

OKANOGAN COUNTY

Ordinance No. 2000-01

AN ORDINANCE RELATING TO ZONING CODE PROVISIONS AND THE OFFICIAL ZONING MAP FOR THE UPPER METHOW VALLEY (DESIGNATED SUB-UNIT A, BY THE METHOW VALLEY PLAN AND THE SUBJECT AREA OF THE UPPER METHOW VALLEY COMPREHENSIVE PLAN): AMENDING ORDINANCE 92-12 AND OKANOGAN COUNTY ZONING CODE, TITLE 17, CHAPTER 17.04, DEFINITIONS; CHAPTER 17.15, URBAN RESIDENTIAL DISTRICT; CHAPTER 17.16, NEIGHBORHOOD USE DISTRICT; CHAPTER 17.21, DISTRICT USE CHART; ADDING CHAPTER 17.14A, RURAL RESIDENTIAL DISTRICT; CHAPTER 17.14B LOW-DENSITY RESIDENTIAL DISTRICT; DELETING CHAPTER 17.17, TOWN COMMERCIAL DISTRICT AND CHAPTER 17.18, AUTO-ORIENTED COMMERCIAL DISTRICT AND ADDING CHAPTER 17.17, SPECIAL REVIEW COMMERCIAL DISTRICT: ADDING DEFINITIONS ABOUT SIGNS, ADDING PROVISIONS ABOUT SIGNS, LIGHT AND GLARE, AND PRE-APPLICATION CONSULTATIONS; CHANGING PERMITTED USES IN THE VARIOUS DISTRICTS; CHANGING ZONING DISTRICT DESIGNATIONS APPLIED TO THE "METHOW REVIEW DISTRICT, VALLEY FLOOR" AND "METHOW REVIEW DISTRICT, UPLANDS", OF SUB-UNIT A TO "RURAL RESIDENTIAL" AND "LOW DENSITY RESIDENTIAL" DISTRICTS, RESPECTIVELY; CHANGING THE "AUTO-ORIENTED COMMERCIAL" AND "TOWN COMMERCIAL" DISTRICTS TO "SPECIAL REVIEW COMMERCIAL" DISTRICT; EXPANDING THE "NEIGHBORHOOD USE" DISTRICT.

The Board of County Commissioners of Okanogan County does hereby ordain as follows:

SECTION 1 FINDINGS AND RECITALS

- 1.1 36.70.550 RCW provides for adoption of official controls to further the objectives and goals of the comprehensive plan.
- 1.2 36.70.560 RCW provides for the forms of such controls.
- 1.3 36.70.570 RCW requires that such controls be adopted by ordinance.
- 1.4 36.70.580 RCW through 36.70.630 RCW provides for the process by which comprehensive plans are adopted.
- 1.5 The Upper Methow Valley Plan complies with all substantive and procedural requirements of Chapter 36.70 RCW.
- 1.6 County areas that are the subject of these proposed zoning amendments are designated for intensive agricultural and residential recreational uses by the Okanogan County Comprehensive Plan and as sub-unit A by the Methow Valley Plan, an addendum to Okanogan County's Comprehensive Plan. The area is also subject to the goals and policies of the *Upper Methow Valley Comprehensive Plan* (adopted

March 6, 2000). The proposed amendments were analyzed for consistency with these plans as required by 36.70.545 RCW. The proposed zoning code amendments are not inconsistent with the general goals and policies of these plans and the land use designations therein.

- 1.7 Notice of public hearing before the Okanogan County Regional Planning Commission was duly noticed in accordance with in accordance with Chapter 17.37, Okanogan County Zoning Code.
- 1.8 A SEPA determination of nonsignificance was issued in accordance with Title 14, Okanogan County Code; WAC 197-11; and RCW 43.21C. No comments or appeals were received.
- 1.9 Comments were made by the public and considered at a public hearing by the Planning Commission in its recommendation to the Board of Commissioners.
- 1.10 Notice of public hearing before the Okanogan County Board of Commissioners was published in the *Omak-Okanogan Valley Chronicle* on February 23, 2000 and in the *Methow Valley News* on February 24, 2000.
- 1.11 Comments were made by the public and considered at a public hearing by the Board of Commissioners in its decision.
- 1.12 Approval of these proposed Zoning Code amendments is in the interest of public health, safety, morals, and general welfare of the citizens of Okanogan County.

SECTION 2 UPPER METHOW VALLEY ZONING CODE AMENDMENTS

Based on the Findings and Recitals cited herein, Ordinance 92-12 and Title 17, *Okanogan County Zoning Code* are hereby amended as follows:

Add new definitions to Title 17 of the Okanogan County Code as follows:

NOTE: CODE REVISOR WILL ASSIGN APPROPRIATE NUMBERS, AND, AS NECESSARY, RENUMBER OTHER DEFINITIONS AND CORRECT REFERENCES IN THE CODE TO SPECIFIC DEFINITION SECTIONS.

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

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

17.04.--- Freestanding Sign: A sign supported by one or more uprights, poles or braces in or on the ground, and not supported by a building.

17.04.243 Projecting Sign: A sign which is attached to or supported by a wall or overhang of

a building or structure other than an awning or marquee and which extends beyond the wall surface more than twelve inches in any direction.

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

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

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

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

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

Add new chapter to Title 17 of the Okanogan County Code as follows:

Chapter 17.14A
RURAL RESIDENTIAL DISTRICT - RRD

Sections:

- 17.14A.010 Purpose of Classification
- 17.14A.020 Permitted Uses
- 17.14A.030 Conditional Uses
- 17.14A.040 Accessory Uses
- 17.14A.050 Prohibited Uses
- 17.14A.060 Lot Area and Width
- 17.14A.070 Density
- 17.14A.080 Required Yard Setbacks
- 17.14A.090 Height
- 17.14A.100 Lot Coverage
- 17.14A.105 Parking
- 17.14A.110 Special Provisions

17.14A.010 Purpose of Classification

District Purpose. The purpose of this district is to implement the Upper Methow Valley Comprehensive Plan (in particular, section 8, Community Image and section 9, Land Use Element) through project review and the imposition of more stringent development standards.

17.14A.020 Permitted Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14A.030 Conditional Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14A.040 Accessory Uses

1. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
2. On lots that exceed five acres, one additional attached or detached accessory dwelling with a floor area of 50% or less of the primary structure is allowed. The dwelling, which must be clustered near the primary structure (see 17.19.037), may be used for guests, relatives, or employees. A site plan shall be submitted to the Office of Planning & Development for review of conformity with maximum lot coverage.
3. On non-conforming lots, additional residential units for extended family members may be permitted only if a demonstrated family hardship exists. (See 17.33.135)

17.14A.050 Prohibited Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14A.060 Lot Area and Width

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

17.14A.070 Density - Minimum of 5 acres/dwelling unit. Accessory dwelling units may be permitted subject to provisions of 17.14A.040, 2.

17.14A.080 Required Yard Setbacks

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

17.14A.090 Height

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

5. Maximum height for the following list of uses shall be 100 feet: amateur radio poles or antennas; private communication poles or antennas; single family residential windmills; water tanks.
6. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.
7. Maximum height for communication facilities (commercial or public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet.

