Chapter 14.600
Zone Classifications

Chapter 14.604
Zone Classifications

14.604.100 Purpose and Intent

The intent of zone classifications is to establish a framework whereby development will be carried out in a manner consistent with the use and density characteristics expressed for different areas in the Comprehensive Plan. Zone classifications are provided in sufficient number and diversity to permit an even greater breakdown of land uses and densities than depicted in the more generalized Comprehensive Plan. The purpose to be accomplished by the various zones is set forth in an intent statement in the regulations for each zone.

14.604.210 Residential Zones

Low Density Residential Plus ..... LDR-P
Low Density Residential ..... LDR
Medium Density Residential ..... MDR
High Density Residential ..... HDR

14.604.220 Commercial Zones

Neighborhood Commercial ..... NC
Community Commercial CC
Regional Commercial ..... RC
Limited Development Area Commercial ..... LDAC

14.604.230 Industrial Zones

Light Industrial LI
Heavy Industrial ..... HI

14.604.240 Resource Lands Zones

Large Tract Agricultural ..... LTA
Small Tract Agricultural ..... STA
Forest Land ..... F

14.604.250 Rural Zones

Rural Traditional ..... RT
Rural-5 ..... R-5
Rural Activity Center ..... RAC
Rural Conservation ..... RCV
Urban Reserve ..... UR

14.604.260 Mineral Lands Zone

Mineral Lands ..... M

14.604.270 Centers and Mixed Use Areas

Mixed Use Zone ..... MU

14.604.280 Overlay Zones

Airport Overlay ..... AO
Planned Unit Development ..... PUD
Aesthetic Corridor Overlay ..... ACO

14.604.300 Zoning Matrix-General

1. Uses are permitted within the various zones as depicted by the matrices in Chapters 14.606, 14.608, 14.610, 14.612, 14.614, 14.616, 14.618, and 14.620, and as otherwise provided for in the individual zone classifications.

2. It is recognized that all possible uses and variations of uses that might arise cannot reasonably be listed or categorized. Mixed uses/sites or any use not specifically mentioned or about which there is any question shall be administratively classified by comparison with other uses identified in the matrices. If the proposed use resembles identified uses in terms of intensity and character, and is consistent with the purpose of this code and the individual zones classification it shall be considered as a permitted/nonpermitted use within a general zone classification, matrix or zone, subject to the development standards for the use it most nearly resembles. If a use does not resemble other identified allowable uses within a matrix, it may be permitted as determined by an amendment to this code pursuant to chapter 14.402.

14.604.400 Incorporation of Zoning Maps

The location and boundaries of the zones established by this code are shown upon the zoning maps, which are hereby incorporated into the provisions of this Code. The said zoning maps in their entirety, including all amendments thereto, shall be as much a part of this Code as if fully set forth and described herein.

14.604.500. Zone Reclassification Applications.

Applications for amendments to the Spokane County zoning map for site-specific zone reclassifications shall be limited to reclassifications that are consistent with the comprehensive plan category and associated implementing zone as provided in the table below.

Table 604-1, Zone Reclassification Applications

Comprehensive Plan Category	Implementing Zone Spokane County Zoning Code
Low Density Residential Plus	Low Density Residential Plus (LDR-P)
Low Density Residential	Low Density Residential (LDR)
Medium Density Residential	Medium Density Residential (MDR)
High Density Residential	High Density Residential (HDR)
Mixed Use, Community Center, Neighborhood Center	Neighborhood Commercial Low Density Residential Mixed Use
Urban Activity Center	Mixed Use Zone (MU)
Regional Commercial	Regional Commercial (RC)
Community Commercial	Community Commercial (CC)
Neighborhood Commercial	Neighborhood Commercial (NC)
Light Industrial	Light Industrial (LI)
Heavy Industrial	Heavy Industrial (HI)
Rural Traditional	Rural Traditional (RT)
Rural-5	Rural-5 (R-5)
Rural Conservation	Rural Conservation (RCV)
Small Tract Agriculture	Small Tract Agricultural (STA) Mineral Land (M)
Large Tract Agriculture	Large Tract Agricultural (LTA) Small Tract Agricultural (STA)* Mineral Land (M)
Forest Land	Forest Land (F) Mineral Land (M)
Mineral Land	Mineral Land (M)
Limited Development Area (Commercial)	Limited Development Area Commercial (LDAC)
Limited Development Area (Residential)	Low Density Residential (LDR)
Rural Activity Centers	Rural Activity Centers (RAC)
Urban Reserve	Urban Reserve (UR)

*The reclassification shall be subject to the criteria under Section 14.616.410

Chapter 14.618
Rural Zones

14.618.100 Purpose and Intent

The intent of the Rural Zones classifications is to provide for a traditional rural landscape including residential, agricultural and open space uses. Rural zones are applied to lands located outside the urban growth area and outside of designated agricultural, forest and mineral lands. Public services and utilities will be limited in these areas. Housing will be located on large parcels except for cluster development, which results in open space preservation. Small towns and unincorporated communities provide services for surrounding rural areas and the traveling public.

The following zones are classified in this chapter:

The **Rural Traditional (RT)** zone includes large-lot residential uses and resource-based industries, including ranching, farming and wood lot operations. Industrial uses will be limited to industries directly related to and dependent on natural resources. Rural-oriented recreation uses also play a role in this category. Rural residential clustering is allowed to encourage open space and resource conservation.

The **Rural-5 (R-5)** zone allows for traditional 5-acre rural lots in areas that have an existing 5-acre or smaller subdivision lot pattern. Rural residential clustering is allowed to encourage open space and resource conservation.

The **Rural Conservation (RCV)** zone applies to environmentally sensitive areas, including critical areas and wildlife corridors. Criteria to designate boundaries for this classification were developed from Spokane County's Critical Areas ordinance and Comprehensive Plan studies and analysis. This classification encourages low-impact uses and utilizes rural clustering to protect sensitive areas and preserve open space.

The **Urban Reserve (UR)** zone includes lands outside the Urban Growth Area that are preserved for expansion of urban development in the long term. These areas are given development standards and incentives so that land uses established in the near future do not preclude their eventual conversion to urban densities. Residential clustering is encouraged to allow residential development rights while ensuring that these areas will be available for future development.

The **Rural Activity Center (RAC)** zone identifies rural residential centers supported with limited commercial and community services. Rural Activity Centers consist of compact development with a defined boundary that is readily distinguishable from surrounding undeveloped lands. Rural Activity Centers often form at crossroads and develop around some focal point, which may be a general store or post office. Commercial uses are intended to serve the surrounding rural area and the traveling public.

14.618.210 Types of Uses

The uses for the rural zones shall be as permitted in table 618-1, Rural Zones Matrix. Accessory uses and structures ordinarily associated with a permitted use shall be allowed. Multiple uses are allowed per lot, except that only one residential use is allowed per lot unless otherwise specified. The uses are categorized as follows:

1. **Permitted Uses:** Permitted uses are designated in table 618-1 with the letter "P". These uses are allowed if they comply with the development standards of the zone.

