

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE

NO. 2016- 023

**REVISIONS OF KITTITAS COUNTY CODE
AS PART OF THE 2016 ANNUAL COMPREHENSIVE PLAN AMENDMENT CYCLE.**

Whereas, this ordinance, revising the Kittitas County Comprehensive Plan, contains four sections of findings, as follows:

Section I -	Procedural Findings
Section II -	Board of County Commissioners Findings
Section III -	Final Decision and Signatures
Exhibits A-G	Changes to Comprehensive Plan and Regulations

**SECTION I
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996, by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 indicates that any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments for annual consideration by the Kittitas County Planning Commission and Board of County Commissioners; and
- Whereas,** Kittitas County Code 15B.03.030 requires amendments to the comprehensive plan that are docketed by June 30th must be approved or denied by the Board of County Commissioners on or before December 31st of that same calendar year; and
- Whereas,** Kittitas County Community Development Services docketed a list of suggested changes to the Comprehensive Plan and development regulation amendments and made these proposals readily available for review by the public in the Planning Department, Community Development Services and within the County's official website; and
- Whereas,** Kittitas County submitted its proposed docketed items on September 30, 2016, to the Department of Commerce as required by statute and received letter of receipt on October 12, 2016, that the docket proposal had been received and was sent to other agencies for comment; and
- Whereas,** No comments were received from other State agencies; and
- Whereas,** Kittitas County filed its SEPA checklist on November 3, 2016, and issued a Final Determination of Non-significance (DNS) for the annual docket on November 7, 2016, through authority of WAC 197-11-355; and
- Whereas,** There were no agency or public appeals or reviews filed on the Determination of Non-significance; and
- Whereas,** Due public notice was placed upon the County official website and in the Daily Record on November 2, 2016; and
- Whereas,** The Planning Commission met on November 9, 2016, to hear testimony and take public comment on the items considered for amendment, and after deliberation made recommendations to the Board of County Commissioners, taking due consideration of the public benefit involved in the proposals; and
- Whereas,** After due notice and publication on official website and Daily Record on November 16, and November 21, 2016, the Kittitas County Board of County Commissioners held an open public hearing on November 28, 2016, during which public testimony

was taken from those persons wishing to be heard regarding the docket items being considered on each docket item; and

Whereas, After deliberation, the Board of County Commissioners made decision on each docket item presented; and

Whereas, Following the decisions on the docket items the Kittitas County Board of Commissioners instructed County staff to prepare an ordinance for their signature to adopt changes to the Kittitas County Code; and

Whereas, The Kittitas County Board of County Commissioners considered enabling documents before the public on December 6, 2016.

SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held a public hearing on November 28, 2016, to hear testimony and accept written comments regarding proposed amendments to the Kittitas County Code. All members of the public who wanted to testify were allowed to speak or submit written correspondence into the record.

The docketed items discussed during the Board of County Commissioners public hearings included:

2016 Proposed AMENDMENTS to Kittitas County Code			
<i>Number</i>	<i>Applicants Name</i>	<i>Project Description</i>	<i>Planning Commission Recommendation</i>
16-01 KCC Chapter 12.01.095	Kittitas County Public Works	Changes to requirement for second access where development exceeds 30 units to be consistent with the International Fire Code requirements.	Recommendation to Approve Vote 4-0
16-02 14.04.020	Kittitas County Commissioner Paul Jewell	Place language in Code to require County to recognize private as well as public easements	Recommendation for Approval Vote 4-0
16-03 Title 16	Kittitas County CDS Planning Division	Amend Sections 16.05.020 Binding Site Plans Requirements;16.09.040 Development regulations;16.12.030(7) Existing conditions; 16.12.040 Comprehensive Plan and zoning regulation	Recommendation to Approve Vote 4-0

2016 Proposed AMENDMENTS to Kittitas County Code			
		conformance; and 16.20.050 Dedications, easements to include language placing responsibility on developed open space.	
16-04 Title 17	Kittitas County CDS Planning Division	Amend Allowed Use Tables KCC 17.15 Categories and uses established; KCC 17.29.040(b) and 17.31.040(3) limiting number of dwellings allowed on parcel; KCC 17.66.020 and 12.14.010 and .020 Electric Vehicle Charging Stations	Recommendation to Approve Vote 4-0
16-05	Kittitas County Commissioner Paul Jewell	Chapter 17.13 KCC Exemption of Transfer of Development Rights requirement for developments with affordable housing	Recommendation to Approve Vote 4-0
16-06 KCC Chapter 17.70.040	Kittitas County Prosecuting Attorney's Office	Remove signs providing messages (political/real estate) from exemptions	Recommendation to Deny Vote 4-0
16-07 KCC Chapter 13.35	CDS Planning Division	KC Comprehensive Plan Table 2-1 and KC Zoning and Plan Maps to reflect City of Cle Elum annexations	Recommendation to Approve Vote 4-0

**16-01 Kittitas County Proposal:
Amend KCC Title 12 to have Road Standards Require Second Access Similar and Consistent to International Fire Code, Exhibit A.**

Kittitas County Public Works Staff proposes amending KCC Title 12 to reduce the lot threshold for when a second access is required. After several years of negotiations and intensified discussions over the past ten years, staff recommends the following amendment to KCC 12.01.095 in order to be consistent with International Fire Code (IFC) standards. The number of lots permitted includes the total number of lots or units served by the entire private road system beginning at the nearest public road.

The Board of County Commissioners held a public hearing on November 28, 2016 and with a 2-1 vote, **approved the proposal as presented** finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received before the Board of County Commissioners both in favor of and against for the road standard change.
- III. The changes in the Code will meet the objective to make fire road standards and public road standards consistent.

- IV. The changes in the Code will improve the health and safety for future development.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

**16-02 Kittitas County Proposal:
Amend KCC Section 14.04.020 to Recognize Private Recorded Easements when Evaluating Building Permits, Exhibit B.**

The Board of County Commissioners proposes amending KCC 14.04.020 related to minimum submittal requirements. The amendment would require the submittal of easements recorded with the Auditor with permit application documents so that such easements, whether public or private, would be recognized with the siting of the building.

The Board of County Commissioners held a public hearing on November 28, 2016, to allow public testimony and **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received testifying against the proposal.
- III. The County has a responsibility to recognize identified easements.
- IV. Easement documentations are the responsibility of the applicant and easements will have to be recorded with the Auditor.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

**16-03 Kittitas County Proposal:
Amend Sections of KCC Title 16 to Place Responsibility for Development of Open Spaces Upon the Developer and/or Land Owner, Exhibit C.**

Kittitas County Development Services proposes amending KCC Title 16 Subdivisions to place responsibility for development of open spaces upon the developer and/or land owner.

The Board of County Commissioners held a public hearing on November 28, 2016, opening the public hearing to allow public testimony. Hearing none, the Board of County Commissioners **approved the request with amendment** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. No public testimony for this proposal was received.
- III. Language in the amendment needs to be added to allow flexibility for improvement of open space having improvements greater than \$100,000 designed for the benefit of the residents.
- IV. The language of the amendment as amended protects the Kittitas County public from carrying the burden of maintaining open space created by private developers.
- V. The change meets the Growth Management Act and the objectives of the County's Comprehensive Plan.

16-04 Kittitas County Proposal:

Amend KCC Title 17 to add Uses to the Use Table, Elimination of the Allowance of More than One Unit per Parcel, Exhibit D.

Kittitas County Community Development Services proposes amending KCC Title 17 Zoning: Chapter 17.15 Allowed Use Table, Section 17.29.040.b, and Section 17.66.020 (includes related amendments in Title 12). The majority of these amendments are for allowance of uses that have been requested or noted as needed, but not explicitly listed in the Use tables.

Staff recommends revisions for the following:

- KCC Section 17.15.010 – typo correction for four (4) types of uses.
- KCC 17.15, Allowed Use Table, and KCC 17.36, PUD zone, as follows:
 - Special care unit – allow in Forest and Range, like allowed in Ag-20
 - Dairy – prohibit in PUD (currently allowed with a CUP)
 - RV park – allowed with CUP in rural PUDs
 - Campground – allowed with CUP in rural PUDs
 - Agriculture enhanced uses – allow with restrictions
 - Animal boarding – allow horse boarding without CUP, within Working Lands
 - Manufactured Home Parks- allow in Urban Growth Areas and LAMIRD PUDs with a conditional use permit
 - Rural LAMIRD – allow same uses as in UGAs within a Planned Unit Development
- KCC Section 17.29.040(b) and 17.31.040(3) – amend the Code to limit number of units in these zones to one (1) unit per parcel.
- KCC Section 17.66.020 – delete “private” so “property owner.”
- KCC Section 12.14.010 and 12.14.020 – amend electric vehicle signage provisions in accordance with RCW 46.08.185.

The Board of County Commissioners held a public hearing on November 28, 2016 to hear public comments and after deliberation, the Board of County Commissioners **approved the request with amendment** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received requesting the restriction in allowing “mobile” home park to not jeopardize rural character in the County.
- III. The additions of, and amendment to KCC Title 17 will provide additional opportunity for affordable housing and expanded rural economy.
- IV. Amendment of proposed language is necessary to limit “enhanced uses” in order to insure protection of the rural character of Kittitas County.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

16-05 Kittitas County Proposal:

Amend portions of KCC Chapter 17.13 to Exempt Affordable Housing Development from TDR Requirements, Exhibit E.

Under 17.13, Transferable Development Rights, transfer of development rights from a “sending site” is required to increase the density of a “receiving site” or a site that will allow a higher density than that permitted in the underlying zone. Under the proposed amendment, such density “credits” would

not be required if the thirty percent (30%) of the development upon the “receiving site” provides housing for families making less than eighty percent (80%) of established median income. The Board of County Commissioners proposes amendment to KCC Chapter 17.13 to exempt affordable housing development from Transfer of Development Rights requirements.

The Board of County Commissioners held a public hearing on November 28, 2016 to receive any public testimony to the proposal. After deliberation of the proposal, the Board of County Commissioners **approved the request as presented** with a 2-1 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received objecting to the proposal since it would allow for low cost housing in an area not suitable for such development.
- III. The amendment would encourage development upon land eligible for increased density that could result in provision of affordable housing.
- IV. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

16-06 Kittitas County Proposal:

Amend KCC Chapter 17.70 to remove Political and Real Estate Signs from Being Exempt from a Necessary Sign Permit, Exhibit F.

The Kittitas County Prosecutor proposes amending KCC Chapter 17.70 to remove the section that exempts political and real estate signs from obtaining a sign permit. This proposal is suggested in response to the U. S. Supreme Court ruling in *Reed v. Town of Gilbert* nullifying the exemption of a sign to meeting an ordinance on the basis of the content message of the sign.