17.14A.100 Lot Coverage

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

17.14A.105 Parking - As indicated in Chapter 17.25.

17.14A.110 Special Provisions

1. Multifamily dwellings and mobile home parks are allowed only by Planned Development. (See 17.19 for density and other standards.)
2. Short subdivisions shall be subject to Planned Development standards in Section 17.19.060, but not eligible for density bonuses.
3. Inns, lodges or guest ranches as defined in Section 17.04.140, and Campgrounds as defined in Section 17.04.055 and RV Parks as defined in Section 17.04.245 shall be approved by Planned Development and shall incorporate the following additional design standards:
 - a. The minimum lot size for this use is 35 acres in order to provide for on-site recreation. However, the required lot size may be reduced on the following bonus system basis if such reductions are consistent with comprehensive plan goals. However, in no instance shall the lot size be decreased below 20 acres.
 - i. Decrease required lot size by five (5) acres if 90% or more open space will be provided as part of the project.
 - ii. Decrease required lot size by five (5) acres if located on and participates in maintenance and operation of an organized trail system or other recreational opportunity involving more properties than the subject property;
 - iii. Decrease required lot size by five (5) acres if project site contains conservation easements granted to a public entity.
 - iv. Decrease required lot by five (5) acres if the project contains innovative conservation measures, such as, water/energy conservation, recycling or composting.
 - b. Intensity. Such uses shall be reviewed as commercial uses. For the purposes of this section, one dwelling unit shall equal a unit with or without kitchen facilities, containing four or fewer rental bedrooms, or a maximum of 10 occupants. The number of camping spaces cannot exceed the number allowable by Okanogan County Health district on-site sewage standards.
 - c. Signage. See 17.17.110 (5).
 - d. Setback from Public Roads. Setback from property line (right of way line) for structures, campsites, and other areas of intense use shall be 75 feet.
 - e. Screening by Type II Visual Buffer per 17.27.030 B) shall be required.
4. Construction in Flood Hazard Areas: No structures for human habitation or any sewage disposal facilities shall be constructed or placed in areas inundated by the 100-year flood.

5. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall be directed downward and shielded to minimize potential glare to motorists and off-site residents. No exterior light with a direct source visible from a neighboring property shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Holiday lighting is exempt from these requirements.
6. Notwithstanding general provisions of this code to the contrary, in areas of this district platted for residential (non-commercial) airport-related uses, the following uses are allowed outright, and do not require a Conditional Use Permit.
 - a. Aircraft hangers and non-commercial airport-related service structures in areas platted for residential (non-commercial) airport-related uses. With respect to individual residential lots within such plat, such structures shall be set back no less than 10 feet from the taxiway serving such residential lots, and shall comply in all other respects with lot coverage restrictions pertinent to this district.
 - b. Aircraft fuel pumps and fuel storage: **PROVIDED** that any such fuel pumps and/or fuel storage facilities shall comply with all state and federal laws and regulations regarding such facilities.
7. Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all uses requiring a conditional use permit (OCC 17.33) or planned development (OCC 17.19) approval. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan. These comments and recommendations shall be provided to the applicant and the Office of Planning and Development within 14 days of the pre-application consultation meeting.

17.14A.115 Signs Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington or Okanogan County.

Add new chapter to Title 17 of the Okanogan County Code as follows:

**Chapter 17.14B
LOW DENSITY RESIDENTIAL DISTRICT - LDRD**

Sections:

- 17.14B.010 Purpose of Classification
- 17.14B.020 Permitted Uses
- 17.14B.030 Conditional Uses
- 17.14B.040 Accessory Uses
- 17.14B.050 Prohibited Uses
- 17.14B.060 Lot Area and Width
- 17.14B.070 Density
- 17.14B.080 Required Yard Setbacks
- 17.14B.090 Height
- 17.14B.100 Lot Coverage
- 17.14B.105 Parking
- 17.14B.110 Special Provisions

17.14B.010 Purpose of Classification

District Purpose. The purpose of this district is to implement the Upper Methow Valley Comprehensive Plan (in particular, section 8, Community Image and section 9, Land Use Element) through project review and the imposition of more stringent development standards.

17.14B.020 Permitted Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14B.030 Conditional Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14B.040 Accessory Uses

1. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.
2. On lots, which meet or exceed the minimum size requirement of the districts, one additional attached or detached accessory dwelling with a floor area of 50% or less of the primary structure is allowed. The dwelling, which must be clustered near the primary structure (see 17.19.037), may be used for guests, relatives, or employees. A site plan shall be submitted to the Office of Planning & Development for review of conformity with maximum lot coverage.
3. On non-conforming lots, additional residential units for extended family members only if a demonstrated family hardship exists. (See 17.33.135)

17.14B.050 Prohibited Uses - Indicated on the District Use Chart, Chapter 17.21.

17.14B.060 Lot Area and Width

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

17.14B.070 Density - Minimum of 20 acres/dwelling unit. Accessory dwelling units may be permitted subject to provisions of 17.14B.040 (2).

17.14B.080 Required Yard Setbacks

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

17.14B.090 Height

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

17.14B.100 Lot Coverage

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

17.14B.105 Parking - As indicated in Chapter 17.25.

17.14B.110 Special Provisions

1. Multifamily dwellings and mobile home parks are allowed only by Planned Development. (See 17.19 for density and other standards.)
2. Short subdivisions shall be subject to Planned Development standards in Section 17.19.060, but not eligible for density bonuses.
3. Inns, lodges or guest ranches as defined in Section 17.04.140, and Campgrounds as defined in Section 17.04.055 and RV Parks as defined in Section 17.04.245 shall be approved by Planned Development and shall incorporate the following additional design standards:
 - a. The minimum lot size for this use is 35 acres in order to provide for on-site recreation. However, the required lot size may be reduced on the following bonus system basis if such reductions are consistent with comprehensive plan goals. However, in no instance shall the lot size be decreased below 20 acres.
 - i. Decrease required lot size by five (5) acres if 90% or more open space will be provided as part of the project.