2. **Limited Uses:** Limited uses are designated in table 618-1 with the letter "L". These uses are allowed if they comply with the development standards of the zone and specific performance standards in section 14.618.230.

3. **Conditional Uses:** Conditional uses are designated in table 618-1 with the letters “CU”. These uses require a public hearing and approval of a conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses illustrated in table 618-1 are also subject to specific standards and criteria as required in this chapter under section 14.618.240.

4. **Not Permitted:** Uses designated in table 618-1 with the letter “N” are not permitted. All uses not specifically authorized by this Code are prohibited.

5. **Essential Public Facilities (EPF):** Facilities that may have statewide or regional/countywide significance are designated in table 618-1 with the letters “EPF”. These uses shall be evaluated to determine applicability with the “Essential Public Facility Siting Process”, as amended. The Essential Public Facility Siting Process shall not be required for projects that would otherwise be allowed by the development regulations as specified herein in Table 618-1.

6. **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with section 14.604.300. Classifications shall be consistent with Comprehensive Plan policies.

14.618.220 Rural Zones Matrix

Table 618-1, Rural Zones Matrix

Agricultural Uses	***Rural-5***	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Agricultural direct marketing activities	N	L	N	N	N
Agricultural processing plant, warehouse	L	L	N	L	L
Agricultural product sales stand/area	L	L	N	L	L
Airstrip or heliport for crop dusting and spraying	N	CU	N	N	CU
Airstrip or heliport, personal	L	L	N	N	L
Airstrip or heliport, private	CU	CU	N	N	CU
Animal raising and/or keeping	L	L	N	L	L
Beekeeping	L	L	L	L	L
Dairy	N	P	N	N	P
Feed lot	N	CU	N	N	CU
Feed mill	P	P	P	P	P
Fertilizer application facility	N	L	N	L	L
General agriculture/grazing/crops, not elsewhere classified	P	P	N	P	P
Greenhouse, commercial	P	P	P	P	P
Landscape material sales lot	N	L	N	N	N
Marijuana Processing	N	CU	N	N	CU
Marijuana Production Indoor	N	CU	N	N	CU
Marijuana Production Outdoor	N	CU	N	N	CU
Sawmill/lumber mill	N	CU	N	N	N
Seasonal harvest festivities	N	L	N	N	N
Seasonal harvest festivities, expanded	N	CU	N	N	N
Sewage sludge land application	N	L	N	N	N
Storage structure, detached, private	P	P	P	P	P
Winery	P	P	P	P	P
Residential Uses	***Rural-5***	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Accessory dwelling unit, attached	L	L	L	L	L
Accessory dwelling unit, detached	L	L	L	L	L
Community residential facility (8 or fewer residents) (EPF, R-5, RT, UR, RC Zones)	N	N	P	N	N
Community treatment facility (8 or fewer residents) (EPF, R-5, RT, UR, RC Zones)	N	N	CU	N	N
Dangerous animal keeping	L	L	N	L	L
Dependent relative manufactured home	L	L	L	L	L
Dwelling, single-family	P	P	P	P	P
Dwelling, two-family duplex	P	P	P	P	P

Table 618-1, Rural Zones Matrix – continued

Residential Uses- continued	***Rural-5***	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Family day care provider	P	P	P	P	P
Home industry	CU	CU	CU	CU	CU
Home profession	L	L	L	L	L
Manufactured home park	N	N	L	N	N
Planned unit development	N	N	L	N	N
Rural cluster development	L	L	N	L	L
Business Uses	***Rural-5***	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Adult entertainment establishment	N	N	N	N	N
Adult retail use establishment	N	N	N	N	N
Animal health services	CU	P	CU	CU	P
Auto wrecking/recycling, junk and salvage yards	N	N	N	N	N
Billboard/video board	N	N	N	N	N
Child day-care center, 30 children or less	L	L	P	L	L
Child day-care center, more than 30 children	CU	CU	P	CU	CU
Commercial composting storage/ processing (EPF, R-5, RAC, UR, RC Zones)	N	CU	N	N	N
Contractor's yard	CU	CU	N	CU	CU
Farm machinery sales and repair	N	L	L	L	L
Golf course	P	P	N	P	N
Gun and archery range	N	CU	N	N	N
Industrial development, major	L	L	N	L	L
Kennel	CU	CU	N	CU	CU
Kennel, private	L	L	L	L	L
Marijuana Retail Sales	N	N	N	N	N
Master planned resort	CU	CU	CU	CU	CU
Mining, rock crushing	CU	CU	CU	CU	CU
Neighborhood business	N	N	L	N	N
Recreational area, commercial	N	CU	CU	N	CU
Recreational vehicle park/campground	N	N	CU	N	N
Recreational vehicle sales/services	N	CU	N	N	N
Self-service storage facility (mini-storage)	N	N	CU	N	N
Top soil removal	CU	CU	CU	CU	CU

Table 618-1, Rural Zones Matrix – continued

Utilities/Facilities	***Rural-5***	***Rural Traditional***	***Rural Act. Center***	***Urban Reserve***	***Rural Conservation***
Critical materials tank storage	L	L	L	L	L
Electric Vehicle Infrastructure	P	P	P	P	P
Hazardous waste treatment and storage facilities, on-site	N	L	L	N	L
Incinerator (EPF)	N	N	N	N	N
Landfill (EPF, R-5, RAC, UR, RC Zones)	N	CU	N	N	N
Landfill, inert waste disposal facility	CU	CU	N	N	N
Public utility local distribution facility	P	P	P	P	P
Public utility transmission facility	L	L	L	L	L
Small Cell Facility	L	L	L	L	L
Solid waste hauler	N	N	CU	N	N
Solid waste recycling/transfer site (EPF, UR, RC Zones)	N	CU	CU	N	CU
Stormwater treatment/disposal	P	P	P	P	P
Tower	L	L	L	L	L
Tower, private	L	L	L	L	L
Wireless communication antenna array	L	L	L	L	L
Wireless communication support tower	CU	CU	CU	CU	CU
Institutional Uses	***Rural-5***	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Animal, wildlife rehabilitation or scientific research facility	P	P	N	P	P
Cemetery	CU	CU	N	CU	CU
Church	P	P	P	P	P
Community hall, club, or lodge	P	P	P	P	P
Community recreational facility	P	P	P	P	P
Detention facility (EPF)	N	N	N	N	N
Fire station	P	P	P	P	P
Government Agency Training Facility	P	P	P	P	P
Government offices/maintenance facilities	L	L	L	L	L
Law enforcement facility	L	L	L	L	L
Park, public (including caretaker residence)	P	P	P	P	P
Schools					
Nursery through junior high school	L	L	L	L	L
High school/college/university	CU	CU	CU	CU	CU
Youth camp	CU	CU	CU	CU	CU
Youth camp, expansion of existing facility	L	L	L	L	L
Zoological park	L	L	N	L	N

14.618.230 Uses with Specific Standards

Uses that are categorized with an "L" in table 618-1, Rural Zones Matrix, are subject to the corresponding standards of this Section. In the case of inconsistencies between section 14.618.220 (Rural Zones Matrix) and section 14.618.230, section 14.618.230 shall govern.