The Board of County Commissioners held a public hearing on November 28, 2016, and after deliberation, the Board of County Commissioners **approved the request as amended** with a 3-0 vote finding that:

- I. The Planning Commission recommended denial of the proposal to the Board of County Commissioners with a vote of 4-0.
- II. Public testimony for this proposal was received against the proposal indicating it is an infringement on free speech.
- III. The proposed amendment removes signs being exempt solely because of their message content addressing the issues ruled upon by the United States Supreme Court.
- IV. The amended proposal allows exemption based upon its temporary nature instead of its content.
- V. The change meets the Growth Management Act and the objectives of the Comprehensive Plan.

16-07 Kittitas County Proposal:

Amend Kittitas County Comprehensive Land Use Tables and Zoning/Plan Maps, Exhibit G.

Kittitas County Community Development Services proposes amending the Kittitas County Comprehensive Plan Table 2-1 and Kittitas County Zoning and Comprehensive Plan Maps to reflect the City of Cle Elum annexations of thirty-seven (37) acres.

The Board of County Commissioners held a public hearing on November 28, 2016, opening the public hearing to allow public testimony. Hearing none, the Board of County Commissioners **approved the request as presented** with a 3-0 vote finding that:

- I. The Planning Commission recommended approval to the Board of County Commissioners with a vote of 4-0.
- II. No public testimony for this proposal was received.
- III. The amendment is necessary to accurately reflect the zoning and comprehensive conditions of the County.
- IV. The change meets the Growth Management Act and the objectives of the County's Comprehensive Plan.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves changes to road standards and requirement for second access, as shown in **Exhibit A**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendment to KCC Section 14.04.020 authorizing County staff to recognize all easements identified by applicants, as shown in **Exhibit B**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Title 16 placing responsibility of open space ownership upon residents, as shown in **Exhibit C**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Title 17 to include new uses on the Use Tables and limit the number of units on a single parcel, as shown in **Exhibit D**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Chapter 17.13 to not require Transferable Development Rights credits on developments providing affordable housing, as shown in **Exhibit E**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendments to KCC Chapter 17.70 in order to meet issues ruled upon by the United States Supreme Court regarding sign permits, as shown in **Exhibit F**.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves amendment to the Comprehensive Plan Map and Comprehensive Plan Table 2-1, and amendment to the Zoning Map as shown in **Exhibit G**.

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2016 Amendments to the Kittitas County Code as shown in Exhibits A through G attached hereto and incorporated by reference. Information Services is hereby directed to make these changes to the development regulation on the County website. The Community Development Director and Prosecuting Attorney are authorized to correct any scrivener's errors without Board approval.

Adopted this 6th day of December, 2016, at Ellensburg, Washington.




**ATTEST:
CLERK OF THE BOARD**


Julie A. Kjorsvik

**BOARD OF COUNTY COMMISSIONERS
KIT TITAS COUNTY, WASHINGTON**


Chairman, Obie O'Brien

APPROVED AS TO FORM:


Vice-Chairman, Paul Jewell

ABSENT

Neil Caulkins,
Civil Deputy signing for
Gregory L. Zempel
Prosecuting Attorney

Commissioner Laura Osiadacz

Exhibit A: Amendment 16-01

County Road Standard Requirements for Second Access

12.01.095 General Requirements.

B. Second access requirements:

A second access is required if more than ~~40~~ 30 (thirty) lots/units will use the private road.

If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60-foot easement, 20-foot roadway width, all-weather surface and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshall. If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

The number of lots calculation is based on the total number of lots or units served by the entire private road system, beginning at the nearest public road.

Exhibit B: Amendment 16-02

KCC Chapter 14.04 Authorizing County Staff to Recognize All Easements

Chapter 14.04 BUILDING CODE

Sections

- 14.04.010 Adoption of referenced codes.
- 14.04.020 ~~General Design~~ requirements.
- 14.04.030 Building relocation - Applicant.
- 14.04.040 Mobile, manufactured, designated manufactured and modular homes.
- 14.04.045 Recreational Vehicles and Park Model Trailers.
- 14.04.046 Other factory built dwellings.
- 14.04.050 Dry cabins.
- 14.04.055 Small Residential Structures.
- 14.04.060 Fees.
- 14.04.070 Permits.

14.04.020 General requirements.

1. Conflict between Codes: Whenever there is a conflict between a Referenced Code in Section 14.04.010 of this code and the General Requirements contained in Section 14.04.020 of this code, the General Requirements shall apply.
2. Table R301.2(1), Climatic and Geographic Design Criteria, of the International Residential Code, is amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGOR Y ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAY MENT REQUIRED ^h	FLOOD HAZARD ^g	AIR FREE ZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic efforts ^k	Special wind region ^l	Wind - born debris zone ^m		Weather ing ^a	Frost line depth ^b	Termite ^c					
Case study (min. 30 psf roof) ¹	110 V ult	No	No	No	C, D0, D12	Severe	24"	Slight to Moder ate	2° F	Yes	Date Entered Into NFIP: 9/1979, Date of Current FIRM Maps Adopted: 5/5/1981	1,000- 2,000	50°F

¹¹ All snow loads are site specific and shall be determined by the Building Official.

²² The seismic design category between C, D0 and D1 will be determined on a site-specific basis.

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
- c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2 -percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *building official*.
- f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall fill in this part of the table with "NO."
- i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
 - l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
 - m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
3. Professional Preparation of Plans: Kittitas County shall require a Washington State licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 (for Architects) or RCW 18.43 (for Engineers) to stamp, prepare or oversee the preparation of plans and calculations for buildings or structures when ANY of the following criteria are met but is not limited to the following:
- a. A building of any occupancy over 4,000 square feet.
Exception: residential buildings that do not contain more than 4 dwelling units; farm buildings of any size associated with commercial agriculture; buildings such as garages, sheds, barn or shelters for animals and machinery that are used in connection with or auxiliary to farm buildings, or in connection with or accessory to residential buildings of four dwelling units or less.
 - b. Buildings containing five or more residential dwelling units.
Exception: buildings less than 4000 square feet.
 - c. All log and timber frame structures and log and timber frame structural components. This includes any log or beam style trusses used in stick framed buildings.
 - d. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
 - e. All structures located above 50-psf ground snow load that are regulated by the International Building Code.
4. Permit application and construction plan submittal: All submitted construction documents must be of sufficient detail and clarity to indicate the nature and extent of the work proposed. The amount of detail required will vary, depending on the nature and complexity of the project. Additional documentation such as truss engineering, lateral and gravity calculations, energy code information, etc. may also be required. Building permit applications and drawings deemed incomplete by Kittitas County Community Development Services will not be accepted. The following are minimum submittal standards for construction drawings:
- a. Plans drawn to a minimum of 1/4" scale on minimum page size of 11" x 17".
 - b. Plans must have clear and readable text.
 - c. Permit application in compliance with RCW 19.27.095 and RCW 19.27.097.
5. Recorded easements: The applicant shall identify all recorded easements on the construction documents submitted with the permit application. The permit application shall also include a copy of recorded easements along with the site plan as required by Section R106.2 of the IRC. All existing easements, rights-of-way, well protections zones, etc. shall be identified on the site plan and considered for the placement of buildings, septic systems, roadways, and other infrastructure. The location of all easements on the site plan shall be the responsibility of the applicant.

Exhibit C: Amendment 16-03

KCC Title 16 Placing Responsibility of Open Space Ownership Upon Residents

16.05.20 Requirements.

- A. Whenever a binding site plan for an eligible project is proposed on a parcel of land for which neither a planned unit development or a building permit has been approved for the entire parcel, the following must be satisfied prior to recording:
1. A conceptual site plan shall be prepared in a form prescribed by the director which includes the following information (if appropriate to the project type):
 - a. Maximum number of dwelling units permitted.
 - b. Approximate size and location of all proposed buildings.
 - c. Approximate layout of an internal vehicular circulation system, including proposed ingress and egress.
 - d. Approximate location of proposed open space, including required landscaped areas, if any.
 - e. Approximate location of parking areas.
 - f. Location and size of utility trunk lines serving the site.
 - g. Topography detailed to five-foot intervals.
 - h. Location of water storage and fire hydrant location.
 - i. Demonstrate that the requirements of Chapter 13.35, Kittitas County Code, Adequate Water Supply Determination, can be met or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061
- B. The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:
1. Conformance of the proposed site plan with any approved building permit or planned unit development and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and Kittitas County. The director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls,

sanitation, potable water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.

2. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
 3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.
 4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.
- C. Additional documents shall be submitted as necessary for review and approval and may include a plat certificate, boundary survey, agreements, easements, covenants.
- D. The plan must be approved and signed in the same manner as a short plat. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate and complete and complies with any conditions or approval. Approval of a binding site plan does not give the applicant a vested right to build without regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.
- E. Open Space. All plats which include open space shall contain appropriate plat notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW 90.58.065(2)(a) or the lots are designated as timber and forestlands according to RCW 84.33. Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.
- F. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.
- G. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

16.09.40 Development regulations.

1. Cluster plats, Conservation and Agricultural plats are subject to the following provisions:
 - a. Notification Requirement. If appropriate, the final plat and all conveyance instruments shall contain the following notice: "The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas

County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."

- b. Compliance with County Development Regulations. Unless otherwise specified by this chapter, all development activities authorized through this chapter shall comply with all existing, applicable county development regulations, including but not limited to: subdivision ordinance, zoning code, shoreline master program, road standards, fire and life safety, critical areas, and floodplain development ordinance. In addition, Cluster Platting and Conservation Platting shall not be used prospectively in conjunction with the Kittitas County planned unit development zone (KCC Chapter 17.36).
 - c. Applications. Applications shall be evaluated for the possible impacts to adjacent agricultural uses. Residential parcel densities allowed in rural and resource areas can have a significant impact on agricultural, forestry and mineral resource uses. Conditions may be placed on development proposals through the normal Kittitas County permitting authority, which protect agricultural lands from possible impacts related to incompatible land uses.
 - d. Farmstead. The farmstead, including the pre-existing residential and associated out buildings within the project boundary, will not be required to become part of a cluster of residences.
 - e. Location. Clustered lots and Agricultural Lots shall be located within the project boundary in a manner that best recognizes the purpose and intent of cluster plats, conservation plats or Agricultural plats, including but not limited to, the location of the natural resource lands, critical areas as identified in KCC 17.A, purpose of open space, natural or topographical features serving as a functional division, etc.
 - f. Access to Public Lands. Applications that included parcels which share property line boundaries with public lands which allow public use must maintain or enhance existing public access points. Maintained or enhanced public access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.
 - g. Open Space. All open space shall contain appropriate covenants and restrictions to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards.
2. Open Space. All plats which include open space shall contain appropriate plat notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW 90.58.065(2)(a) or the lots are designated as timber and forestlands according to RCW 84.33. Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.

3. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.

4. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

~~3-5~~ 5. Cluster plats are subject to the following provisions:

- a. The cluster development does not exceed the density permitted by the zone in which the development is located;
- b. The proposed cluster is not within one thousand three hundred twenty (1,320) feet between the lot lines of any other cluster or existing residential structure unless the residential structure(s) is part of the proposed development;
- c. The cluster development does not exceed six (6) residences per cluster;
- d. No residential dwelling within the cluster is further than one hundred (100) feet from another residential dwelling; and
- e. Sixty percent (60%) of the land outside of the cluster remains in contiguous open space in perpetuity. Open space in cluster plats shall be held in common ownership or maintained at existing land use or agricultural use.

~~3-6~~ 6. Conservation plats are subject to the following provisions:

- a. The conservation development does not exceed the density permitted by the zone in which the development is located;
- b. No conservation plat is adjacent to another cluster or conservation plat so that the total conservation development exceeds six (6) units unless the proposed developments are separated by an existing County road;
- c. In a residential development in a conservation plat, lots must be located adjacent to one another upon no more than fifty percent (50%) of the total property being divided.
- d. Seventy percent (70%) of the land outside of the conservation cluster remains in open space for resource use in perpetuity. Open space in conservation plats may either be held in common ownership, owned by a conservation entity, or remain in the ownership of the farmstead or resource parcel.

~~4~~ 7. Agricultural plats are subject to the following provisions:

- a. No Agricultural plat shall be adjacent to another cluster, conservation or agricultural plat so that the total development on the parcels within the adjacent plats exceeds 10 units;
- b. The agriculture development does not exceed the density permitted by the zone in which the agricultural land is located.
- c. The agricultural plat is necessitated or pursued for one or more of the following reasons:
 - i. to accommodate housing for farm labor or farm family members; or

- ii. to implement an irrigation improvement; or
 - iii. to create parcels of real property for financing purposes; or
 - iv. to improve or increase agricultural efficiencies or dispose of property no longer useful to the agricultural activities; or
 - v. to allow gradual or sequential platting as needed to ensure the economic viability of the farm's future; or
 - vi. to facilitate residential dwellings on acreages with varying sizes to allow "small" farms such as Community Support Agriculture (CSA), local farmer's market suppliers to exist in Ag and other zones while acres in excess of those purchased remain with original owner but carry nondevelopment status to meet the density of the underlying zone.
- d. Dwellings shall be located with the plat in a manner which secures the necessity of the plat as defined in 4(c) above and in a manner which does not adversely impact productive farmland or on- or off-site agricultural activities. The possibility that lots and dwellings may be located where they are impacted by dust, irrigation water, or agricultural treatments or chemicals, or will encourage trespass, or will interfere with the movement of agricultural vehicles or livestock, or may be adversely impacted by noise or odor, should be minimized. All lots shall have a notation on the face of the plat or a deed restriction that runs with the title that provides notice that the lot is located in an area where agricultural activities occur and may impact lot owners' use and enjoyment of their property.
- e. Lots smaller than two acres and, for all lots, home sites and facilities that support the residential development, such as onsite waste disposal systems, residential units shall be located on lands with poor soils or otherwise not suitable for agricultural purposes.

16.12.030 Existing conditions.

Unless otherwise indicated, the following shall be shown on the preliminary and final drawings.

1. Contour lines at intervals of five feet for slopes less than thirty percent, and ten feet for slopes over thirty percent at preliminary review only, or the use of USGS maps to represent elevations and slopes at preliminary review may be used and where such maps are utilized at preliminary review they must be verified by Contour lines of five feet for slopes less than thirty percent and ten feet for slopes over thirty percent at final review.
2. Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
3. Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
4. Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
5. Any additional information deemed necessary by Kittitas County.
6. The total acreage and number of lots included within the subdivision shall be indicated on sheet one of the plat.
7. ~~Except for administrative segregations, one~~ soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with chapter 246-272A WAC . (Ord. 2010-014 , 2010; Ord. 2005-31, 2005)

16.12.040 Comprehensive plan and zoning regulation conformance.

All proposed subdivisions ~~and administrative segregations~~ shall conform to the county comprehensive plan and all applicable zoning regulations in effect at the time they are submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements, or, where zoning controls do not apply, to satisfy the minimum health and sanitation requirements of the county health department.

Chapter 16.12

PRELIMINARY PLATS

II DESIGN STANDARDS

16.12.040 Comprehensive plan and zoning regulation conformance.

16.12.060 Open space and non-buildable lots.

16.12.090 Lot size.

16.12.110 Required easements.

16.12.060 Open space and non-buildable lots.

1. Open Space. All plats which include open space shall contain appropriate plats notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW 90.58.065(2)(a) or the lots are designated as timber and forestlands according to RCW 84.33. Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.
2. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.
3. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

16.20.050 Dedications, easements, alleys.

No plat shall be approved unless adequate provision is made in the subdivision for such drainage ways, roads, alleys, easements, and other general purposes as may be required to protect the public health, safety, and welfare.

1. Dedications - Shown on Plat. All dedications of land shall be clearly and precisely indicated on the face of the plat in the order listed in Sections 16.24.070 through 16.24.140.
2. Protective Improvements. Protective improvements and easements to maintain such improvements shall be dedicated. (Ord. 2005-31, 2005)
3. Open Space. All plats which include open space shall contain appropriate plats notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW

90.58.065(2)(a) or the lots are designated as timber and forestlands according to RCW 84.33. Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.

4. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.
4. 5. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

Exhibit D: Amendment 16-04

KCC Title 17 To Include New Uses in Use Tables And Limit Number of Units on a Single Parcel

17.08.034B Agricultural enhanced uses. (AEU)

"Agricultural enhanced uses (AEU)" refers to a use that is accessory to a working farm, approved winery, distillery, cider house or brewery or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the agricultural operation. These activities must be related to agriculture, the agricultural products grown or produced on site, and incidental to the primary operation on the site. The retail sales of agricultural related products is considered accessory and subordinate to the agricultural operation when the products sold are grown or produced on site. AEU's may also include, but are not limited to, eating and food preparation facilities with event facilities for seminars or other social gatherings and such accessory seasonal uses such as farm tours, hayrides, corn mazes, pumpkin patches, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above and similar uses.

17.08.561 Winery.

"Winery" means a facility where fruit or other products are processed (i.e., crushed, fermented, decanted, stored, bottled and shipped) into wine. This may include the sale of wine and limited ancillary items, tourist facilities, or tasting rooms.

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17.15.010 Categories of uses established

This chapter establishes permitted, permitted administrative, administrative conditional use and conditional uses, by zone, for all properties within Kittitas County. All uses in a given zone are one (1) of ~~three (3)~~ four (4) types:

1. Permitted Use. Land uses allowed outright within a zone classification and subject to provisions within the Kittitas County Code.
2. Permitted Administrative Use. Land uses which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60B.
3. Administrative Conditional Use. Land uses which may be permitted within a zone classification following review under the provisions of KCC Chapter 17.60A.
4. Conditional Use. Land uses which may be permitted within a zone classification following review and hearing under the provisions of KCC Chapter 17.60A.

17.15.050 Allowed Uses in Resource Lands.

17.15.050.1 Resource Use Table

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
A. Agriculture		
Animal boarding*	CU P	P
<u>Agricultural Enhanced Uses*</u>	P ³⁰	P ³⁰
Agriculture processing*	CU ¹⁷	
Agriculture production*	P	P
Agriculture sales*, Produce Farm	P ¹⁶ / AC ²⁸	
Agriculture sales	CU	
Dairy	CU	CU
Feedlot*	CU	CU
Grazing*	P	P
Marijuana Processing*		
Marijuana Production*		
Marijuana, retail sales*		
Nurseries	P	
Riding academies	CU	
Small-scale event facility*	AC ²⁵ / CU	
U-Pick/U-Cut Operations*	AC ²⁹	AC ²⁹
Farm Visit*	AC ²⁹	
	Commercial Agriculture	Commercial Forest
B. Civic Cultural Uses		
Cemetery	P ¹³	
Clubhouses, fraternities and lodges*	AC ²⁴	
Cultural and educational facilities		
Libraries		
Meeting facilities		
Museums and galleries		
Religious institutions*	CU	
School, public or private*	CU ¹²	
	Commercial Agriculture	Commercial Forest
C. Commercial		
Auction sales of non-agriculture products		
Bank		
Bed and breakfast*	AC	
Clinic*		
Day care facilities*		
Funeral home/mortuary		
Hospital*		
Hospital, animal or veterinary*		
Hotel/motel		

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Resource	
	Commercial Agriculture	Commercial Forest
Office*		
Restaurant		
Retail sales,* general		
Retail sales,* lumber and building materials		
Retail sales,* vehicles and equipment		
Services		
Shooting range*	CU ²³	CU ²³
Taverns		
Temporary sales office		
Vehicle/equipment service and repair*	P ²²	
	Commercial Agriculture	Commercial Forest
D. Industrial		
Airport*	P ²⁰	P ²¹
Asphalt/concrete plants		
Forest product processing* (portable)		P
Forest product processing* (permanent)		CU
Freighting and trucking yard or terminal*		
Hazardous waste storage*		
Hazardous waste treatment*		
Impound/towing yard*		
Junkyard*		
Manufacturing*		
Mini-warehouse		
Refuse disposal/recycle*	CU	CU
Research laboratories		
Wastewater treatment		
Warehousing and distribution	PA ²⁷ / CU ²⁶	
Wholesale business		
	Commercial Agriculture	Commercial Forest
E. Recreation		
Campground*		CU ¹⁸
Golf course*		
Guest ranch or Guest Farm*	CU	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Resource	
	Commercial Agriculture	Commercial Forest
Parks and playgrounds*		P 15
Recreation, indoor*		
Recreation, outdoor*		P 18
Recreational vehicle storage		
Stadium		
Trails	PA	PA
	Commercial Agriculture	Commercial Forest
F. Residential		
Accessory dwelling unit*	P 4	
Accessory living quarters*	P 5	
Adult family home*	P 10	P 10
Boarding house		
Convalescent home		
Dwelling, single-family*	P	P
Dwelling, two-family*	P	
Dwelling, multiple-family*		
Farm labor shelter*	CU 2	
Group home*		
Home occupation*	P 8	P 8
Manufactured home*	P	P
<u>Manufactured home park</u>		
Mobile home	P 6	P 6
Special care dwelling*	P 7	P 7
Temporary trailers	P 11	P 11
	Commercial Agriculture	Commercial Forest
G. Resource		
Forestry*	P	P
Forest product sales*		P
Mining and excavation*	CU 14	P
Rock crushing*		P
	Commercial Agriculture	Commercial Forest
H. Utilities and Public Facilities		
Electric vehicle infrastructure*	P 3	P 3

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Resource	
	Commercial Agriculture	Commercial Forest
Public facilities*	PA 19	PA 19
Utilities	P 1 /ACU 1 /CU 1	P 1 /ACU 1 /CU 1
Watershed management activities*	PA	PA

17.15.050.2 Footnotes Associated with Resource Use Table.

1. Pursuant to KCC Chapter 17.61, Utilities.
2. Provided:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
3. Pursuant to KCC Chapter 17.66, Electric Vehicle Infrastructure.
4. Subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs;
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
 - c. Only one ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
 - f. All setback requirements for the zone in which the ADU is located shall apply;
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - i. The ADU shall provide additional off-street parking;
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
5. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner occupied primary residence;
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
 - e. Accessory Living Quarters are to provide additional off-street parking;

- f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
6. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
7. Subject to the following requirements:
The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
 - a. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - b. Placement is subject to obtaining a building permit for the manufactured home;
 - c. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - d. The Special Care Dwelling unit cannot be used as a rental unit;
 - e. The Special Care Dwelling unit must be removed when the need for care ceases;
 - f. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
8. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares shall be limited to no more than six (6) individuals receiving care in a twenty-four (24) hour period.
9. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
10. Pursuant to RCW70.128.140.
11. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
12. Existing schools are permitted; new schools require a conditional use permit.
13. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
14. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
15. Washington State Natural Area Preserves and Natural Resource Conservation Areas are permitted outright.
16. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
17. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
18. Limited to dispersed recreation and recreational facilities such as primitive campsites.
19. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
20. When used primarily in conjunction with agricultural activities.
21. For emergency and forest related management uses and practices only.
22. Limited to farm implement repair and maintenance.
23. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:

- a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
- 24. Limited to facilities that serve traditional rural or resource activities (such as granges).
 - 25. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
 - 26. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
 - 27. Limited to seasonal, non-structural hay storage.
 - 28. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
 - 29. When enhanced agricultural sales are provided.
 - 30. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.

