity of the  
5799 proposed rezone and at the nearest post office at least ten (10) days prior to the public  
5800 hearing. The applicant shall submit an affidavit of the posting to the Okanogan County  
5801 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.

**Chapter 17.38  
Enforcement**

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Sections:

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

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

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

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

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

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