1. *Accessory dwelling unit, attached (RT, R-5, RAC, RCV, UR zones)*
   a. The accessory unit shall not be considered as a dwelling unit when calculating density.
   b. One off-street parking space shall be required for the accessory dwelling unit, in addition to the off-street parking required for the main residence.
   c. The accessory unit shall be a complete, separate housekeeping unit that is attached to the principal unit with a common wall(s).
   d. Only one accessory unit shall be created within or attached to the principal unit.
   e. The accessory unit shall be designed in a manner so that the appearance of the building remains that of a single-family residence. Separate entrances shall be located on the side or in the rear of the building or in such a manner as to be unobtrusive in appearance when viewed from the front of the building.
   f. The total livable floor area of the principal and accessory units combined shall not be less than 1,200 square feet.
   g. The accessory unit shall be clearly a subordinate part of the principal unit. In no case shall it be more than 35% of the building's total livable floor area, nor more than 900 square feet, whichever is less.
   h. The accessory dwelling unit shall not have more than 2 bedrooms.

2. *Accessory dwelling unit, detached (R-5, RT, RAC, UR, RCV zones)*
   a. The accessory unit shall not be considered as a dwelling unit when calculating density.
   b. Only 1 accessory dwelling unit shall be allowed per lot with an existing single-family residence. A detached accessory dwelling unit shall not be allowed on lots containing a duplex, or an attached accessory dwelling unit or as part of an approved cluster development lot.
   c. The accessory unit shall be located no more than 150 feet from the primary residence.
   d. The accessory dwelling unit shall contain no more than 2 bedrooms and shall measure no more than 800 square feet on the main (ground) floor.
   e. The accessory unit shall have a pitched roof with a minimum slope of 4 and 12.
   f. The ridge of the pitched roof shall not exceed 24 feet.
   g. A title notice shall be placed on the property generally stating as follows:
      The accessory dwelling unit located on this property may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.

3. *Agricultural direct marketing activities (RT zone)*
   a. The agricultural direct marketing activity is intended to support the commercial viability of small-scale farming and is not intended to create permanent or semi-permanent sales businesses that would otherwise require a zone reclassification to a commercial zone.
   b. A minimum of 9 acres of land must be actively farmed by the property owner(s), unless the property that was actively farmed was less than 9 acres prior to the adoption of this provision (March 5, 2002).
   c. The retail area shall not be more than 3,000 square feet.
   d. The parcel, or adjacent parcel, shall include the residence of the owner or operator of the farm.
   e. Carnival rides, helicopter rides, inflatable features and other typical amusement park games, facilities and structures are not permitted, except for inflatable amusement devices (e.g. moonwalks, slides, other inflatable games for children) which may be permitted with the approval of a conditional use permit for "expanded seasonal harvest festivities".
   f. All required licenses and permits have been obtained.

g. Adequate sanitary facilities shall be provided per Spokane Regional Health District requirements.
h. Noise standards identified in WAC 173-60 shall be met.
i. Appropriate ingress/egress is provided to the site.

4. Agricultural processing plant/warehouse (RT, R-5, RCV, UR zones)
a. The facility shall be located on a public street with a road classification of major collector arterial or higher.

5. Agricultural products sales stand/area (RT, R-5, RCV, UR zones)
a. The maximum stand or retail area shall be:
   i. 3,000 square feet in the RT and RCV zones.
   ii. 300 square feet in the R-5 and UR zones.
b. Sales shall be limited to products produced on-site except as otherwise may be permitted through “Agriculture Direct Marketing” or “seasonal harvest festivities”.
c. Adequate provisions shall be made for off-street parking.
d. The site includes the permanent residence of the owner-operator of the stand. A product stand or sales area is not allowed on vacant property.

6. Airstrip or heliport, personal (RT, R-5, RCV zones)
a. The personal airstrip or heliport is limited to accommodate 1 plane or helicopter.
b. For ultralight vehicles, a minimum unobstructed runway area of 150 feet in width by 600 feet in length is required.
c. For a single-engine airplane, a minimum unobstructed runway area of 200 feet in width by 1,500 feet in length is required.
d. For a multi-engine airplane, a minimum unobstructed runway area of 200 feet in width by 2,000 feet in length is required.

7. Animal raising and keeping (RT, R-5, RCV, UR zones)
a. Any building and/or structure housing large and/or small animals and any yard, runway, pen or manure pile shall be no closer than 50 feet, in the case of swine 200 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 100 feet of a water well.
b. Structures, pens, yards, and grazing areas of large and small animals shall be kept in a clean and sanitary condition as determined and enforced by the Spokane Regional Health District.
c. Equivalency Units:
   A livestock unit equals one horse, mule, donkey, burro, llama, bovine or swine. A goat or sheep equals ½ of a livestock unit.
d. Density Requirements:
   i. Large animals: Three livestock units per gross acre.
   ii. Small Animals: One small animal or fowl per 2,000 square feet.

8. Beekeeping (RT, R-5, RAC, RCV, UR zones)
a. Beekeeping is allowed as a primary or accessory use on any lot or parcel.
b. The keeping of bees shall be consistent with the requirements of the Washington State Department of Agriculture RCW 15.60 RCW or as hereafter amended.
c. There is no limit to the number of beehives, colonies, or nucs allowed per lot.
d. Beehives shall be setback a minimum o twenty-five (25) feet from any public right-of-way, private road, or improved shared access easement.
e. Beehives shall be setback a minimum of five (5) feet from any side or rear property lines and minimum of fifty (50) feet from any adjacent residence.
f. In cases where, due to lot size, a fifty (50) foot setback from an adjacent residence is not possible, beehives shall be centrally located on the lot to the greatest extent possible.

g. The requirements of (d) and (e) above are waived in regard to any side of the property adjacent to a parcel not used for residential purposes.

9. Child day-care center (30 or fewer children) (RT, R-5, RCV, UR zones)

a. The center shall be located on a paved road or bus route.
b. The center shall serve 30 or fewer children. A center providing care for more than 30 children shall require a conditional use permit.

10. Critical materials tank storage (RT, R-5, RAC, RCV, UR zones)

a. Tank storage shall be allowed only as accessory use to an allowed use.
b. Tank storage shall comply with the Critical Areas Ordinance, building standards and any other applicable regulation.
c. Above ground critical material tank storage shall not be allowed in the Rural Activity Center zone.