- ii. Decrease required lot size by five (5) acres if located on and participates in maintenance and operation of an organized trail system or other recreational opportunity involving more properties than the subject property;
 - iii. Decrease required lot size by five (5) acres if project site contains conservation easements granted to a public entity.
 - iv. Decrease required lot by five (5) acres if the project contains innovative conservation measures, such as, water/energy conservation, recycling or composting.
- b. Intensity. Such uses shall be reviewed as commercial uses. For the purposes of this section, one dwelling unit shall equal a unit with or without kitchen facilities, containing four or fewer rental bedrooms, or a maximum of 10 occupants. The number of camping spaces cannot exceed the number allowable by Okanogan County Health district on-site sewage standards.
- c. Signage. See 17.17.110 (5).
- d. Setback from Public Roads. Setback from property line (right of way line) for structures, campsites, and other areas of intense use shall be 75 feet.
- e. Screening by Type II Visual Buffer per 17.27.030 B) shall be required.
- 4. Construction in Flood Hazard Areas: No structures for human habitation or any sewage disposal facilities shall be constructed or placed in areas inundated by the 100-year flood.
- 5. Light and Glare: Outdoor lighting, including street and parking lot lighting, shall be directed downward and shielded to minimize potential glare to motorists and off-site residents. No exterior light with a direct source visible from a neighboring property shall be installed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Holiday lighting is exempt from these requirements.
- 6. Notwithstanding general provisions of this code to the contrary, in areas of this district platted for residential (non-commercial) airport-related uses, the following uses are allowed outright, and do not require a Conditional Use Permit.
 - a. Aircraft hangers and non-commercial airport-related service structures in areas platted for residential (non-commercial) airport-related uses. With respect to individual residential lots within such plat, such structures shall be set back no less than 10 feet from the taxiway serving such residential lots, and shall comply in all other respects with lot coverage restrictions pertinent to this district.
 - b. Aircraft fuel pumps and fuel storage: **PROVIDED** that any such fuel pumps and/or fuel storage facilities shall comply with all state and federal laws and regulations regarding such facilities.
- 7. Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all uses requiring a conditional use permit (OCC 17.33) or planned development (OCC 17.19) approval. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan. These comments and recommendations shall be provided to the applicant and the Office of Planning and Development within 14 days of the pre-application consultation meeting.

17.14B.115 Signs Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington or Okanogan County.

Delete Chapters 17.17 and 17.18 of the Okanogan County Code and replace with a new Chapter 17.17 as follows:

Chapter 17.17
SPECIAL REVIEW COMMERCIAL

Sections:

17.17.010	Purpose of Classification
17.17.020	Permitted Uses
17.17.030	Conditional Uses
17.17.040	Accessory Uses
17.17.050	Prohibited Uses
17.17.060	Lot Area and Width
17.17.070	Density
17.17.080	Required Yard Setbacks
17.17.100	Lot Coverage
17.17.105	Parking
17.17.110	Special Provisions

17.17.010 Purpose of Classification - The purpose of this district is to provide an area for community and tourist oriented commerce in the Upper Methow Valley. Areas designated "Special Review Commercial" should develop with emphasis on pedestrian traffic. Residential development is allowed and encouraged on the second floor of structures in this district.

17.17.020 Permitted Uses - Indicated on the District Use Chart.

17.17.30 Conditional Uses - Indicated on the District Use Chart.

17.17.35 Pre-application consultation required Pre-application consultation with the Mazama Advisory Committee, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects. Within 30 days of receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The Mazama Advisory Committee or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan. These comments and recommendations shall be provided to the applicant and the Office of Planning and Development within 14 days of the pre-application consultation meeting.

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

17.17.050 Prohibited Uses - Indicated on the District Use Chart, Chapter 17.21.

17.17.060 Lot Area and Width

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

17.17.070 Density - Not applicable, see Lot Coverage below.

17.17.080 Required Yard Setbacks

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

17.17.090 Height

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

17.17.100 Lot Coverage - Maximum lot coverage is 50%, subject to compliance with required yard setbacks.

17.17.105 Parking - indicated in Chapter 17.25

17.17.110 Special Provisions

2. Signs: No signs shall be erected within this zone which do not comply with the regulations contained herein.
 - a. Design and Materials. Signs shall be constructed from wood or natural appearing materials and colors. No fluorescent materials or reflective materials shall be allowed except for official signs for public safety. Signs should be reflective of the natural forest and rustic theme and may include the uses of wrought iron.
 - b. Allowed Public Signs. The following signs, which are generally public in nature, are allowed outright:
 - i. Signs erected or posted and maintained for public safety and welfare or pursuant to any governmental law or regulation.
 - ii. A bulletin board, either one or two-sided with no face exceeding twenty square feet in display area, associated with any church, museum, library, school or similar public use, provided that the top of such sign is less than eight (8) feet high and meets all other provisions of this chapter.
 - iii. Directional signs indicating ingress or egress where display area does not exceed 3 (3) square feet.
 - iv. Banners, not exceeding thirty (30) square feet in area, or sandwich boards not exceeding twelve (12) square feet in area, displayed by a non-profit or community organization are not required to be displayed on the premises of the business or organizations. Signs may be displayed for a maximum of two periods not exceeding 14 days total within any calendar year.
 - c. Allowed Private and Residential Signs. The following signs, which are primarily private and residential in nature are allowed outright:
 - i. Mailbox and address signs displaying address numbers shall not exceed two (2) square feet of area. An additional sign not exceeding two (2) square feet is allowed to display a name associated with the dwelling.
 - ii. Window signs not exceeding 25% of the individual window area and a maximum total area of four (4) square feet.

- iii. A single sign, not exceeding twenty-four (24) square feet in area, mounted between posts, at a height not exceeding twenty (20) feet above grade, displaying the name of a farm.
 - iv. An agricultural products sign, allowed at each street frontage, advertising products grown on or produced at the subject property. Signs shall be erected for a period not exceeding ten (10) days prior to the availability of the products for sale and removed when the products are no longer available for purchase. The maximum sign area shall not exceed ten (10) square feet for each face of a single or two-faced sign.
 - v. Garage sale signs on site and off site not to exceed three (3) square feet per sign face and placed no more than two (2) days before the sale and removed within one (1) day after the sale.
 - vi. Election signs, provided that they are removed within seven (7) days after the final election for the named candidate or election issue. No election signs are allowed in public right-of-way.
 - vii. For sale, rent or lease signs are allowed only on property being sold or rented. One sign not exceeding eight (8) square feet is allowed on each street frontage. Such sign shall be removed within seven (7) days after sale, rental, or lease of the property.
 - viii. Signs relating to trespassing and hunting, each sign not exceeding four (4) square feet of area.
 - ix. Residential developments of five (5) parcels or more may have a single freestanding identification sign with a maximum sign area of ten (10) square feet.
 - x. Multi-family residential developments of ten (10) or more may have a sign with a maximum sign area of twenty-four (24) square feet at one vehicular entrance on each street frontage.
 - xi. Home occupations may have a single or two-sided sign that identifies the service provided. Such sign shall not exceed six (6) square feet.
- d. Allowed Commercial Signs. The following commercial signs are allowed.
- i. Facade signs.
 - (a) Buildings may have one facade sign for each tenant not more than twelve square feet with dimensions not to exceed six (6) feet in length or three (3) feet in height.
 - (b) Facade signs shall be located less than twenty (20) feet above grade.
 - ii. Directory sign. A single directory sign, combining the name of the commercial complex and the individual names of businesses located within is allowed, provided no other facade signs on the building exceed twenty (20) square feet. Maximum sign area of this directory is forty-eight (48) square feet.
 - iii. Freestanding signs. No more than one (1) freestanding sign shall be allowed per building. The sign shall not exceed thirty-two (32) square feet on any single surface nor a total of sixty-four (64) square feet if two-sided. Maximum height shall not exceed twelve (12) feet above the natural grade. Setbacks for signs will be a minimum of five (5) feet from walkways and ten (10) feet from curb cuts.
 - (a) No signs shall be allowed in the shoreline area as described by the Okanogan County Shoreline Master Program.
 - (b) A freestanding identification sign combining the name of the commercial complex and the individual names of businesses located within if there are