17.15.060
17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation		Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
A. Agriculture								
<u>Agricultural Enhanced Uses*</u>			P⁵⁵	P⁵⁵		P⁵⁵		
Animal boarding*	CU²³	P	CU²³	CU²³		CU	CU	
Agriculture processing*	CU ²³		CU ²³	CU**		P		
Agriculture production*	P ²⁴	P	P	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Farm Stand,*	P²² / AC⁵¹	P²² / AC⁵¹	P²² / AC⁵¹	P²² / AC⁵¹	P²² / AC⁵¹	P	P²² / AC⁵¹	P²² / AC⁵¹
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	CU

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
Feedlot*			CU	CU**					
Grazing*	P	P	P	P	P	P	P	P	P
Marijuana processing*									
Marijuana production*									
Marijuana, retail sales*									
Nurseries	P		P	CU**		P			
Riding academies	CU		CU	CU	CU		CU	CU	
Small-scale event facility*	AC ⁴⁵ /CU	AC ⁴⁵ /CU	AC ⁴⁵ /CU	AC ⁴⁵ /CU					
U-Pick/U-Cut Operations*	P / AC ⁵¹	CU	P / AC ⁵¹	P / AC ⁵¹				CU	

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
Farm Visit	CU	CU	AC ⁵¹	AC ⁵¹	CU	CU	CU	P ⁵²	
B. Civic Uses/Community Services	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
Cemetery	P ²¹	P ²¹	P ²¹	CU ^{**}					
Clubhouses, fraternities and lodges*	AC ⁴⁴	AC ⁴⁴	AC ³	AC ³⁵	AC		AC		
Cultural and education facilities					P		P		
Libraries			CU ³			CU			
Meeting facilities					P				
Museums and						CU			

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
galleries									
Religious institutions	CU		CU	CU	CU	CU	CU		
Schools, public or private*	P ²⁵		P ²⁵	CU			CU		
	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
C. Commercial									
Auction sales of non-agriculture products						CU			
Bank						CU			
Bed and breakfast*	AC	AC	AC	AC**			AC		
Clinic*									
Day care									

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
facilities*									
Funeral home/mortuary									
Hospital*									
Hospital, animal or veterinary*			CU			CU			
Hotel/motel					CU 6				
Office*							P 17		
Restaurant					P	CU	CU		
Retail sales,* general				CU 36	P	CU 18	CU 18		
Retail sales,* lumber and building materials				CU 36					
Retail sales,*									

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
vehicles									
Services					P 20	CU ⁵⁰			
Shooting range*			CU 31	CU ** 31			CU 31		
Tavern				CU 36	P	CU			
Temporary sales office					P				
Vehicle /equipment service and repair*	P 16		P 16	CU 36	P 42	P 42			
	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range ⁵¹	Master Planned	General Commercial	Rural Recreation	PUD	
D. Industrial									
Airport*	CU		CU	CU	CU	CU	CU		
Asphalt/Concrete				CU 37					

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation		Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
plants								
Forest product processing* (portable)	P	P	CU	CU ³⁵				
Forest product processing* (permanent)			CU	CU**				
Freighting and trucking yard or terminal*								
Hazardous waste storage*								
Hazardous waste treatment*								
Impound/towing yard*								
Junkyard*								

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD						Rural Residential & Rural Recreation	
	Rural Residential		Rural Working		Rural Recreation			
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial		Rural Recreation
Manufacturing*								
Mini-Warehouse						CU ¹⁴		
Refuse disposal /recycle*			CU ¹⁹					
Research laboratories								
Wastewater treatment								
Warehousing and distribution	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷ /CU ⁴⁶	PA ⁴⁷				
Wholesale business								
E. Recreation	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range ⁵¹	Master Planned	General Commercial	Rural Recreation	PUD

Rural Non-LAMIRD									
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation	
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD	
Campground*	CU ¹²	CU ¹²	CU ¹²	CU ¹² P ⁶⁴ **	CU ¹³	CU ¹²	CU ¹²	CU ¹²	CU
Golf course*	CU	CU	CU	CU**	CU			CU	
Guest ranch or guest farm*	CU	CU	CU	CU**				CU	
Parks and playgrounds*	P	P	P ³	P	P	P	P	P	P
Recreation, indoor*								CU	P ²⁶
Recreation, outdoor*	AC	AC	CU	CU	AC	AC	AC	AC	P ²⁶
Recreational vehicle park*	CU	CU			CU			CU	CU
Recreational vehicle storage								CU	P ²⁶
Stadiums									
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							Rural Residential & Rural Recreation
	Rural Residential		Rural Working		Rural Recreation			
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	
Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range ⁵¹	Master Planned	General Commercial	Rural Recreation	PUD	
F. Residential								
Accessory dwelling unit*	PA ²⁷	PA ²⁷	PA ²⁷ **			PA ²⁷	PA ²⁷	
Accessory living quarters*	P ²⁸	P ²⁸	P ²⁸			P ²⁸	P ²⁸	
Adult family home*	P ⁴¹	P ⁴¹	P ⁴¹			P ⁴¹	P ⁴¹	
Boarding house								
Convalescent home								
Dwelling, single-family*	P ³³	P ⁴⁰	P	P ³⁴			P	
Dwelling, two-family*	P		P ³	P ³⁴			P	

	Rural Non-LAMIRD																				
	Rural Residential		Rural Working		Rural Recreation		Rural Residential & Rural Recreation														
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD													
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions																					
Dwelling, multiple-family*									P 1											P	
Farm labor shelter*	CU ⁴		CU ⁴	CU ^{4**}																	
Group home*	CU	CU										CU									
Home occupation*	P/CU ⁵	P/CU ⁵	P/CU ⁵	P/CU ^{5**}					P/CU ⁵			P/CU ⁵									P/CU ⁵
Manufactured home*	P	P	P	P ^{**}					P		PA ²	P									P
<u>Manufactured home park</u>																					
Mobile home	P ³⁸	P ³⁸		P ³⁴																	
Special care dwelling*	P ³⁰	P ³⁰	P ³⁰	<u>P³⁰</u>																	P ³⁰
Temporary trailer	P ⁷	P ⁷	P ⁷	P ^{7**}					P ⁷		P ⁷	P ⁷									P ⁷
	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest &	Master	General	Rural														PUD

Rural Non-LAMIRD										
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation		
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	General Commercial	Rural Recreation	PUD
G. Resource				Range ⁵¹	Planned	Commercial		Commercial	Recreation	
Forestry*	P	P	P	P ³⁴						
Forest product sales*				P						
Mining and excavation*	CU	CU ³⁹	CU	P ³⁴						
Rock crushing*		CU ³⁹		P ³⁴						
H. Utilities and Public Facilities	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range ⁵¹	Master Planned	General Commercial	Master Planned	General Commercial	Rural Recreation	PUD
Electric vehicle infrastructure*	P ³²	P ³²	P ³²	P ³²			P ³²	P ³²	P ³²	P ²⁶
Public facilities*	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³	PA ⁵³

Rural Non-LAMIRD		Rural Residential	Rural Working	Rural Recreation	Rural Residential & Rural Recreation			
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ¹⁰ /ACU ¹⁰ /CU ¹⁰	P ⁹ /ACU ⁹ /CU ⁹	P ¹¹ /ACU ¹¹ /CU ¹¹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹
Utilities	PA	PA	PA	PA	PA	PA	PA	PA
Watershed management activities*								

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).

13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
 - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
16. Limited to farm implement repair and maintenance.
17. Limited to offices directly related to tourism and recreation.
18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
19. Limited to composting facilities.
20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
21. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
23. Hay processing and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permits.
24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
26. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. Subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs;
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
 - c. Only one ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
 - f. All setback requirements for the zone in which the ADU is located shall apply;
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - i. The ADU shall provide additional off-street parking;
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.

- k. An ADU must have adequate acreage to meet maximum density within the zone classification.
28. Subject to the following requirements:
- a. Accessory Living Quarters shall be located within an owner-occupied primary residence;
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
 - e. Accessory Living Quarters are to provide additional off-street parking;
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
30. Subject to the following requirements:
- a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - c. Placement is subject to obtaining a building permit for the manufactured home;
 - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - e. The Special Care Dwelling unit cannot be used as a rental unit;
 - f. The Special Care Dwelling unit must be removed when the need for care ceases;
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
31. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
- a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
33. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.

36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
40. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
41. Pursuant to RCW 70.128.140.
42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
43. Includes truck stop operations. Minor repair work permitted.
44. Limited to facilities that serve traditional rural or resource activities (such as granges).
45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
47. Limited to seasonal, non-structural hay storage.
48. Services limited to resource based industries
49. All lots greater than one-half (1/2) acre will not have more than fifty percent (50%) of the lot covered by impervious surface.
50. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
51. When enhanced agricultural sales are provided.
52. When approved as part of the PUD development plan.
53. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
54. Limited to primitive campgrounds.
55. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 4,000 square feet of total indoor floor area.

17.15.070 Allowed Uses in Rural LAMIRD Lands.

Note to Reader: All allowed uses within Type 3 LAMIRDs, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one third (1/3) of the lot.