11. Dangerous animal keeping (RT, R-5, RCV, UR zones)

a. No more than 4 inherently dangerous mammals and/or inherently dangerous reptiles shall be allowed.
b. The inherently dangerous mammal and/or inherently dangerous reptile keeper and the animal-keeping facility shall be authorized, licensed and maintained in accordance with the requirements of the Spokane County Animal Control Authority.
c. The animal-keeping facility shall not be located closer than ½ mile from any existing school, day-care center, church, or public park.

12. Dependent relative manufactured home (RT, R-5, RAC, RCV, UR zones)

a. The property owner shall obtain an administrative permit from the Division pursuant to chapter 14.506 of the Zoning Code.
b. The manufactured home shall be as defined in chapter 14.300.100.
c. The manufactured home shall not be considered as a dwelling unit when calculating density.
d. A dependent relative manufactured home shall not be allowed on lots less than 25,000 square feet in size.
e. Only 1 dependent relative manufactured home is allowed on the property.
f. The manufactured home shall be occupied by either a dependent relative(s) and family, or the person providing care to the dependent relative(s) and family.
g. On forms provided by the Division, a statement by both a licensed physician and the care-provider stating that the person(s) in question is physically or mentally incapable of caring for themselves and/or their property is submitted with the application.
h. A statement shall be recorded in the County Auditor's office by the Division stating that the manufactured (mobile) home is temporary and is for use by the named dependent relative(s) or that person(s)' care provider for whom the temporary use permit is approved and that it is neither to be considered a permanent residential structure nor to be transferred with the property if it should be sold or leased.
i. The care provider may be administratively changed upon written application to and approval by the Division. A dependent relative manufactured home shall not be granted nonconforming status and any change in dependent relative(s) requires processing of a new permit, consistent with current standards. This provision does not apply to adding a spouse as a new dependent relative, as provided in this chapter.
j. A spouse of the dependent relative may administratively become qualified as 'dependent' upon written request and submission of the forms to qualify him/her as dependent. This request must be submitted during the period in which the temporary manufactured (mobile) home is legitimately located on-site.
k. Upon termination of the need for care of the dependent relative(s), the manufactured home shall be removed within 180 days. The Division may exercise discretion on the

remove date depending on weather and/or if the dependent relative is temporarily absent to receive intermediate or skilled nursing care.

l. The permit shall be granted for a period of 1 year and may be administratively renewed yearly by the Division upon submission of the required renewal fee and the re-certification by a licensed physician and the care-provider that a dependency situation continues which meets the threshold criteria set forth above. The Division may exercise some discretion regarding the continuing dependency, even if circumstances change. There shall be an annual renewal, with the date for renewal being the first day of the month 1 year following the effective date of the original permit. Additional renewals shall be annual, based upon the effective date.

13 Farm machinery sales and repair (RT, RAC, RCV, UR zones)

a. The site has a minimum of 150 feet of frontage on a major collector arterial or higher.
b. The sale and repair of equipment shall be limited to farm equipment and does not include recreational vehicles, motorcycles, snowmobiles and similar vehicles.
c. Adequate ingress and egress shall be provided as approved by the County Engineer.
d. The applicant shall provided documentation that the soils on the site are not classified as "prime" or "unique" by the USDA, Natural Resources Conservation Service.

14. Fertilizer application facility (RT, RCV, UR zones)

a. The minimum lot size is ½ acre, and the minimum frontage is 125 feet on a public street.
b. The maximum on-site storage of fertilizer shall be limited to 100,000 gallons.
c. All storage related to fertilizer/pesticide shall be in relation to an approved plan detailing amounts, types and safety precautions for handling.

15. Government offices/maintenance facilities (EPF) (RT, R-5, RAC, RCV, UR zones)

a. The facility shall be related to County governmental service.

16. Hazardous waste treatment and storage facilities, on-site. (RT, RAC, RCV zones)

a. On-site hazardous waste treatment and storage facilities shall comply with and be subject to the State's siting criteria adopted pursuant to section 70.105.210 RCW, as administered by the Washington State Department of Ecology or any successor agency.
b. The hazardous waste treatment and storage facilities shall be limited to wastes produced or used on the site.

17. Home profession (RT, R-5, RAC, RCV, UR zones)

a. The home profession shall be incidental to the use of the residence and not change the residential character of the dwelling or neighborhood, and shall be conducted in such a manner as to not give any outward appearance of a business.
b. The use, including all storage space, shall not occupy more than 49 percent of the livable floor area of the residence.
c. A home profession shall not occupy a detached accessory building.
d. All storage shall be enclosed within the residence.
e. Only members of the family who reside on the premises may be engaged in the home profession.
f. One sign identifying a home profession may be allowed. The sign shall be limited in size to a maximum of 4 square feet. The sign shall be unlighted, and be placed flat against the residence. Window displays are not permitted.
g. Sample commodities shall not be displayed outside except for fruit, vegetables or flowers that are grown on the premises.
h. All material or mechanical equipment shall be used in a manner as to be in compliance with WAC 173-60 regarding noise.
i. Traffic generated that exceeds any of the following standards shall be *prima facie* evidence that the activity is a primary business and not a home profession.

i. The parking of more than 2 customer vehicles at any one time.
ii. The use of loading docks or other mechanical loading devices.
iii. Deliveries of materials or products at such intervals so as to create a nuisance to the neighborhood.

j. The hours of operation for a home profession shall occur between 7 a.m. 10 p.m. The applicant shall specify the hours of operation on the home profession permit.
k. A home profession permit must be obtained from the Division of Planning.
l. Adult retail use establishments and adult entertainment establishments are prohibited.

18. Industrial development, major (RT, R-5, RCV, UR zones)

a. Shall be consistent with Comprehensive Plan policy and RCW 36.70A.365.

19. Kennel, private (RT, R-5, RAC, RCV, UR zones)

a. The minimum lot area is 5 acres.
b. No more than 8 dogs and/or 10 cats over 6 months of age are permitted on the subject site.
c. Outside runs or areas shall be a minimum of 300 feet from any dwelling other than the dwelling of the owner and the run or yard area shall be enclosed with a 6-foot sight-obscuring fence, board-on-board or cyclone with slats.
d. The structure(s) housing the animals shall be large enough to accommodate all animals and shall be adequately soundproofed to meet WAC 173-60 as determined by the noise levels for the number of animals to be kept during a period of normal operation.
e. All animals are to be housed within a structure between the hours of 10:00 p.m. and 6:00 a.m.

20. Landscape material sales lot (RT zone)

a. The minimum lot size is 3 acres.
b. The site shall have frontage on a state highway or a major collector arterial.
c. Adequate provisions shall be provided for dust abatement.
d. The hours of operation shall occur between 7:00 a.m. and 7:00 p.m.

21. Law enforcement facility (EPF) (RT, R-5, RAC, RCV, UR zones)

a. The facility shall be related to County governmental service.
b. Detention facilities are prohibited except for short-term holding facilities (not to exceed 24 hours).