- more than two (2) businesses or tenants, with a maximum sign area of forty (40) square feet on any single surface and a total of forty (40) square feet if two-sided. No individual tenant freestanding signs may be erected on the same property that contains this freestanding sign.
- iv. Canopy or awning signs. Instead of a facade sign, one (1) canopy sign is permitted per principal business, not exceeding twenty (20) square feet per tenant, provided the lowest point of the awning or canopy is at least eight feet above the sidewalk. The sign shall not be higher than the eve line or parapet of the principal building and the awning shall have a dark background if lit from behind.
 - v. Projecting signs. A business is allowed one (1) projecting sign that will be supported by the facade of the building. Signs can project over the walkway provided they are at least eight feet above the walk. If walkways are covered, the sign can be hung from a roof beam provided it meets the other requirements for projecting signs. Projecting signs must not be more than four (4) feet from building facade and a minimum of eight feet from the walkway grade and not be higher than the eve line or parapet of the building. Maximum allowable square footage not to exceed eight (8) square feet for a building identification sign.
 - vi. Sandwich board signs. One (1) non-illuminated sandwich board sign with each face not exceeding twelve (12) square feet in area is allowed per business. Sign shall be a minimum of thirty-nine (39) inches high and a maximum of forty-eight (48) inches high.
 - vii. Window signs. One (1) window sign not exceeding eight (8) square feet in area is allowed.
 - e. Prohibited Signs. The following signs are prohibited:
 - i. No sign, except for a traffic regulatory or informational sign, shall use the words "Stop", "Caution", or "Danger", or shall incorporate red, amber or green light resembling traffic signals or shall resemble "Stop" or "Yield" signs or shape or color.
 - ii. Flashing signs, roof signs, signs containing moving parts or appearing to move, and signs that sparkle or twinkle in the sunlight.
 - iii. Billboards, streamers, pennants, ribbons, spinners, or other similar devices shall not be constructed, posted, or erected in any zone.
 - iv. Any sign advertising a business or organization not located on the parcel containing the business or organization is prohibited except those signs erected by the State of Washington.
 - f. Historical and Interpretive Signs. Signs that do not advertise a product, community directory signs and general information signs shall conform to style and design as detailed in guidelines published by the local review board, or other entity established by the County, and Office of Planning and Development.
 - g. Illumination Standards. The following standards apply to lighting of signs:
 - i. Signs, except for facade signs, may only be illuminated externally by light sources shielded so that the lamp is not visible from adjacent properties or the public right-of-way.
 - ii. Lights illuminating signs shall project illumination toward the face of the sign.
 - iii. No sign may flash, rotate, have motorized parts, or have exposed electrical wires.
 - iv. No sign shall be illuminated between the hours of 10 PM and 6 AM unless the premise on which it is located is open for business.
 - v. A facade sign may be internally illuminated provided that:
 - (a) The background does not emit light.
 - (b) The background constitutes a minimum of 80% of the sign area.
 - (c) The illumination source is shielded.
 - h. Non-Conforming Signs. Any sign, which does not conform to the regulations herein

and which lawfully existed at the time of adoption of this ordinance may continue unchanged. Said sign cannot be enlarged, reworded, redesigned or altered in any way except to conform to the requirements of this ordinance.

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

Amend Chapter 17.15 Urban Residential District to add new Section 17.15.110 to read as follows:

17.15.110 Special Provisions

1. Pre-application consultation with the local review board, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects, except for proposed single-family construction, in which case, a pre-application consultation is recommended. Upon receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan.
2. Signs: See 17.17.110 (2).
3. Light and Glare: See 17.17.110 (3).

Amend Chapter 17.16 Neighborhood Use District to add new Section 17.16.110 as follows:


17.16.110 Special Provisions

1. Pre-application consultation with the local review board, or other entity established by the County, and Office of Planning and Development is mandatory for all new construction projects. Upon receiving a request for pre-application consultation, the Office of Planning and Development will set a meeting date, time and place for the pre-application consultation. The purpose of the meeting is to assist the applicant in identification of site development and design considerations and suggest potential solutions where possible. The local review board or other entity established by the County shall base its comments and recommendations on guidelines established pursuant to the County Comprehensive Plan.
2. Signs: See 17.17.110 (2).
3. Light and Glare: See 17.17.110 (3).

Amend Chapter 17.21 District Use Chart as follows: [Proposed, three new districts are on the right-hand side of the district use chart and outlined with a dark line. The status of some of the listed uses in the Urban Residential and Neighborhood Use Districts has changed and are as listed in the chart below.]

DISTRICT USE CHART

The following chart indicates uses, which are allowed; prohibited; or allowed by Conditional Use Permit, Planned Development, or Binding Site Plan. Should there be a conflict between the District Use Chart and the text of the zoning district, the text of zoning district shall take precedence. In the case of similar uses not specifically mentioned by name, the Administrator or his/her designee shall make a determination of applicability on individual cases and that determination may be appealed to the Planning Commission at its next regularly scheduled meeting for final review and resolution. Planned Destination Resort (PDR) District uses are identified in Chapter 17.20.

LEGEND	Minimum Requirement District	Agricultural District	Suburban Residential District	Commercial District	Industrial District	BARNHOLT LOOP Agricultural Residential District	NORTH 97 (OROVILLE)			M e t h o w							
							Agricultural Residential District	Suburban Residential District	Commercial District	Methow Review District	Airport Development District	Urban Residential District	Neighborhood Use District	Special Review Commercial District	Rural Residential District	Low Density Residential District	
P Permitted																	
C Conditional Use Permit																	
PD Planned Development																	
B Binding Site Plan																	
* Reviewed by Community Advisory Committee																	
 Prohibited																	
Acid manufacturing	C																
Air cargo terminal	P	C			C						P						
Aircraft fuel pumps & fuel storage	C	C			C					C	P					C	C
Aircraft Hangers	P	C			C					C	P					C	C
Aircraft sales, repair Service	P	C		P	C				P		P						
Aircraft salvage	P	C		P	C				P		P						
Air passenger services	C	C			C						P						
Airports	C	C			C					C	P						
Airstrips	P	C								C	P					C	C
Apiary Farms (bee farms)	P	P				P	P			P						P	P
Asphalt batch plant - permanent	C	C			C					C							
Asphalt batch plant - temporary ¹	C	C			C					C						C	C
Auto parking lots or garages (commercial)	P			C	C				C	C	P				P		
Auto rental service	P			P		C/*			P		P				P		
Auto repair	C	C		C	P				C		C				C		