17.15.070.1 Rural LAMIRD Use Table

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)			
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
A. Agriculture														
Animal boarding*	CU ¹	P	P	CU²	CU²						CU²			
Agriculture processing*				P ²	P/CU ⁴		P/CU ⁴	P/CU ⁴		P/CU ⁴	P/CU ⁴	P/CU ⁴	P/CU ⁴	P/CU ⁴
Agriculture production*	CU ¹		P	P ⁵			P ⁴	P ⁵						P ⁴
Agriculture sales,* Farm stand*				P ⁷ /AC	P	P						P	P	
Agriculture sales				CU										
Feedlot*														
Grazing*			P	P	P	P	P	P		P	P	P	P	P
Marijuana Processing*							ACU ⁵⁶							
Marijuana Production*							ACU ⁵⁶							
Marijuana, retail sales*														

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
Nurseries	CU			P					CU		CU	CU	CU	CU
Riding academies				CU					CU					
Small-scale event facility*														
U-Pick/Cut Operations*														
Farm Visit*														
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
B. Civil and Cultural														
Cemetery			P ⁹	P ⁹					CU					
Clubhouses, and lodges*	CU		P	P 10					CU					
Cultural and education facilities	CU													
Libraries	CU			CU										
Meeting														

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)										Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)				
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use															
*See KCC Chapter 17.08 Definition S															
facilities															
Museums and galleries	CU			CU	CU	CU			CU			CU	CU		
Religious institutions*	CU	CU		CU					CU						
Schools, public and private*	CU	CU	CU	CU	CU				CU						
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	
C. Commercial															
Auction sales of non-agriculture products											P	P			
Bank					PA	PA									
Bed and breakfast*	CU	CU	CU	CU	CU	CU			CU	CU	CU ⁵¹	CU ⁵¹	CU ⁵¹		
Clinic*	CU ¹²			CU	CU										
Day care facilities*				CU	CU							CU			
Funeral					CU										

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition 5														
home/mortuary														
Hospital*														
Hospital, animal or Veterinary*					CU						CU			
Hotel/motel					CU					P	CU ⁵³	CU ⁵³	CU ⁵³	
Office*					PA						PA	PA ¹³	PA ¹³	
Restaurant					PA					P	P	P	P	
Retail sales,* general					P ⁴⁸					P	P ⁴⁸	P ⁴⁸	P ¹⁴	
Retail sales,* lumber and building materials					P ¹⁵							P ¹⁵		
Retail sales,* vehicles												PA		
Services					P ⁴⁵						P ⁴⁵	P ⁴⁵		
Shooting range*					CU ⁴⁰							CU ⁴⁰		
Tavern					P					P		P	P	

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
Temporary sales office														
Vehicle/equipment service and repair*					P 11	P 19					P 18	P 11	P 19	
D. Industrial	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Airport*				CU										CU ⁴⁶
Asphalt/Concrete plants									CU ⁴⁷					
Forest product processing* (portable)			P	P					CU			CU		CU
Forest product processing* (permanent)				CU					CU			CU		CU
Freighting and trucking yard or terminal*														
Hazardous waste storage*														CU

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
Hazardous waste treatment*														
Impound/Towing Yard*														
Junkyard*														
Manufacturing*												P		P
Mini-warehouse					CU ²²		P		CJ ²²		P ²²	P ²²		P
Refuse disposal/recycle*														
Research laboratories											CU			P
Wastewater treatment														
Warehousing and distribution														
Wholesale business											CU ⁵⁴	P ⁵⁴		P ⁵⁴
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
E. Recreation														
Campgrounds			CU ²¹	CU ²¹	CU ²¹	CU ²¹	CU ²¹		CU ²¹ P ⁵⁷				CU ²¹	
Golf courses			CU	CU					CU					
Guest ranch or guest farm			CU	CU					CU					
Parks and playgrounds*	P	P	P	P	P	P			P	P	P	P	P	
Recreation, indoor*					P	P				P ³⁵		P	P	
Recreation, outdoor*					CU	CU				P ³⁵		CU	CU	
Recreational vehicle park*										P ³⁵				
Recreational vehicle storage*										P ³⁵				
Stadiums														
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
F. Residential														
Accessory dwelling unit	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁵				P ²⁴					
Accessory living quarter	P ³⁶	P ³⁶	P ³⁶	P ³⁶	P ²⁵				P ³⁶	P ³⁶	P ³⁶			
Adult family home	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²		P ⁴²	P ⁴²	P ⁴²	P ⁴²	P ⁴²		
Boarding house	CU ³⁷			CU ³⁷				CU ³⁷						
Convalescent home				CU				CU						
Dwelling, single-family	P	P	P	P	P			P	P	P ²⁵	P ²⁵			
Dwelling, two-family	P	P		P	P ²⁵			P	P					
Dwelling, multiple-family	CU								P					
Farm Labor Shelter				CU ²⁶				CU ²⁶						
Group Home			CU											
Home	P/CU ²⁷	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸	P/CU ²⁸

	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDs)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDs)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition S														
occupation									28					
Manufactured home	P	P	P	P	P				P	P	P25	P25		
<u>Manufactured home park</u>									P					
Mobile homes		P ³⁸	P ⁶					P						
Special care dwelling	P ³⁹	P ³⁹	P ³⁹	P ³⁹	P ³⁹				P	P ³⁹	P ³⁹	P ³⁹		
Temporary trailers	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹				P ²⁹	P ²⁹	P ²⁹	P ²⁹		P ²⁹
G. Resource	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Forestry*			P	P					P					
Forest product sales*									P					
Mining and excavation*												CU		CU
Rock crushing*												CU		CU

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definition 5	Rural LAMIRD ⁴⁹ (Type 1 LAMIRDS)								Rural Employment Centers ^{50,52} (Type 3 LAMIRDS)					
	Residential	Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
H. Utilities and Public Facilities		Residential 2	Rural 5	Agriculture 3	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	Limited Commercial	General Commercial	Highway Commercial	Light Industrial
Electric vehicle infrastructure	P 23	P 23	P 23	P 23	P 23	P 23	P 23	P 23	P 23	P 35	P 23	P 23	P 23	P 23
Public facilities	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55,32}	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ⁵⁵	PA ^{55,32}
Utilities	P ³³ /ACU ³³ /CU ³³	P ³³ /ACU ³³ /C U ³³	P ³³ /AC U ³³ /CU ³³ ₃	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ 3/CU ³³	P ³³ /ACU ³³ 3/CU ³³	P ³³ /AC U ³³ /CU ³³ ₃	P ³³ /A CU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ 3/CU ³³
Watershed management activities	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.070.2 Footnotes Associated with Rural LAMIRD Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Slaughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Single family and mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
7. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Not permitted in the Agriculture Study Overlay Zone.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. Limited to farm implement repair and maintenance, but not to include automobiles, trucks or bikes
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;

- f. Drop forge industries;
- g. Explosives, storage or manufacture;
- h. Reduction or disposal of garbage, offal or similar refuse;
- i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
- j. Rubber reclaiming;
- k. Feed yards, livestock sales yards or slaughterhouses;
- l. Smelting, reduction or refining of metallic ores;
- m. Tanneries;
- n. Wineries;
- o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
- p. Waste (refuse) recycling and processing;
- q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.

In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:

- a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors, and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
- a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
22. The following standards shall apply to the approval and construction of mini-warehouses:
- a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area; and
 - f. In Type 3 LAMIRDS, the use shall be conducted wholly within an enclosed building.
23. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.

24. Subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs;
 - b. ADU's shall be subject to obtaining an Administrative Use permit in areas outside of UGAs;
 - c. Only one (1) ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed the square footage of the habitable area of primary residence;
 - f. The ADU shall be designed to maintain the appearance of the primary residence;
 - g. All setback requirements for the zone in which the ADU is located shall apply;
 - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - i. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - j. The ADU shall provide additional off-street parking;
 - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
25. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
26. Provided that:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In Type 3 LAMIRDs, home occupations are allowed only in existing residences.
29. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
35. Where the use is only serving a residential PUD and where all applicable standards are met. Electric Vehicle Infrastructure subject to KCC Chapter 17.66.

36. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner occupied primary residence;
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
 - e. Accessory Living Quarters are to provide additional off-street parking;
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists; and
 - g. In Type 3 LAMIRDS, Accessory Living Quarters may only be allowed in an existing residence.
37. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
39. Subject to the following requirements:
 - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - c. Placement is subject to obtaining a building permit for the manufactured home;
 - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - e. The Special Care Dwelling unit cannot be used as a rental unit;
 - f. The Special Care Dwelling unit must be removed when the need for care ceases;
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
40. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. Shooting ranges in Type 1 LAMIRDS must be indoors. In considering proposals for the location of shooting ranges a detailed site plan shall be required; the Hearings Examiner's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW36.70A.177 (3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
41. Outdoor recreation activities that cause noise require a conditional use permit.
42. Subject to provisions of RCW 70.128.140.
43. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.

44. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products. Excludes controlled atmosphere and cold storage warehouses.
45. Services limited to resource based industries, barbershops, beauty parlors, dry cleaning and laundry branch offices, self-service laundry and cleaning, shoe repair shops and physical culture and health services.*
46. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
47. No new airports. Existing airports may expand or enlarge in compliance with applicable standards and regulations.*
48. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed four thousand (4,000) square feet.*
49. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.i. RCW 36.07A.070(5)(d)(i).*
50. All allowed uses identified on this use table are subject to compliance with WAC 365-196-425.6.c.iii RCW 36.70A.070(5)(d)(iii).*
51. Allowed only in existing residences.*
52. Any new Type 3 LAMIRD is required to be at least one-half mile from another Type 3 LAMIRD, and will permit only one business and/or businesses associated with the primary business in the new LAMIRD Type 3. Type 3 LAMIRDs existing as of 2014 are not limited to one business.*
53. Permitted only within existing Type 3 LAMIRDs.*
54. Wholesale activity will not exceed 4000 square feet in space.*
55. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
56. Required to meet all the review criteria requirements for conditional use permits found in KCC 17.60A.015.
57. Limited to primitive campgrounds.