22. Manufactured home park (RAC zone)

a. The manufactured home park shall meet the density standards of the underlying zone and the standards of chapter 14.808, Manufactured Home Standards.

23. Neighborhood business (RAC zone)

a. A neighborhood business in a rural activity center is limited to those retail and service businesses serving rural residents and supporting natural resource and tourism related uses and can contribute to the economic diversity of unincorporated areas of the County and provide employment opportunities for the nearby rural populations. Typical neighborhood businesses in a rural activity center include, but are not necessarily limited to: retail stores, restaurants, repair shops, personal services and professional offices.
b. The structure shall not be more than 35,000 square feet in floor area.

24. Nursery Through Junior High School (RT, R-5, RAC, RCV, UR zones)

Schools sited in a rural area that serves students from a rural area and an urban area shall be consistent with Comprehensive Plan Policy and RCW 36.70A.213 and are subject to the following requirements:

a. The applicable school district has adopted a policy addressing the school service area, facility needs and educational program requirements.
b. The applicable school district has made a finding, with the concurrence of the county legislative authority and the legislative authorities of any affected cities, that the proposed site is suitable to site the school and any associated recreational facilities that the applicable district has determined cannot reasonably be collocated on an existing school site, taking into consideration the extent to which vacant or developable land within the growth area meets those requirements.
c. The county and affected cities agree to the extension of public facilities and utilities to serve the school sited in a rural area that serves urban and rural students at the time of concurrence in (b) of this subsection.
d. Any impacts associated with the siting of the school are mitigated as required by the state environmental policy act, chapter 43.21C RCW.
e. Any extension of a public facility or utility beyond the urban growth area is subject to the following:
    i. Must only serve the applicable school, and the costs of extension must be borne by the applicable school district based on a reasonable nexus to the impacts of the school.
    ii. An exception from subsection (i) above shall allow the public facility or utility, where consistent with RCW 36.70A.110(4), to serve a property or properties in addition to the school if the property owner so requests, provided that the county and any affected cities agree with the request and provided that the property is located no further from the public facility or utility than the distance that, if the property were within the urban growth area, the property would be required to connect to the public facility or utility.
    iii. If property owners connect to the public facility pursuant to this subsection “e” the school district may, for a period of time not to exceed 20 years, require reimbursement from a requesting property owner for a proportional share of the construction costs incurred by the school district for the extension of the public facility or utility.

25. Public utility transmission facility (RT, R-5, RAC, RCV, UR zones)

a. The utility company shall secure the necessary property or right-of-way to assure for the proper construction, maintenance, and general safety of properties adjoining the public utility transmission facility.
b. All support structures for electrical transmission lines shall have their means of access located a minimum of 12 feet above the ground.
c. The height of the structure above ground shall not exceed 125 feet.

26. Planned unit development (RAC zone)

a. The proposal shall be consistent with chapter 14.704, Planned Unit Development.

27. Rural cluster development (RT, R-5, RCV, UR zones)

a. Rural cluster developments shall comply with the standards provided in chapter 14.820, Rural Cluster Development.

28. Seasonal harvest festivities (RT zone)

a. The site shall conform to the requirements for “agricultural direct marketing activities”.
b. Hours of operation shall occur between 8:00 a.m. and 6:00 p.m.
c. Seasonal harvest festivities shall not be allowed on vacant property.
d. Seasonal harvest festivities shall be limited to Friday, Saturday, Sunday and Monday, from the 2nd weekend of June through the last weekend of October.

29. Sewage sludge land application (RT zone)

a. The minimum lot area for application is 5 acres.
b. The minimum distance from any application area to the nearest existing residence, other than the owner's, shall be 200 feet.

30. Small Cell Wireless Facilities (R5, RT, RCV, UR, RAC zones)

a. Small Cell Facilities are subject to the permitting and design standards found in 14.822A.

31. Tower (RT, R-5, RAC, RCV, UR zones)

a. The tower shall be enclosed by a 6-foot fence with a locking gate.
b. The tower shall have a locking trap door or the climbing apparatus shall stop 12 feet short of the ground.
c. The tower collapse or blade impact area, as designed and certified by a registered engineer, shall lie completely within the applicant's property or within adjacent property for which the applicant has secured and filed an easement. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planningor its successor agency can remove the easement.
d. Before the issuance of a building permit, the applicant shall demonstrate that all applicable requirements of the Federal Communications Commission, Federal Aviation Administration and any required aviation easements can be satisfied.

32. Tower, private (RT, R-5, RAC, RCV, UR zones)

a. The applicant shall show that the impact area (that area in all directions equal to the private tower's height above grade) is completely on the subject property or that an easement(s) has been secured for all property in the tower's impact area. Such easement(s) shall be recorded with the County Auditor with a statement that only the Division of Building and Planningor its successor agency can remove the easement.
b. The tower must be accessory to a residence on the same site.

33. Wireless communication antenna array (RT, R-5, RAC, RCV, UR zones)

a. The use shall comply with the requirements of Chapter 14.822, Wireless Communication Facilities.

34. Youth camp, expansion of existing facility (RT, R-5, RAC, RCV, UR zones)

a. The expansion shall not involve the acquisition of new property. A conditional use permit is required for expansions that necessitate the acquisition of new property.

35. Zoological park (RT, R-5, UR zones)

a. The minimum lot area is 5 acres.
b. The facility shall be approved/licensed and maintained in accordance with any applicable requirements of the appropriate county, state and federal governmental agencies as determined by those agencies.

14.618.240 Conditional Uses: Standards and Criteria

Conditional uses are illustrated in table 618-1 with the letters "CU". Conditional uses require an approved conditional use permit as set forth in chapter 14.404, Conditional Use Permits. Conditional uses identified in table 618-1 are subject to the corresponding specific standards as follows. In the case of inconsistencies between section 14.618.220 (Rural Zones Matrix) and section 14.618.240, section 14.618.240 shall govern.