LEGEND	Minimum Requirement District	Agricultural District	Suburban Residential District	Commercial District	Industrial District	BARNHOLT Agricultural Residential District	NORTH 97 (OROVILLE)			M e t h o w						
							Agricultural Residential District	Suburban Residential District	Commercial District	Methow Review District	Airport Development District	Urban Residential District	Neighborhood Use District	Special Review Commercial District	Rural Residential District	Low Density Residential District
P Permitted																
C Conditional Use Permit																
PD Planned Development																
B Binding Site Plan																
* Reviewed by Community Advisory Committee																
☐ Prohibited																
Auto sales (commercial)	P			C					C					C		
Auto storage--Over 5 vehicles (Disabled vehicles)					C											
Auto towing operation (with auto storage)	C			C	P				C	C				C		
Auto wrecking operation	C			C	C											
Banks	P			P	P				C				P	P		
Cement, lime, gypsum manufacturers	C	C			C					C						
Churches	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Facility, Commercial Radio & TV, Microwave or other Antennas for transmitting & receiving	C	C	C	C	C	C	C/*	C	C	C	C	C	C	C	C	C
Compost manufacturer	P	P		P	P	C/*			P	P		C			C	C
Concrete batch plants -- permanent	C	C			C					C						
Concrete batch plants - temporary ²	C	C			C					C					C	C
Crematoriums & columbiuums cemetery, mausoleum	C	C								C					C	C
Dairy Farms	P	P				C/*	C/*			P					P	P
Day Care Facilities	P	P	P	C	C	C/*	C/*	P	C	C		C			P	P
Drive-in movies	C			P					P	C						
Dwellings																
Single-family	P	P	P	P		P	P	P	P	P		P	P	P	P	P
Multi-family	P		P	P		C/*	C/*	P	P	PD		P	P	P	PD	PD
Exercise clubs, indoor swimming pools	P			P		C/*	C/*	C	P	PD	P		C	P		
Explosive manufacture or storage (storage other than for farm use)	C	C			C					C						

² see 17.04.297 for definition of temporary

LEGEND	Minimum Requirement District	Agricultural District	Suburban Residential District	Commercial District	Industrial District	BARNHOLT Agricultural Residential District	NORTH 97 (OROVILLE)			M e t h o w						
							Agricultural Residential District	Suburban Residential District	Commercial District	Methow Review District	Airport Development District	Urban Residential District	Neighborhood Use District	Special Review Commercial District	Rural Residential District	Low Density Residential District
P Permitted																
C Conditional Use Permit																
PD Planned Development																
B Binding Site Plan																
* Reviewed by Community Advisory Committee																
Prohibited																
Farms for raising all crops, feeding and caring for live stock, ranges & pastures	P	P	P			P	P	P		P	P				P	P
Feedlots	C	C				C/*				C						
Fertilizer manufacturer	C	C			P											
Flight Schools (Aircraft)	C	C								C	P					
Florist, Retail	P	P		P	P	P	P		P		P		P	P		
Florist, Wholesale/floriculture	P	P		P	P	P	P		P	C				P	C	C
Food store (retail)	P		C	P		C/*			P				P	P		
Fowl or dead animal reduction, composting or disposal	C	C								C						
Fruit, vegetable, agriculture, dairy product stand	P	P	P	P		P	P	P	P	C			P	P	P	
Golf courses	C					C/*	C/*	C		PD					PD	PD
Government Services																
Infrastructure, wastewater treatment plants, substations, pump stations	C	C	C	C	P	C/*	C/*	C	C	C	P	C	C	C	C	C
Emergency vehicle facilities; police, fire	P	C	C	C	P	C/*	C/*	C	C	C	P	C	C	C	C	C
Maintenance shops, Warehouses (Also see Professional Buildings)	P	C		C	P	C/*	C/*		C	C	P		C		C	C
Gravel pits – Under 23 acres	P	C			C					C					3	3
Gravel pits – Over 2 acres ³ acres or larger	C	C			C					C					3	3
Grist milling, corn shelling, hay baling, threshing service	P	P			P	P	P			P					P	P
Halls, stadiums, auditoriums	P					C/*	C/*	C	P	PD			C	P		
Heliport	C	C			C					C	P				C	C
Horticultural services	P	P				P	P			P					P	P

³ except for existing/permitted sites

LEGEND	Minimum Requirement District	Agricultural District	Suburban Residential District	Commercial District	Industrial District	BARNHOLT		NORTH 97 (OROVILLE)			M e t h o w					
						Agricultural Residential District	Agricultural Residential District	Suburban Residential District	Commercial District	Methow Review District	Airport Development District	Urban Residential District	Neighborhood Use District	Special Review Commercial District	Rural Residential District	Low Density Residential District
P Permitted																
C Conditional Use Permit																
PD Planned Development																
B Binding Site Plan																
* Reviewed by Community Advisory Committee																
☐ Prohibited																
Hospital	P			P	C				P	C			C	P	PD	PD
Kennels (Commercial) (See 17.33.140)	C	C			P	C*				C	C				C	C
Laundromats	P			P		C*			P				P	P		
Manufacturing (light)	P			C	P	C*			C		P			C		
Manufacturing (heavy) (glue, metal plating, rendering, etc.)	C				C						C					
Marina	P	P	P	P	P	C*		P	P	C	P	P	P	P	C	C
Meat packing plant	P	C			C					C						
Medical/Dental clinic	P		C	P	C			C	P	C		C	P	P		
Mines	C	C			C					C						
Mini storage	P			P	P	C*	C*		P	C	P					
Mobile Manufactured home parks MRD see 17.14.110 for PD standards	B		PD			C*	C*	B		PD		C		PD		
Mobile Manufactured home sales facilities	P			C					C							
Motorized vehicle track/facilities	C									C						
Nurseries	P	P		P		P	P		P	P					P	P
Orchards	P	P				P	P	P		P					P	P
Petroleum service stations	P	C/*		C	C				C		P		C	C		
Petroleum Bulk Plant, except petroleum products stored for private use or agricultural use	C	C		P	P				P	C	P					
Private clubs, fraternal lodges, country clubs	P			P		C/*	C/*	C	P	PD			C	P	PD	PD
Professional buildings (Offices)	P			P	P	C/*			P		P		P	P		
Propane/Natural Gas storage tanks (commercial)	C			C	C				C	C	C		C	C		
Quarries & borrow pits Less than 2-3 Acres	P	C			C					C						4
Quarries & borrow pits Over 2 acres 3 acres or larger	C	C			C					C						4