17.15.080 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Urban										PUD			
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial		General Industrial	Forest & Range	
A. Agriculture														
Animal boarding*	CU ¹			CU							CU			
<u>Agricultural Enhanced Uses*</u>											<u>Dis</u>			
Agriculture processing*				P ²							P	P ⁴		CU
Agriculture production*	CU ¹	CU ⁵		P ⁵	P	P					P ⁴	P ⁴		P ⁵
Agriculture sales,* Produce Farm stand				P ⁷ /AC ⁶							P			P ⁷ / AC ⁶
Agriculture sales		CU		CU										CU
Dairy														
Feedlot*				CU ⁸										CU ⁸
Grazing*		P		P	P	P					P	P		P
Marijuana Processing*														ACU ⁴⁴
Marijuana Production*														ACU ⁴⁴

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban											PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial		Forest & Range
Marijuana retail sales*													
Nurseries	CU	CU		P							CU		
Riding Academies		CU		CU		CU					CU		
Small-scale event facility*				AC ² /CU	AC ² /C U	AC ² /C U					AC ² /C U		
U-Cut/U-Pick operation*				P / AC ⁴⁵									
Farm Visit*				CU	CU	CU	CU	CU	CU		CU		
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
B. Civic and Cultural													
Cemetery				P ⁹		P ⁹						CU	
Clubhouses, fraternities and lodges*	AC	AC		P	P	P						AC	
Cultural and educational facilities	CU												

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban										Forest & Range	PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial			General Industrial
Libraries				CU			P	P					
Meeting facilities													
Museums and galleries	CU	CU		CU				P				CU	
Religious institutions*	CU	CU		CU								CU	
Schools, public or private*		CU		CU			P	P				CU	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
C. Commercial													
Auction sales of non-agriculture products				CU				P				CU	
Bank								P					
Bed and breakfast*				AC		AC						AC	
Clinic*	CU ¹²												
Day care facilities*				CU			CU	CU	CU			CU	

P Permitted PA Permitted Administrative CU Conditional Use AGU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban											PUD		
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial		Forest & Range	
Funeral home/mortuary							CU							
Hospital*	CU			CU				P			CU			
Hospital, animal or veterinary*							CU							
Hotel/motel							P	P	P				P	
Office*							P	P	P ¹³					
Restaurant							P	P	P				P	
Retail sales,* general							P ¹¹	P ¹¹	P ¹⁴				P	
Retail sales,* lumber and building materials								P ¹⁵					P	
Retail sales,* vehicles								P					P	
Services							P ¹¹	P ¹¹	P ¹¹					
Shooting range*								CU ⁶				CU ⁶		
Tavern								P	P				P	

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Urban											Forest & Range	PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial			
*See KCC Chapter 17.08 Definitions														
Temporary sales office														
Vehicle/ equipment service and repair*						P 18	P 11	P 19	P 19					
D. Industrial	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD	
Airport*				CU			CU			CU		CU		
Asphalt/Concrete plants												CU		
Forest product processing* (portable)				P	P	P						P		
Forest product processing* (permanent)				CU								CU		
Freighting and trucking yard or terminal*								CU		P	P	CU		
Hazardous waste storage*								CU				CU ²⁰		
Hazardous waste treatment*								CU				CU ²⁰		

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Urban										Forest & Range	PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial			General Industrial
*See KCC Chapter 17.08 Definitions													
Impound/Towing Yard*								ACU	ACU	P	P		
Junkyard*								CU		CU ²⁰			
Manufacturing*								P		P ²⁰			
Mini- Warehouse					CU ²²	CU ²²	P ¹¹	P ¹¹			P	CU ²²	
Refuse disposal/recycl e*										CU	CU	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	PA ⁴³	P	P	PA ⁴³	
Wholesale business								P		P	P		
E. Recreation													
Campground*				CU ²¹	CU ²¹	CU ²¹	CU ²¹	CU ²¹	CU ²¹				CU ²¹ P ⁴⁸

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban										Forest & Range	PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial			General Industrial
Golf course*				CU	CU	CU						CU	
Guest ranch or guest farm*				AC	AC	AC						AC	
Parks and playgrounds*	P	P		P	P	P	P	P				P	P
Recreation, indoor*				CU	CU	CU	P	P				CU	P ³⁵
Recreation, outdoor*				AC	AC	AC		P ³⁹	P ³⁹			AC	P ³⁵
Recreational vehicle park*													
Recreational vehicle storage													P
Stadiums													
Trails	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
F. Residential	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
Accessory dwelling unit*	P ²⁴	P ²⁴		P ²⁴	P ²⁴	P ²⁴		P ²⁵					P ²⁴
Accessory living quarters*	P ³⁶	P ³⁶		P ³⁶	P ³⁶	P ³⁶		P ²⁵					P ³⁶

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban										PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial		General Industrial
Adult family home*	P 41	P 41	P 41	P 41	P 41	P 41	P 41	P 41	P 41		P 41	P 41
Boarding house	CU 37			CU 37							CU 37	
Convalescent home											CU	
Dwelling, single-family*	P	P	P 40	P	P	P	P	P 25			P	P
Dwelling, two-family*	P	P		P			P	P 25			P	P
Dwelling, multiple-family*	AC											P
Farm labor shelter*				CU 26							CU 26	
Group home*					CU	CU					CU	
Home occupation*	P/CU 27	P/CU 28		P/CU 28	P/CU 2	P/CU 2					P/CU 2	P/CU 28
Manufactured home*	P	P	P	P	P	P	P	P			P	P
<u>Manufactured home park</u>	CU 87	CU 87		CU 87	CU 87	CU 87					CU 87	CU 87
Mobile home		P 38	P 40		P 38						P 38	P 38

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use	Urban												Forest & Range	PUD	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range			
*See KCC Chapter 17.08 Definitions															
Special care dwelling*	P 17	P 17	P 17	P 17	P 17	P 17	P 17								P 17
Temporary trailer	P 29	P 29	P 29	P 29	P 29	P 29	P 29	P 29	P 29	P 29	P 29				CU ²⁹
G. Resource	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range			PUD
Forestry*			P		P							P			
Forest product sales*															
Mining and excavation*				CU ³⁰	CU ³¹	CU ³¹						P			
Rock crushing*					CU ³¹	CU ³¹						P			
H. Utilities and Public Facilities	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range			PUD
Electric vehicle infrastructure*	P 10	P 10	P 10	P 10	P 10	P 10	P 10	P 10	P 10	P 10	P 10	P 10			P 10
Public facilities*	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷	PA ^{47, 48}	PA ⁴⁷	PA ⁴⁷	PA ⁴⁷			PA ⁴⁷

Urban		Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions		P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³		P ³³ /ACU ³³ / CU ³³	P ³³ /A CU ³³ / CU ³³	P ³³ /A CU ³³ / CU ³³	P ³³ /ACU ³³ /C U ³³	P ³³ /ACU ³³ /C U ³³	P ³³ /ACU ³³ /C U ³³	P ³³ /ACU ³³ / CU ³³	P ³³ /ACU ³³ / CU ³³ / CU ³³	P ³³ /A CU ³³ / CU ³³	P ³³ /A CU ³³ / CU ³³
Utilities														
Watershed management activities*		PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

17.15.080.2 Footnotes Associated with Urban Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Feed yards, livestock sales yards, and slaughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board review of said site plan and the proposal as a whole shall include, but not be limited to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long term commercial significance shall comply with RCW36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
7. When located not less than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. Subject to the following requirements:
 - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located.
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal.
 - c. Placement is subject to obtaining a building permit for the manufactured home.

- d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements.
 - e. The Special Care Dwelling unit cannot be used as a rental unit.
 - f. The Special Care Dwelling unit must be removed when the need for care ceases.
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
- a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;
 - g. Explosives, storage or manufacture;
 - h. Reduction or disposal of garbage, offal or similar refuse;
 - i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
 - j. Rubber reclaiming;
 - k. Feed yards, livestock sales yards or slaughterhouses;
 - l. Smelting, reduction or refining of metallic ores;
 - m. Tanneries;
 - n. Wineries;
 - o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
 - p. Waste (refuse) recycling and processing;
 - q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.
- In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:
- a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
58. In considering proposals for location of such campgrounds, the Board shall consider at a minimum the following criteria:
- a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances.

- b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
 - d. Adequate and convenient vehicular access, circulation and parking should be provided.
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation)
59. The following standards shall apply to the approval and construction of mini-warehouses:
- a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area;
60. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.
61. Accessory Dwelling Unit (ADU) subject to the following requirements:
- a. ADUs shall be allowed as a permitted use within designated UGAs.
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside of UGAs.
 - c. Only one (1) ADU shall be allowed per lot.
 - d. Owner of the property must reside in either the primary residence or the ADU.
 - e. The ADU shall not exceed the square footage of the habitable area of primary residence.
 - f. The ADU shall be designed to maintain the appearance of the primary residence.
 - g. All setback requirements for the zone in which the ADU is located shall apply.
 - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
 - i. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - j. The ADU shall provide additional off-street parking.
 - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
62. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
63. Provided that:
- a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
64. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no

- window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
65. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
 66. When used for temporary occupancy for a period not to exceed one (1) year related to permanent home construction or seasonal/temporary employment.
 67. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
 68. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
 69. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
 70. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
 71. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
 72. Where the use is only serving a residential PUD and where all applicable standards are met.
 73. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner occupied primary residence.
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence.
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal.
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot.
 - e. Accessory Living Quarters are to provide additional off-street parking.
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
 74. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
 75. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
 76. Outdoor recreation activities that cause noise require a conditional use permit.
 77. Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.
 78. Pursuant to RCW 70.128.140.
 79. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
 80. Limited to seasonal, non-structural hay storage.
 81. Required to meet all the review criteria requirements for conditional use permits found in KCC 17.60A.015.
 82. An administrative conditional use permit is required when enhanced agricultural sales or sales of goods produced offsite are provided and/or when the farm stand is located more than forty-five (45) feet from the centerline of the public street or highway.
 83. When enhanced agricultural sales are provided.
 84. Pursuant to KCC Chapter 17.62, Public Facilities Permits.
 85. Limited to primitive campgrounds.
 86. Agricultural Enhanced Uses which include eating and drinking establishments and/or event facilities for seminars or other social gatherings are limited to 10,000 square feet of total indoor floor area.
 87. Subject to the following requirements:
 - a. Manufactured home parks shall require approval of a binding site plan pursuant to KCC Title 16.

- b. Manufactured home park density shall not to exceed twelve (12) units per acre. A minimum of five (5) manufactured home spaces shall be required per park.
- c. Manufactured home parks shall provide not less than ten percent (10%) of the gross area of the park for common open space for the use of its residents.
- d. Each manufactured home space shall have direct frontage on a public or private street.
- e. The minimum setbacks shall be consistent with the zoning classification they are located in.

17.36.020 Allowed uses.

1. Inside the Urban Growth Area and Rural LAMIRDS, uses may include
 - a. All residential uses including multifamily structures;
 - b. Manufactured home parks;
 - c. Hotels and motels, ~~condominiums~~;
 - d. Fractionally-owned units;
 - e. Retail businesses;
 - f. Commercial-recreation businesses, parks and playgrounds;
 - g. Restaurants, cafes, taverns, cocktail bars;
 - h. Electric vehicle infrastructure. pursuant to See KCC Chapter 17.66; and;
 - i. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
 - i. Community buildings;
 - ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
 - iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; and
 - iv. Recreation vehicle storage areas.

17.29.040 Lot size required.

1. Minimum lot (homesite) requirements in the agricultural (A-20) zone are:
 - a. (20) acres, unless within a conservation plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting
 - b. In no case shall there be more than ~~two-one~~ two dwellings ~~(residences)~~ on any lot or tax parcel unless such parcel is twice the required minimum (twenty-(20)-acre) size.
 - c. One-half (½) acre for lots in a conservation plat.