1. Airstrips or heliport for crop dusting and spraying (RT, RCV zones)

a. For single-engine airplanes, a minimum unobstructed runway area of 200 feet in width by 1,500 feet in length is required.

b. For multi-engine airplanes, a minimum unobstructed runway area of 200 feet in width by 2,000 feet in length is required.
c. All storage of fertilizer/pesticide shall be only in relation to an approved plan detailing amounts, types and safety precautions for handling, being submitted to the Hearing Examiner concurrent with the application for conditional use.
d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

2. Airstrip or heliport, private (RT, R-5, RCV zones)

a. A minimum unobstructed runway area of 250 feet in width by 1,500 feet in length is required for single-engine airplanes.
b. A minimum unobstructed runway area of 250 feet in width by 2,000 feet in length is required for multi-engine airplanes.
c. The airstrip or heliport shall be located and/or designed with full consideration to its proximity to, and effect on, adjacent land use.
d. The exterior property ownership boundaries shall be at least 1/4 mile from any incorporated city or urban growth area boundary.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

3. Animal health services (R-5, RAC, UR zones)

a. Treatment rooms, cages, yards, or runs shall be maintained within a completely enclosed building. Compliance with noise standards for a commercial noise source as identified by WAC 173-60-040 shall be demonstrated by the applicant.
b. The facility shall be designed as to create an exterior appearance compatible to adjacent surroundings.
c. Boarding of animals not under treatment shall not be permitted, either inside or outside the clinic building, and the operation of the clinic shall be conducted in such a way as to produce no objectionable odors or noise outside its walls, or other nuisance or health hazard.
d. Off-street parking areas shall not be located within front or flanking street yard areas and shall not be illuminated.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

4. Cemetery (RT, R-5, RCV, UR zones)

a. The minimum lot area is 20 acres.
b. The cemetery shall not prevent the extension of streets important to circulation within the area.
c. The cemetery property shall be at least 500 feet from any existing dwelling, except a dwelling of the cemetery owner or employee.
d. No building shall be erected in the cemetery within 200 feet of any property line of the cemetery.
e. Grave plots shall not be located closer to any non-cemetery property line than the required front yard and/or flanking street yard setback of the zone in which the property is located.
f. Points of ingress and egress shall be approved by the Division and the County Engineer, or if on a state highway, the District State Highway Engineer.
g. A plat of the cemetery shall be filed with the County Auditor, in accordance with the laws of the State of Washington.
h. Cemetery lots shall not be offered for sale until a water supply for irrigation has been developed and approved by the Spokane Regional Health District and the Department of Health.
i. All cemeteries shall comply with Chapter 68 RCW.

j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

5. Child day care center (more than 30 children) (RT, R-5, RCV, UR zones)

a. Any outdoor play area shall be completely enclosed with a solid wall or fence to a minimum height of 6 feet.
b. The facility shall meet Washington State childcare licensing requirements.
c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

6. Commercial composting storage/processing (RT zone)

a. The minimum lot area is 10 acres.
b. The conditional use permit may be revoked if air quality standards are not maintained.
c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

7. Community treatment facility, 8 or fewer residents, (EPF) (RAC zone)

a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

8. Contractor's yard (RT, R-5, RCV, UR zones)

a. The contractors yard shall be located on the same property as the contractor's residence.
b. The lot shall have a minimum lot area of 10 acres and a minimum frontage of 330 feet.
c. All storage shall be within an enclosed building, or within a 6-foot sight-obscuring fence of a solid color. Existing vegetation or trees may be used as a sight-obscuring buffer in lieu of fencing, as determined by the Hearing Examiner.
d. All storage areas (including structures) must meet primary use setback requirements.
e. Adequate ingress and egress and on-site circulation shall be provided.
f. The facility shall be compatible with the surrounding uses either by separation, landscaping, buffering or design.
g. Signs identifying the contractor's yard shall be unlighted and may be attached or detached, not to exceed 16 square feet on each face or 6 feet in height.
h. The maximum lot coverage for a contractor's yard shall not exceed 10% of the lot area.
i. Not more than one contractor may utilize the same contractor's yard.
j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

9. Feed lots (RT, RCV zones)

a. The lot shall be located no closer than ½ mile from any incorporated city or urban growth area boundary.
b. The lot shall be located no closer than 1,000 feet from an existing residence.
c. The lot shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes and waterways.
d. The lot shall be subject to conditions resulting from a recommendation of the USDA-NRSC and/or any agency charged with responsibility of health, air and water quality protection.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

10. Gun and archery ranges (RT zone)

a. The minimum lot area is 40 acres.
b. The Hearing Examiner may prescribe conditions of approval to assure mitigation of safety and noise impacts.

c. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

11. High school, junior college, college or university EPF) (RT, R-5, RAC, RCV, UR zones)

a. A minimum lot area is required as follows:
   i. High school - as required by WAC 180-26-020(2) as it presently exists or as it may be hereafter amended.
   ii. Junior college - 30 acres.
   iii. College or university - 40 acres.
b. Direct, primary vehicular access is provided by a state highway or county arterial.
c. Each application shall be accompanied by a traffic analysis/study reviewed by the Spokane County Engineer and/or Washington State Department of Transportation. The analysis/study shall discuss ingress and egress to the site for faculty and student vehicles as well as buses. The analysis/study shall investigate, discuss and recommend mitigation measures, including their timing with respect to road and traffic improvements necessary to accommodate the facility.
d. Each application which proposes water service by a private well on the parcel shall be accompanied by a groundwater analysis/study addressing the effect on existing wells and water usage in the area of the new private well.
e. The applicant shall provide documentation that alternative sites have been reviewed through use of identified evaluation criteria and weights for the selection of the site, which criteria shall minimally include those set forth in WAC chapter 180-26-020, and that the proposed site is one of the highest-rated sites.
f. Schools sited in a rural area that serves students from a rural area and an urban area shall be consistent with Comprehensive Plan Policy and RCW 36.70A.213 and are subject to the following requirements:
   i. The applicable school district has adopted a policy addressing the school service area, facility needs and educational program requirements.
   ii. The applicable school district has made a finding, with the concurrence of the county legislative authority and the legislative authorities of any affected cities, that the proposed site is suitable to site the school and any associated recreational facilities that the applicable district has determined cannot reasonably be collocated on an existing school site, taking into consideration the extent to which vacant or developable land within the growth area meets those requirements.
   iii. The county and affected cities agree to the extension of public facilities and utilities to serve the school sited in a rural area that serves urban and rural students at the time of concurrence in (ii) of this subsection.
   iv. Any impacts associated with the siting of the school are mitigated as required by the state environmental policy act, chapter 43.21C RCW.
   v. Any extension of a public facility or utility beyond the urban growth area is subject to the following:
      A. Must only serve the applicable school, and the costs of extension must be borne by the applicable school district based on a reasonable nexus to the impacts of the school.
      B. An exception from “A” above shall allow the public facility or utility, where consistent with RCW 36.70A.110(4), to serve a property or properties in addition to the school if the property owner so requests, provided that the county and any affected cities agree with the request and provided that the property is located no further from the public facility or utility than the distance that, if the property were within the urban growth area, the property would be required to connect to the public facility or utility.
      C. If property owners connect to the public facility pursuant to this subsection “v” the school district may, for a period of time not to exceed 20 years, require reimbursement from a requesting property owner for a proportional share of the construction costs incurred by the school district for the extension of the public facility or utility.

g. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

12. Home industry (RT, R-5, RAC, RCV, UR zones)

a. The property shall retain its residential appearance and character.
b. The use shall be carried on in a primary residence or may be allowed in accessory detached structures which are not, in total, larger than 2 times the gross floor area of the primary residence.
c. Only members of the family residing on the premises, and no more than 2 employees outside of the family, may be engaged in the home industry.
d. One attached or detached sign identifying the home industry shall be allowed. The sign shall be unlighted and shall not exceed 16 square feet in size.
e. Window or outside displays may be allowed as approved by the Hearing Examiner.
f. Storage or sale of items not directly related to the home industry is prohibited.
g. All material or mechanical equipment shall be used in such a manner as to be in compliance with WAC-173-60 regarding noise.
h. Parking, traffic, and storage requirements shall be as approved by the Hearing Examiner.
i. All storage areas shall be enclosed or completely screened from view by a maximum 6-foot-high, sight-obscuring fence.
j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