⁴ Except for existing/permitted sites

LEGEND	Minimum Requirement District	Agricultural District	Suburban Residential District	Commercial District	Industrial District	BARNHOLT Agricultural Residential District	NORTH 97 (OROVILLE)			M e t h o w						
							Agricultural Residential District	Suburban Residential District	Commercial District	Methow Review District	Airport Development District	Urban Residential District	Neighborhood Use District	Special Review Commercial District	Rural Residential District	Low Density Residential District
P Permitted																
C Conditional Use Permit																
PD Planned Development																
B Binding Site Plan																
* Reviewed by Community Advisory Committee																
Prohibited																
Recreational sites (e.g. golf courses, athletic fields, private parks, etc.)	P			P		C/*	C/*	C	P	PD	C		C	C	PD	PD
Recycling collection center	C		C	C	P	C/*			C	C			C	C	C	C
Recycling processing center	C			C	P				C							
Restaurants, cafes, etc.	P			P	C	C/*		C	P		C	P	P	P		
Retail stores or Gift Shops	P		C	P	C	C/*		C	P		P	C	P	P		
Salvage (Junk) yards	C			C	C					C						
Sanitary landfills	C	C								C						
Sawmills, portable (commercial)	P	C			P					C				C		C
Sawmills & pulp mills (commercial)	C				P											
Schools	C	C	C	C	C	C/*	C/*	C	C	C	C	C	C	C	C	C
Shooting ranges	C	C			C					C						
Slaughterhouses	C	C		C	P					C						
Solid waste transfer station	C	C			C					C					C	C
Sorting, grading & packing facilities for fruit, vegetables & agriculture products	P	P		P	P	C/*	C/*		P	P					P	P
Tourist accommodations																
Motel/Hotel	P			P			C/*	C	P		C					
Inns, Lodges	P			P		C/*	C/*	C	P	PD		P		P		PD
RV parks	B	B		B		C/*	C/*		B	PD				B	PD	PD
Campgrounds	B					C/*	C/*			PD				B	PD	PD
Bed & Breakfast ⁵	P	P	P			P	P	P		P		P	P	P	P	P
Veterinarian clinics	P ⁶	P ⁶		P ⁶		P ⁶	P ⁶		P ⁶	C ⁶			C ⁶		C	C
Wholesale establishments	P			P	P	C/*			P		P			C		

⁵ Subject to regulations contained within 17.28

⁶ Where Veterinarian clinics are allowed, boarding kennels and stables may be included as accessory uses to a clinic.

Amend to legal descriptions of the effected districts noted in the "Appendix" as follows:

2. METHOW REVIEW DISTRICT

SCHOOL DISTRICT #350 IN THE METHOW VALLEY, excepting one (1) Rural Residential (RRD) District, one (1) Low-Density Residential (LDRD) District, one (1) Commercial (C) District, one (1) Auto-Oriented Commercial (AC) District, one (1) Town Commercial (TC) District, one (1) Special Review Commercial District, two (2) one (1) Urban Residential Districts, one (1) Neighborhood Use District, one (1) Industrial (I) District, (1) Airport Development (AP) District, and one (1) Agricultural (AD) District-all of which are located in the vicinities of Mazama, Winthrop, Twisp and Carlton. Methow Review District/School District #350 includes land within the Methow River drainage and is further described as follows:

- BEGINNING at the northeast corner of Sec. 13, T. 33 N., R. 23 EWM;
 - Thence south 6 miles;
 - Thence west 4 miles;
 - Thence south 6 miles to the southeast corner of Sec. 8, T. 31 N., R. 23 EWM;
 - Thence west 1 mile;
 - Thence south 2 miles;
 - Thence west 4 miles to the southwest corner of Sec. 22, T. 31 N., R. 22 EWM;
 - Thence north 1 mile;
 - Thence west to an intersection with the Methow River;
 - Thence northerly along the Methow River to the north line of Sec. 16, T. 31 N., R. 22 EWM;
 - Thence west 2-1/4 miles;
 - Thence north 2 miles to the northwest corner of Sec. 6, T. 31 N., R. 22 EWM;
 - Thence west approximately 11 miles to the west boundary of Okanogan county,
 - Thence northwesterly along the west boundary of Okanogan county to an intersection with the north boundary of Okanogan County;
 - Thence east approximately 37 miles to the northeast corner of Sec. 2, T. 40 N., R. 22 EWM;
 - Thence south 36 miles to the southeast corner of Sec. 35, T. 35 N., R. 22 EWM;
 - Thence east 7 miles;
 - Thence south 8 miles to the northeast corner of Sec. 13, T. 33 N., R. 23 EWM, to the POINT OF BEGINNING.
- Excluding the following described property:
- Tax 5, a part of lot 2, Sec. 7, T. 31 N., R. 22 EWM, Tax 8, a part of lot 3 and 4 in Sec. 8, T. 31 N., R. 22 EWM; the S1/2 of the SE1/4 of Sec. 7, T. 31 N., R. 22 EWM; the NW1/4 of SW1/4 of Sec. 8, T. 31 N., R. 22 EWM and the SW1/4 of Sec. 8, T. 31 N., R. 22 EWM in Okanogan County.

Lands in Methow Valley School District #350, excepting those lands designated for Commercial (C) District, Industrial (I) District, Airport Development (AP) District, Rural Residential, Low-Density Residential, Special Review Commercial, Urban Residential, Neighborhood Use, and Agricultural (AD) District, are classified as Methow Review District on the Official Zoning Map which has four different density requirements specifying the number of dwelling units per acre or acres. These are "Methow Review District 3.5 Dwelling Units Per Acre" areas, "Methow Review District 1 Dwelling Unit Per Acre" areas, "Methow Review District 1 Dwelling Unit Per 5 Acres" area and "Methow Review District 1 Dwelling Unit Per 20 Acres" area.

THE METHOW REVIEW DISTRICT 1 DWELLING UNIT PER 20 ACRES (MRD 20) area is the land in School District #350, outside of Sub-unit A as designated by the Methow Valley Plan: An addendum to Okanogan County's Comprehensive Plan, 1976, that is elevated above and is not considered a part of the floor of the Methow Valley. For the purposes of the Zoning Map and Zoning Code, the boundary of the Methow Review District Valley Floor (MRD 5) in School District #350 is described as:

BEGINNING in Sec. 6, T. 36 N., R. 20 EWM at the SW corner (No. 3) of HES 237;
Thence northerly along the western boundary of HES 237 to the north bank of the Methow River;
Thence southeasterly along the north bank of the Methow River to corner (No. 4) of HES 236;
Thence northeasterly to the west bank of Lost River;
Thence southerly along Lost River to County Road 9140 (Lost River Road);
Thence southeasterly along County No. 9140 to the NW corner (No. 1) of HES 97;
Thence southeasterly along the boundary between the Okanogan National Forest and HES's 97, 254, 96, 197, 95, 94, 93, 92, 88, 87, 86, 114 to the NE corner of the SE1/4 of the SW1/4 of Sec. 30, T. 36 N., R. 20 EWM;
Thence east to the NE corner of the SE1/4 of the SE1/4 of Sec. 30, T. 36 N., R. 20 EWM;
Thence south to the NW corner (No. 2) of HES 199;
Thence easterly and southerly along the boundary of HES 199 and the Okanogan National Forest to County Road No. 1163 (Goat Creek Road);
Thence southeasterly to the south boundary of Sec. 32, T. 36 N., R. 20 EWM;
Thence southeasterly following the boundary of the Okanogan National Forest to the SE corner of the SW1/4 of Sec. 3, T. 35 N., R. 20 EWM;

Thence east to the SE corner of Sec. 3, T. 35 N., R. 20 E.W.M.;