17.31.040 Lot size required.

Minimum lot (homesite) requirements in the commercial agriculture zone are:

1. Twenty (20) acres, unless within a conservation plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting.
2. One half (½) acre for lots in a conservation plat.
3. Commercial Agricultural Zones. In no case shall there be more than ~~two~~ one (1) ~~dwelling (residence)~~ on any lot or tax parcel unless such parcel is twice the required minimum (twenty-(20)-acre) size.

17.66.020 Off Street Parking - Electric Vehicle Charging Stations.

To ensure an effective installation of electric vehicle charging stations, the regulations in this subsection provide a framework for when a ~~private~~ property owner chooses to provide electric vehicle charging stations.

1. Electric Vehicle Charging Station Spaces
 - a. Purpose. For all parking lots or garages, except those that include restricted electric vehicle charging stations.
 - b. Number. No minimum number of charging station spaces is required.
 - c. Minimum Parking Requirements. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.
 - d. Location and Design Criteria. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.
 - i. Where provided, parking for electric vehicle charging purposes is required to include the following:
 - ~~1.~~ Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. Signage design shall comply with RCW 46.08.185, ~~the signage examples in KCC 12.14.020.~~
 2. Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
 3. Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.
 4. Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
 - ii. Parking for electric vehicles should also consider the following:

1. Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.
 2. Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).
- e. Data Collection. To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available (see definition "electric vehicle charging station -public") to provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information. (Ord. 2011-013, 2011)

Chapter 12.14 ELECTRIC VEHICLE CHARGING STATIONS

Sections

12.14.010 On-street Electric Vehicle Charging Stations - Generally.

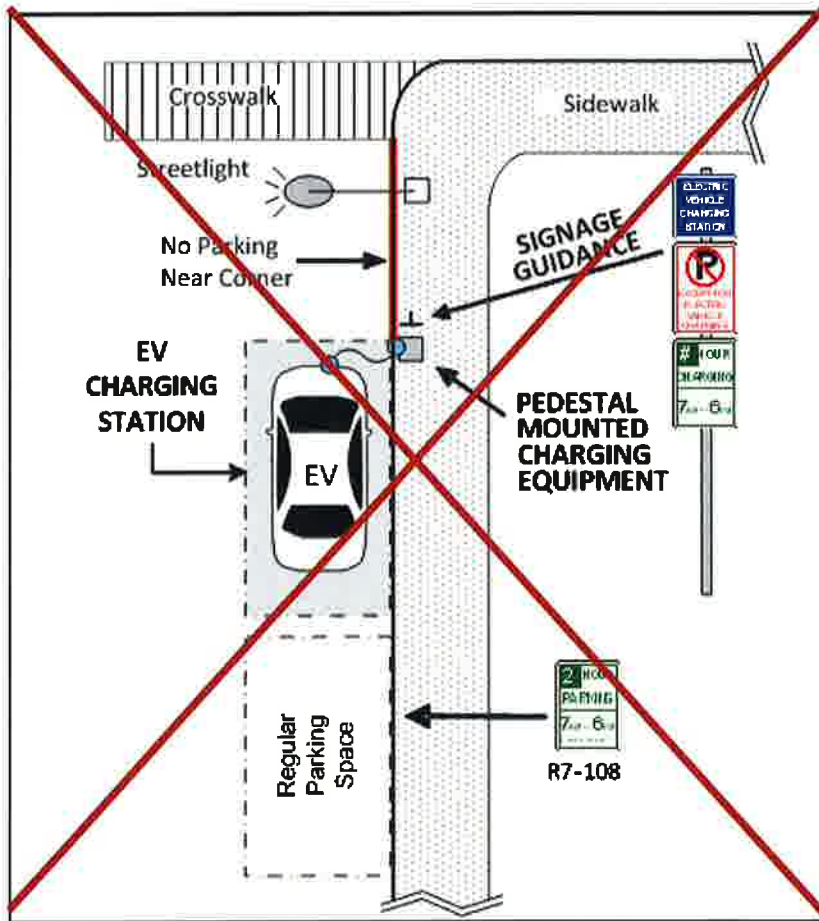
12.14.020 Signage.

12.14.010 On-street Electric Vehicle Charging Stations - Generally.

1. Purpose. Curbside electric vehicle charging stations adjacent to on-street parking spaces are reserved for charging electric vehicles.
2. Size. A standard size parking space may be used as an electric vehicle charging station.
3. Location and Design Criteria.
 - a. Where provided, parking for electric vehicle charging purposes is required to include the following:
 - i. Signage. Each charging station space shall be posted with signage in accordance with RCW 46.08.185 ~~indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.~~
 - ii. Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
 - iii. Accessibility. Charging station equipment located within a sidewalk shall not interfere with accessibility requirements of WAC 51-50-005.
 - iv. Clearance. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.
 - v. Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.

- vi. Charging Station Equipment. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.
 - vii. Charging Station Equipment Protection. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used. Appropriate signage indicating if backing in is allowed or not shall be posted.
- b. Parking for electric vehicles should also consider the following:
- i. Notification. Information on the charging station identifying voltage and amperage levels and any time of use, fees, or safety information.
 - ii. Signage. Installation of directional signs at appropriate decision points to effectively guide motorists to the charging station space(s).
 - iii. Location. Placement of a single electric vehicle charging station is preferred at the beginning or end stall on a block face.
4. Data Collection. To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available (see definition "electric vehicle charging station - public") to provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information.

~~Figure 12.14.010: Electric Vehicle Charging Station – On Street [Delete Figure]~~



(Ord. 2011-013, 2011)

12.14.020 Signage.

Signage shall be provided in accordance with RCW 46.08.185.

~~1. Examples of Sign Combinations for Electric Vehicle Charging Stations.~~

- ~~a. **Directional.** Directional signs are to be used on local roads or highways to direct drivers to electric vehicle charging stations. The combination of an approved electric vehicle charging station sign and an arrow sign may be used, as shown below.~~



- b. ~~On-Street Parking With Charging Station Equipment. This combination of signs is to be used at the location of the charging station. The "Electric Vehicle Charging Station" sign notifies the driver of the special status of the space and the No Parking sign shows that the space is reserved for charging. The maximum number of charging hours allowed can be determined by the bottom sign, as well as the hours of enforcement.~~



(Ord. 2011-013, 2011)

Exhibit E: Amendment 16-05

KCC Chapter 17.13 To Not Require Transferable Development Rights Credits on Developments Providing Affordable Housing

17.13.080 TDR Transfer Process.

1. TDR transaction transferring density credits from within unincorporated Kittitas County to within an incorporated city shall be reviewed and transferred using the city's development application review process. The transfer shall be subject to a TDR agreement between Kittitas County and the city. The County and any city located within the County may also establish by agreement general procedures for facilitating and completing TDR transactions transferring density credits from unincorporated Kittitas County to any such city.
2. Density credits shall be required for approved amendments to the Comprehensive Plan associated with receiving sites detailed in KCC 17.13.030 1.a thru 1.h. Applications may be submitted without the purchase of density credits, but no final plat approval or other permits, if no land division is involved, for development associated with a TDR requirement shall be issued until the density credit requirement is satisfied.
 - a. The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.
 - b. The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.
3. The required density credits may be acquired by:
 - a. Purchasing density credits from certified sending sites;
 - b. Transferring density credits from certified sending sites owned by a receiving site owner; or
 - c. Purchasing previously purchased, unexecuted TDR credits from another buyer.
4. All development using density credits must be in accordance with all other applicable laws and regulations.
5. The County may waive or modify the density credit requirements if it is determined by the Prosecuting Attorney that strict application of the requirement in a specific situation would result in an unconstitutional taking of property or a violation of the property owner's right to substantive due process. Modifications made under this provision shall be

no greater than necessary to avoid the taking or substantive due process violation. The County shall provide written documentation supporting each application of the provision.

6. Density credits shall not be required as a condition of project permit approval when the development contains conditions requiring at least 30% of the proposed residential units be constructed as affordable housing. For the purposes of this chapter, affordable housing is defined as single family housing which is affordable to be purchased by low income individuals and families earning 80% of the area median income at the time of purchase, or multifamily housing where the rental fee per month is no greater than 30% of the monthly income of the individuals and families earning 80% of the area median income at the time of rental. Agreements must also be in place between the developer and Kittitas County to assure that rental properties remain affordable for a minimum of 25 years. Area median income is defined as the area median income for Kittitas County as determined by the United States Department of Housing and Urban Development.

7. For receiving sites listed in KCC 17.13.030, the exchange rate shall be as follows:

Receiving Sites	Exchange Rate
Urban Growth Areas	1 TDR Credit = 2 Additional Units
Planned Unit Developments	1 TDR Credit Per 20 Acres of Receiving Site Area
Rural Rezones	1 TDR Credit Per 20 Acres of Receiving Site Area

8. Example: Owner A wishes to rezone 80 acres of land currently zoned Forest and Range to Rural - 5 (receiving site). Owner B owns 640 acres of land zoned Commercial Forest (sending site). Owner B's property is eligible for up to eight TDR credits (640 ac. / 80 ac. = 8 or the total sending site acreage divided by the base density of underlying zoning). Owner A would be required to obtain four TDR credits from Owner B (4 x 20 ac. = 80 ac. or 1 TDR credit per 20 ac. of receiving site area). Owner B could then choose to retain the remaining four TDR credits or sell them to additional receiving sites.

Exhibit F: Amendment 16-06

KCC Chapter 17.70 To Meet Issues Ruled Upon by U. S. Supreme Court Regarding Sign Permits

17.70.040 Exempt signs.

The following signs do not require a permit and are exempt from the application, permit, and fee requirements of this Title. This shall not be construed as relieving the owner of the sign from the responsibility of erecting and maintaining it in conformance with the intent of this chapter or other applicable law or ordinances.

1. Official flags, emblems and/or insignia and including the flagpole of any governmental unit and internationally or nationally recognized organizations;
2. Official and legal notices by any court, public body, persons or officer in performance of a public duty, or in giving any legal notice;
3. Directional, warning, regulatory, or information signs or structures required or authorized by law; or by federal, state, county, or city authority;
- ~~4. Political signs not exceeding thirty-two (32) square feet which, during a campaign, advertise a candidate for public elective office, a political party, or promote a position of a public issue, provided such signs are not posted in a county right of way and are removed within thirty days following the election;~~
- ~~5. Construction and real estate signs not exceeding thirty-two (32) square feet in area;~~
- ~~6.4~~ 4. All temporary signs, provided such signs shall not be displayed for more than ~~sixty (60) days~~ one year, and provided they do not exceed thirty-two square (32) feet in area;
- ~~7.5~~ 5. Structures intended for a separate use such as phone booths, donation collection containers or other similar structures;
- ~~8.6~~ 6. Gravestones;
- ~~9.7~~ 7. Non-commercial artistic images painted on or affixed to a building, including barn quilts & old commercial signs as long as the intent of the sign is that of decoration and not advertisement;
- ~~10.9~~ 9. Farm, ranch, or single family residence identification sign;
- ~~11.10~~ 10. Painting or repainting an advertising structure; changing the advertising copy message thereon, unless structural change is made; or replacing the illumination bulbs or equipment on a sign without changing illumination characteristics.
- ~~12.11~~ 11. One sign less than four (4) square feet in area not otherwise addressed within this chapter;
- ~~13.12~~ 12. Farm product identification signs, provided they do not exceed ten (10) square feet in area;

~~44.~~ 13. Grand openings and special event signs not exceeding thirty-two (32) square feet which would include banners, streamers and temporary signs, provided they do not exceed a period of more than thirty-five (35) days, and provided they do not obstruct pedestrian or vehicular travel;

~~45.~~ 14. One (1) A-frame or sandwich board sign, provided the sign is no taller than forty-eight (48) inches and no wider than thirty (30) inches, and provided that one (1) such sign shall be allowed per business/use and only be placed in front of that business/use during business hours.