13. Kennel (RT, R-5, RCV, UR zones)

a. The minimum lot area is 5 acres.
b. The structure(s) housing the animals shall be adequately soundproofed to meet WAC 173-60 as determined by the noise levels during a period of normal operation for the number of animals to be kept.
c. Compliance with noise standards for a commercial noise source as identified by WAC 173-60-040 shall be demonstrated by the applicant.
d. The structure(s) and outside runs or areas housing the animals shall be at least 300 feet from any dwelling other than the dwelling of the owner, and shall be at least 50 feet from any adjacent property.
e. Outside runs or areas shall be completely screened from view by sight-obscuring fencing or landscaping or both as determined by the Hearing Examiner to serve as a visual and noise abatement buffer.
f. All animals are to be housed within a structure and no outside boarding of animals is permitted between the hours of 10:00 p.m. and 6:00 a.m.
g. The permit shall be granted for a period not to exceed 2 years. At the end of such period an inspection shall be made of the premises to determine:
    i. compliance with all the conditions of approval.
    ii. the advisability of renewing such permit.
h. The applicant shall submit adequate information to aid the Hearing Examiner in determining that the above standards are satisfied prior to the public hearing.
i. Those conditions or safeguards as deemed necessary by the Hearing Examiner for the protection and assurance of the health, safety and welfare of the nearby residences.
j. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

14. Landfill (EPF) (RT zone)

a. The minimum lot area is 10 acres.
b. The minimum distance for disposal operations from existing residences shall be 300 feet. This distance may be reduced provided the adjacent resident provides a signed waiver agreeing to the reduction of the minimum distance.

c. The applicant shall submit for approval a site reclamation plan and the site shall be rehabilitated consistent with the plan after disposal terminates.
d. The conditional use permit may be revoked by the Hearing Examiner if the landfill operation is found in violation of any local, state or federal regulation related to the landfill operation.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

15. Landfill – Inert Waste Disposal Facility

a. The minimum lot area is 10 acres.
b. The minimum distance of disposal operations shall be 300 feet from existing residences. This distance may be reduced provided the adjacent property owner signs a waiver agreeing to the reduction in the minimum distance.
c. The applicant shall submit for approval a site reclamation plan and the site shall be rehabilitated consistent with the plan consistent after disposal terminates.
d. Compliance with the standards of the Spokane Regional Health District and the state criteria for inert landfills adopted pursuant to WAC 173-350-410.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
f. The conditional use permit may be revoked by the Hearing Examiner if the operation is found in violation of any local, state or federal regulation related to the inert landfill operation.

16. Marijuana Production Outdoor and Indoor (RT, RCV zones)

a. Only currently licensed marijuana producers', validly issued by the Washington State Liquor and Cannabis Board, complaint with all local development regulations shall be allowed. When a conflict exists such that the Washington State Liquor and Cannabis Board has issued a license in a location where activity is prohibited by local regulations, the local regulations shall prevail.
b. The operation shall employ odor control measures as necessary to comply with Spokane Regional Clean Air Agency Regulation 1, Section 6.04 – *Emission of Air Contaminant: Detriment to Person or Property*. Such odor control measures may include, but are not limited to the following; use of environmental buffers, use of carbon absorption media or other controls at all exhaust air discharge points, use of vertical exhaust vents or stacks, and/or completely enclosing the operation and recirculating ventilation air within the enclosure.
c. The Hearing Examiner shall determine the setback requirement based on site specific and operational characteristics (such as topography, canopy size, use of structures to enhance plant growth, use of odor control systems, use of temporary growing structures, ventilation system, etc.) and probable impacts to neighboring properties; but in no case shall setbacks be less than a minimum of 100 feet from any front property line; 100 feet from any side, flanking, or rear property line; and 300 feet from any primary residence on an adjacent property. Minimum setback distances from any primary residence on an adjacent property and/or from the side, rear, or flanking property line may be reduced by up to fifty percent (50%) provided the effected property owner of record grants the reduced distance through a signed and notarized waiver, contract, covenant or other document is executed with specific reference to the assessor parcels impacted and a copy is recorded with the Spokane County Auditor.
d. No Marijuana production shall be allowed on lots or parcels below the minimum lot size of the zone, on nonconforming lots, and on lots within a rural cluster development.
e. Outdoor production may utilize temporary Growing Structures as defined in this Title and regulated in the building codes.
f. Lot coverage for indoor production structures shall not exceed 20% of the lot.
g. Lot coverage for outdoor production shall be determined by the Hearing Examiner based on site specific and operational characteristics (such as topography, canopy size, use of temporary structures to enhance plant growth, use of odor control systems, use of

ventilation system, etc.) and potentially adverse environmental impacts (such as odor, noise, dust, light, traffic) to neighboring properties; but in no case shall exceed 50% of the lot dedicated to the production/processing of marijuana.

h. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.

17. Mining/Rock Crushing

a. The maximum lot area is 20 acres.
b. The use shall comply with the requirements of Chapter 14.620, Mineral Lands (excluding asphalt and batch plants).
c. The CUP may be revoked by the Hearing Examiner if the operation is found in violation of any local, state or federal regulation related to the mining operation. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing examiner under chapter 14.404.
d. The permit shall be granted for a period not to exceed (5) five years. At the end of such period an inspection shall be made of the premises to determine:
    i. Compliance with conditions of approval
    ii. The advisability of renewing such permit.

18. Master planned resort (RT, R-5, RAC, RCV, UR zones)

a. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

19. Recreational area, commercial (RT, RAC, RCV zones)

a. The recreational use shall be consistent with maintaining rural character as defined in the Comprehensive Plan.
b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

20. Recreational vehicle park/campground (RAC zone)

a. The maximum units per acre shall be 15.
b. The site shall have a minimum frontage of 125 feet on a major collector arterial or higher classification.
c. Traveled roadways on-site shall be private and paved. The Hearing Examiner may waive this requirement, provided impacts can be adequately addressed.
d. Accessory uses, including management headquarters, recreational facilities, restrooms, dumping stations, showers, laundry facilities and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses. In addition, stores, restaurants, beauty parlors, barber shops and other convenience establishments shall be permitted as accessory uses, subject to the following restrictions:
    i. Such establishments and their associated parking shall not occupy more than 5 percent of the gross area of the park.
    ii. Such establishments shall be restricted in their use to occupants and their guests of the park.
    iii. Such establishments shall present no visible evidence from any street outside the park of their commercial character, which would attract customers other than occupants of the park, and their guests.
    iv. The structures housing such facilities shall not be located closer than 100 feet to any public street.
e. Recreational vehicle stalls (spaces) shall average 1,500 square feet.
f. A minimum of 8 percent of the gross site area for the recreational vehicle park shall be set aside and developed as common use areas for open or enclosed recreation facilities. Recreational vehicle stalls, private roadways, storage areas or utility sites shall not be counted as meeting this requirement.