- Thence south along the east section line of Sec. 3 to a point 720 feet northwesterly of the centerline of State Route 20; thence southeasterly on a line 720 feet northerly and parallel to State Route 20 to a point
 - BEGINNING at a point on the north section line of Section 27, T. 35 N., R. 21 E.W.M. 690 feet westerly of the centerline of County Road No. 1213 (West Chewuch Road) as located in Sec. 322, T. 34-35 N., R. 21 E.W.M.;
 - Thence northerly on a line 690 feet westerly of the centerline of County Road No. 1213 (West Chewuch Road) parallel to County Road No. 1213 to the north boundary of Sec. 2, T. 35 N., R. 21 E.W.M.; thence east along the Okanogan National Forest boundary to a point 690 feet east of the centerline of County Road No. 9137 (East Chewuch Road);
 - Thence south on a line 690 feet parallel to and east of the centerline of County Road No. 9137 to the north line of Sec. 26, T. 35 N., R. 21 E.W.M.;
 - Thence east to the NE corner of Sec. 25, T. 35 N., R. 21 E.W.M.;
 - Thence south to the SW corner of the NW1/4 of the NW1/4 of Sec. 7, T. 34 N., R. 22 E.W.M.;
 - Thence east to the SW corner of the NE1/4 of the NE1/4 of Sec. 7, T. 34 N., R. 22 E.W.M.;
 - Thence south to the north boundary line of Sec. 18, T. 34 N., R. 22 E.W.M.;
 - Thence west to the SW corner of Sec. 7, T. 34 N., R. 22 E.W.M.;
 - Thence south along the west boundary of Sec. 18, T. 34 N., R. 22 E.W.M. to the Chewack Irrigation Canal;
 - Thence southerly along said canal to Davis Creek; thence southwesterly along Davis Creek to the centerline of County Road No. 9129 (Eastside Twisp-Winthrop Road);
 - Thence along County Road No. 9129 to the East Side Methow Valley Irrigation Canal (Hi Line Canal) in the SE 1/4 of Sec. 31, T. 34 N., R. 22 E.W.M.;
 - Thence southerly along the East Side Methow Irrigation Canal to its intersection with the centerline of State Route 153 in the SW 1/4 of the SE 1/4 of Sec. 16, T. 32 N., R. 22 E.W.M.;
 - Thence southwesterly along State Route 153 to the intersection with the East Side Methow Valley Irrigation Canal in the NE 1/4 of the NW 1/4 of Sec. 21, T. 32 N., R. 22 E.W.M.;
 - Thence southwesterly along said canal to its intersection with the west boundary of the NE1/4 of the SE 1/4 of Sec. 29, T. 32 N., R. 22 E.W.M.;
 - Thence due south to the north boundary of Sec. 32, T. 32 N., R. 22 E.W.M.;
 - Thence west to the Methow River;
 - Thence southerly to a point 720 feet northerly of State Route 153;
 - Thence southeasterly along a line 720 feet northerly and parallel to State Route 153 to the southern boundary of School District 350 in Sec. 16, T. 31 N., R. 22 E.W.M.;
 - Thence north and west along the boundary of School District 350 to a point of intersection with Libby Creek Diversion Irrigation Ditch located on the south line of Sec. 8, T. 31 N., R. 22 E.W.M.; EXCEPTING any portion lying in Pateros School District 122;
 - Thence northwesterly along the Libby Creek Diversion Irrigation Canal to Libby Creek;
 - Thence upstream to a point 720 feet west of the centerline of State Route 153;
 - Thence northerly along a line 720 feet parallel and west of State Route 153 to a point 690 feet westerly of County Road No. 9105 (Twisp-Carlton Road);
 - Thence northerly and parallel to County Road No. 9105 to the Twisp city limits;
 - Thence west and north along the city limits to a point 690 feet south of the centerline of County Road No. 9114 (the Twisp River Road);
 - Thence westerly 690 feet south and parallel to the centerline of County Road No. 9114 to the north line of Sec. 18, T. 33 N., R. 22 E.W.M.;
 - Thence due west to the SW corner of Sec. 7, T. 33 N., R. 21 E.W.M.;
 - Thence north to the SE corner (No. 2) of HES 171;
 - Thence southwesterly along the boundary between the Okanogan National Forest and HES's 171, 65, 67, 69, 196, 206, 73, 72, 213 to the NW corner (No. 10) of HES 213;
 - Thence easterly along the Okanogan National Forest and HES's 213, 71, 206, 225, 68, 67, 190, 228, 271 and 171 to County Road No. 9114 (the Twisp River Road);
 - Thence northeasterly along County Road No. 9114 to the east boundary line of Sec. 12, T. 33 N., R. 20 E.W.M.; thence north along said boundary to a point 690 feet northerly of the centerline of County Road No. 9114;
 - Thence easterly on a line 690 feet from and parallel to the centerline of County road No. 9114 to the Twisp City limits; thence north and east along the Twisp city limits to a point 720 feet west of the centerline of State Route 20;
 - Thence northerly on a line 720 feet from the centerline and parallel to State Route 20 to the east-west centerline of Sec. 23, T. 34 N., R. 21 E.W.M.;
 - Thence west to the midpoint of the west boundary of Sec. 20, T. 34 N., R. 21 E.W.M.;
- ~~Thence north and west along the Okanogan National Forest boundary to the SW corner of HES 181;~~
~~Thence north and west along the SW boundary of HES 181 and 182 to the SE corner of the NW1/4 of the NW1/4 of Sec. 9, T. 35 N., R. 20 E.W.M.;~~
~~Thence west to the SW corner of the NW1/4 of the NW1/4 of Sec. 9, T. 35 N., R. 20 E.W.M.;~~
- Thence north to the boundary of the Okanogan National Forest; Thence north to the Northwest corner of Section 8, T. 34 N., R. 21 E.W.M.;
 - Thence east to the northeast corner of Section 10, T. 34 N., R. 21 E.W.M.;
 - Thence north to the northeast corner of Section 27, T. 35 N., R. 21 E.W.M.;

- Thence west along the northern section line of Section 27, T. 35 N., R. 21 E.W.M. to the POINT OF BEGINNING.
- Thence north and west along said boundary to the SW corner (No. 2) of HES 202 in Sec. 6, T. 35 N., R. 20 E.W.M.; thence northwesterly along the boundary between the Okanogan National Forest and HES's 202, 200, 81, 83, 84, 250 to Early Winters Creek;
- Thence downstream to its confluence with the Methow River;
- Thence northwesterly along the southern bank of the Methow River to the northwest corner (No. 1) of HES 89;
- Thence northwesterly along the boundary between the Okanogan National Forest and HES's 80, 91, 92, 93, 94, 198, 96, 97, 237 to the POINT OF BEGINNING.