Exhibit G: Amendment 16-07

County Comprehensive Plan Table 2-1 and Zoning Map

Kittitas County Comprehensive Plan – March 2016

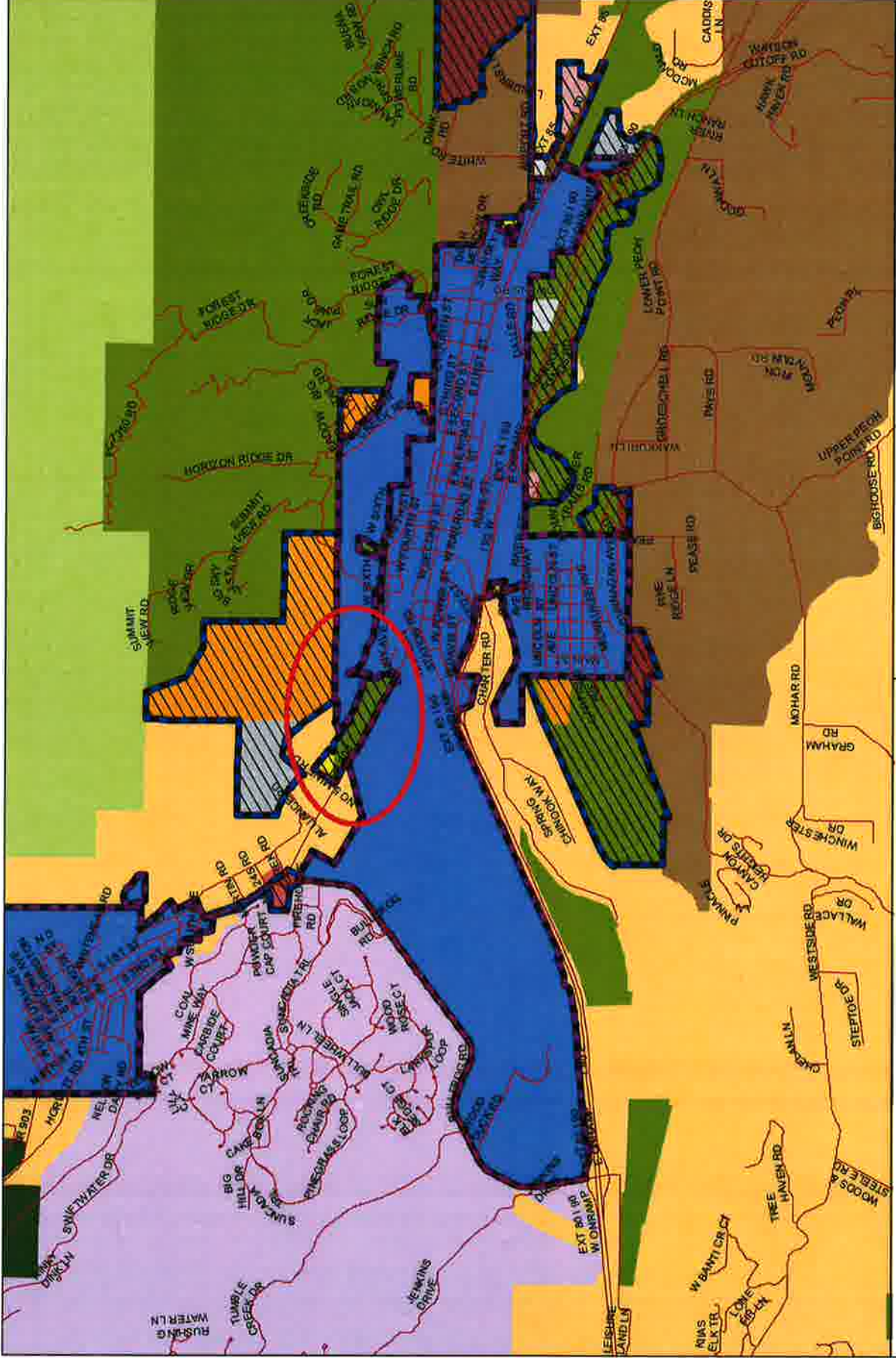
Table 2-1 Land Use Designations and Corresponding Zoning Classifications with Acreage

Type of Land Use	Land Use Designations	Acres ¹	Zoning Classification	Acres ¹
Resource	Commercial Agriculture	291,614.3	Commercial Agriculture	291,614.3
	Commercial Forest	800,511.3	Commercial Forest	800,511.3
	Mineral	5,745	Zoning Classification Varies ²	5,750.7
Rural	Rural Residential	30,013	Agriculture 5	11,932.5
			Rural 5	18,228.2
			General Commercial	4.5
			Planned Unit Development	0
	Rural Working	329,982	Agriculture 20	113,251.6
			Forest and Range	220,236.6
	Rural Recreation	10,535	Master Planned Resort	6,445.5
			General Commercial	17.4
			Highway Commercial	0
			Rural Recreation	3,938.8
			Planned Unit Development	107.1
	LAMIRDS	1,168	Residential	384.1
			Residential 2	41.9
			Agriculture 3	34.7
			Agriculture 20	22.8
			Rural 3	18.6
			Rural 5	141.3
			Limited Commercial	12.9
			General Commercial	193.5
			Highway Commercial	18.8
Light Industrial			36.3	
General Industrial			4.7	
Forest and Range	77.5			
Rural Recreation	12.9			

Type of Land Use	Land Use Designations	Acres ¹	Zoning Classification	Acres ¹
			Planned Unit Development	139.6
Urban	Urban	7,000	Residential	140.3
			Rural Residential	0
			Urban Residential	2,522.9
			Historic Trailer Court	24.2
			Agriculture 3	213.8
			Rural 3	408
			Rural 5	14.1
			Limited Commercial	3.8
			General Commercial	103.6
			Highway Commercial	50.6
			Light Industrial	1,645.9
			General Industrial	607.9
			Forest and Range	596 559
			Planned Unit Development	13.5

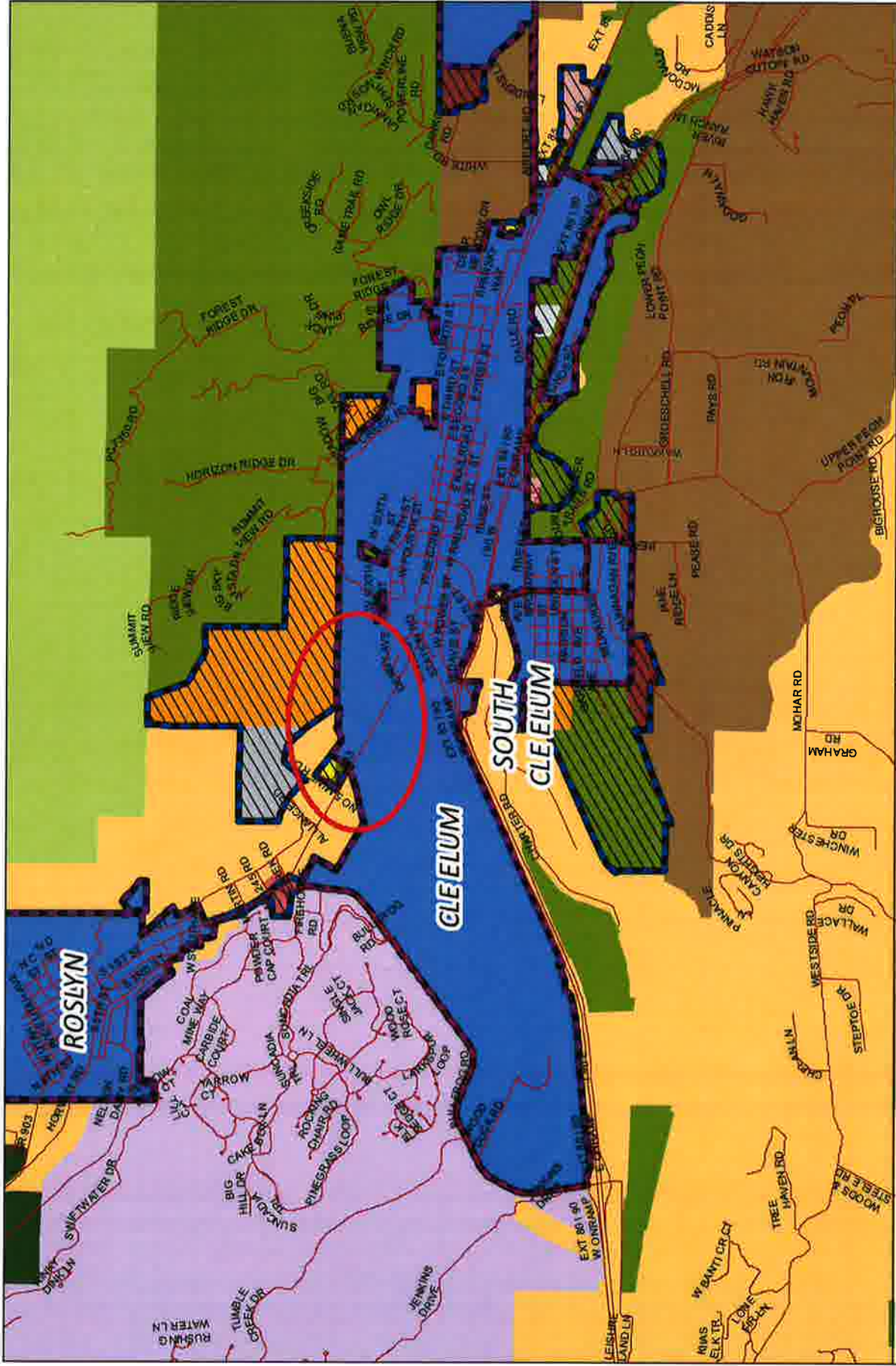
¹ Acreages are approximate.

² Mineral lands include lands zoned Commercial Agriculture, Commercial Forest, Agriculture 20, or Forest & Range.



2016 Comprehensive Plan Update Map

Current Zoning Classification



2016 Comprehensive Plan Update Map

Proposed Change of Classification