g. Entrances and exits to the recreational vehicle park shall be designed for safe and convenient movement of traffic.
h. Off-street parking, at 1 space per stall, shall be provided.
i. The application for a recreational vehicle park shall include a site plan that identifies vehicle stalls (spaces), motor vehicle parking spaces, the interior private road circulation, open and enclosed spaces for recreational opportunities, landscaping plans, and any other major features of the proposal.
j. Sight-obscuring fencing, landscaping or berming may be required to assure compatibility with adjacent uses.
k. The recreational vehicle park shall meet all Regional Health regulations regarding sewage and water.
l. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

21. Recreational vehicle sales/services (RT zone)

a. The minimum lot area is ten acres.
b. Lot location shall be within 2 miles of an I-90 interchange.
c. Lot location shall be adjacent to the I-90 corridor and/or frontage road serving the lot.
d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
e. Adequate ingress and egress to the lot shall be of proper road standards for all classes of RV's.

22. Sawmill/lumber mill (RT zone)

a. The minimum lot area is 5 acres.
b. The maximum permissible noise levels shall comply with WAC 173-60-40, as amended.
c. Ingress and egress shall be adequately designed and constructed for heavy-duty truck and trailer traffic.
d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

23. Seasonal harvest festivities (RT zone)

The types of requirements and/or restrictions that may be imposed include but are not limited to the following:

a. Requirements for off-street parking.
b. Specifying the hours of operations.
c. Providing a detailed list of all the events that will be sponsored throughout the season.
d. Adequate ingress and egress is provided to the site.
e. Mitigating nuisance-generating features such as noise, air pollution, wastes, vibration, traffic, physical hazards, and off-site glare.
f. Specifying appropriate signage.
g. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

24. Self-service storage facility (mini storage) (RAC zone)

a. The facility shall be consistent with rural character and limited in size to what is necessary to meet the needs of the surrounding rural community.
b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

25. Solid waste hauler (RAC zone)

a. The minimum lot area is 2 acres.
b. Adequate ingress and egress to and/on the site shall be provided.
c. All travelled areas on the site shall be paved.

d. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

26. Solid waste recycling/transfer site (RT, RAC, RCV zones)

a. The minimum lot area is 2 acres.
b. Adequate ingress and egress to and on the site for trucks and/or trailer vehicles shall be provided.
c. A paved access route on-site shall be provided.
d. The site will either be landscaped (bermed with landscaping to preclude viewing from adjacent properties) and/or fenced with a sight-obscuring fence as determined by the Hearing Examiner.
e. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

27. Top soil removal and land leveling (RT, R-5, RAC, RCV, UR zones)

a. The use shall comply with the requirements of chapter 14.824, Top Soil Removal and Land Leveling.
b. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under chapter 14.404.

28. Wireless communication support tower (RT, R-5, RAC, RCV, UR zones)

a. The tower shall comply with the requirements of chapter 14.822, Wireless Communication Facilities.
b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

29. Youth camp (RT, R-5, RAC, RCV, UR zones)

a. The youth camp shall be consistent with maintaining rural character and impacts to the surrounding area shall be adequately mitigated.
b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.

14.618.300 Development Standards

Prior to the issuance of a building permit, evidence of compliance with provisions of this section shall be provided.

1. Density Standards: Residential density shall be consistent with table 618-2:

Table 618-2, Density Standards for Rural Zones

	Rural-5	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Maximum residential density	1 unit per 5 acres	1 unit per 10 acres	3.5 units per acre	1 unit per 20 acres	1 unit per 20 acres
Maximum residential density for rural cluster developments[1]	1 unit per 5 acres	1 unit per 10 acres	Not applicable	1 unit per 5 acres	1 unit per 10 acres

[1]See chapter 14.820, Rural Cluster Development for additional standards for Rural Cluster Development.

continued next page

2. Lot Standards: Development shall be consistent with the lot standards in table 618-3.

Table 618-3, Lot Standards for Rural Zones

	Rural-5	***Rural Traditional***	***Rural Activity Center***	***Urban Reserve***	***Rural Conservation***
Maximum building coverage	25% of lot area	20% of lot area	50% of lot area	20% of lot area	20% of lot area
Minimum lot area per dwelling unit	5 acres	10 acres	10,000 sq. ft.	20 acres	20 acres
Minimum frontage per dwelling unit	240 feet	330 feet	80 feet	330 feet	330 feet
Minimum lot width	Same for entire depth as minimum frontage	Same for entire depth as minimum frontage	No requirement	Same for entire depth as minimum frontage	Same for entire depth as minimum frontage
Maximum height, residential	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, non-residential	45 feet	No requirement	35 feet	50 feet	No requirement
Minimum front/flanking street yard setback	25 feet from property line	25 feet from property line	25 feet from property line	25 feet from property line	25 feet from property line
Minimum side/rear yard setback	For all Rural zones: Five feet plus 1 additional foot for each additional foot of structure height over 25 feet.				

Notes:

1. The minimum frontage for lots whose access is at the terminus of a public (private) street shall equal the minimum right of way or easement width as required by the adopted public or private road standards, as amended.
2. Setbacks are measured from the property line.
3. The maximum building coverage limitations in this table shall not apply to the permitted commercial agricultural use of indoor agricultural applications growing temperature sensitive crops.

3. Lot Standards for Rural Cluster Developments: Lot standards for rural cluster developments shall be as provided in chapter 14.820, Rural Cluster Development.

4. Parking, Signage, and Landscaping Standards: Parking, signage and landscaping standards shall be as provided in chapter 14.802, Off-Street Parking and Loading Standards*;* chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.

5. Storage Standards:

a. The storage of materials and equipment normally associated with farm and agricultural activities is permitted.

b. All storage (including storage of recyclable materials) on lots not qualifying as a primary agricultural parcel shall be entirely within a building, or shall be screened from view from the surrounding properties, and shall be accessory to the permitted use on the site. There shall be no storage in any of the front yard or flanking street yards.

c. The private, noncommercial storage of 2 junked vehicles shall be allowed, provided they are completely sight-screened year-round from a non-elevated view with a fence, maintained Type I or II landscaped area or maintained landscaped berm. Storage of additional junked vehicles shall be within a completely enclosed building with solid walls and doors. Tarps shall not be used to store or screen junked vehicles. Vehicle remnants or parts must be stored inside a vehicle or completely enclosed building, including doors. Fences over 6 feet in height require a building permit and/or a zoning variance.