Add the following description of the Rural Residential District and the Low-Density Residential District and the boundary between them:

THE LOW-DENSITY RESIDENTIAL DISTRICT (LDRD) area is the land in School District #350, within of Sub-unit A as designated by the Methow Valley Plan: An addendum to Okanogan County's Comprehensive Plan, 1976 and identified as the planning area in the UPPER METHOW VALLEY COMPREHENSIVE PLAN, that is elevated above and is not considered a part of the floor of the upper Methow Valley. For the purposes of the Zoning Map and Zoning Code, the boundary of the Rural Residential District (RRD), within Sub-unit A as designated by the Methow Valley Plan: An addendum to Okanogan County's Comprehensive Plan, 1976 and identified as the planning area in the UPPER METHOW VALLEY COMPREHENSIVE PLAN, is described as:

- BEGINNING in Sec. 6, T. 36 N., R. 19 E.W.M. at the SW corner (No. 3) of HES 237;
- Thence northerly along the western boundary of HES 237 to the north bank of the Methow River;
- Thence southeasterly along the north bank of the Methow River to corner (No. 4) of HES 236;
- Thence northeasterly to the west bank of Lost River;
- Thence southerly along Lost River to County Road 9140 (Lost River Road);
- Thence southeasterly along County No. 9140 to the NW corner (No. 1) of HES 97;
- Thence southeasterly along the boundary between the Okanogan National Forest and HES's 97, 254, 96, 197, 95, 94, 93, 92, 88, 87, 86, 114 to the NE corner of the SE1/4 of the SW1/4 of Sec. 30, T. 36 N., R. 20 E.W.M.;
- Thence east to the NE corner of the SE1/4 of the SE1/4 of Sec. 30, T. 36 N., R. 20 E.W.M.;
- Thence south to the NW corner (No. 2) of HES 199;
- Thence easterly and southerly along the boundary of HES 199 and the Okanogan National Forest to County Road No. 1163 (Goat Creek Road);
- Thence southeasterly to the south boundary of Sec. 32, T. 36 N., R. 20 E.W.M.;
- Thence southeasterly following the boundary of the Okanogan National Forest to the SE corner of the SW1/4 of Sec. 3, T. 35 N., R. 20 E.W.M.;
- Thence east to the SE corner of Sec. 3, T. 35 N., R. 20 E.W.M.;
- Thence south along the east section line of Sec. 3 to a point 720 feet northwesterly of the centerline of State Route 20; thence southeasterly on a line 720 feet northerly and parallel to State Route 20 to a point 690 feet westerly of the centerline of County Road No. 1213 (West Chewuch Road) as located in Sec. 3, T. 34 N., R. 21 E.W.M.;
- Thence northerly on a line parallel to County Road No. 1213 to the north boundary of Sec. 27, T. 35 N., R. 21 E.W.M.;
- thence east along the north section line of Sec. 27, T. 35 N., R. 21 E.W.M. to the northeast corner of Sec. 27, T. 35 N., R. 21 E.W.M.;
- Thence south along the east section line of Sections 27 and 34; T. 35 N., R. 21 E.W.M. and Sec. 3, T. 34 N., R. 21 E.W.M.;
- Thence west along the south section line of Sections 3, 4, 5, and 6 to the mid-section line of Sec. 6, T. 34 N., R. 21 E.W.M.;
- Thence north to the mid-section point on the north section line of Sec. 6, T. 34 N., R. 21 E.W.M.;
- Thence west along the south section line of Sec. 31, T. 35 N., R. 21 E.W.M. (being the north section line of T. 34 N., R. 21 E.W.M.) and the south section line of Sec. 36, T. 35 N., R. 20 E. to the southwest corner of Sec. 36, T. 35 N., R. 20 E.;
- Thence north and west along the Okanogan National Forest boundary to the SW corner of HES 181;
- Thence north and west along the SW boundary of HES 181 and 182 to the SE corner of the NW1/4 of the NW1/4 of Sec. 9, T. 35 N., R. 20 E.W.M.;
- Thence west to the SW corner of the NW1/4 of the NW1/4 of Sec. 9, T. 35 N., R. 20 E.W.M.;
- Thence north to the boundary of the Okanogan National Forest;
- Thence north and west along said boundary to the SW corner (No. 2) of HES 202 in Sec. 6, T. 35 N., R. 20 E.W.M.;
- thence northwesterly along the boundary between the Okanogan National Forest and HES's 202, 200, 81, 83, 84, 250 to Early Winters Creek;
- Thence downstream to its confluence with the Methow River;
- Thence northwesterly along the southern bank of the Methow River to the northwest corner (No. 1) of HES 89;

- Thence northwesterly along the boundary between the Okanogan National Forest and HES's 80, 91, 92, 93, 94, 198, 96, 97, 237 to the POINT OF BEGINNING.

MAZAMA CORE (SUPPLEMENTAL MAP IV)

The Official Zoning Map classifies an area located at the unincorporated community known as Mazama. The Mazama core includes one (1) ~~Auto Commercial (AC) District, one (1) Town Commercial (TC) Special Review Commercial District, two (2) one (1) Urban Residential (UR) Districts,~~ and one (1) Neighborhood Use (NU) District described as follows:

URBAN RESIDENTIAL #1

- BEGINNING** at Corner #6 of H.E. S. 86;
 Thence ~~S.36°29'17"W. 1200.00 feet,~~
 Thence ~~S.56°08'34"E. 256.40 feet,~~
 Thence ~~S.36°29'17"W. 636.86 feet,~~
 Thence ~~S.56°43'19"E. 806.46 feet~~ to the true point of beginning;
 Thence ~~N.33°16'41"E. 470.00 feet,~~
 Thence ~~S.56°43'19"E. 305.59 feet,~~
 Thence ~~S.56°43'19"E. 150 feet more or less to east right of way of country road,~~
 Thence ~~S.56°43'19"E. 201.45 feet,~~
 Thence ~~S.33°14'08"W. 7.66 feet,~~
 Thence ~~S.55°43'48"E. 660.03 feet,~~
 Thence ~~S.34°16'13"W. 470.00 feet~~ to the north right of way of county road No. 1163;
 Thence along said right of way to the **TRUE POINT OF BEGINNING**;
- ~~EXCEPT the Southwesterly 83 feet of said parcel.~~

NEIGHBORHOOD USE (NU)

- The southwesterly 83 feet of the above described parcel. BEGINNING at a point on the northeastern right-of-way boundary of the Lost River Road (County Road 9140) which is the westernmost corner of Lot 1 of the Cal's Parcels Short Plat and is North 56°43'19" West and 659.97 feet, more or less from the eastern intersection of the centerline of Country Road and the northeastern right-of-way boundary of Lost River Road (County Road 9140)
- Thence northeasterly 265 feet more or less along the northwestern boundary of Lot 1, Cal's Parcels Short Plat
- Thence continuing North 33°16'41" 214 feet more or less to the southwestern right-of-way boundary of Country Road
- Thence along the southwestern boundary right-of-way boundary of Country Road 233.81 feet more or less
- Thence across the right-of-way of Country Road to intersection of the eastern right-of-way boundary of Country Road with the northeastern boundary of the Cal's Parcels Short Plat
- Thence along the northeastern boundary of the Cal's Parcels Short Plat to the easternmost corner of the Cal's Parcels Short Plat
- Thence southwesterly along the southeastern boundary of the Cal's Parcels Short Plat to the eastern end of the southern boundary of Lot 4, Cal's Parcels Short Plat
- Thence along the southern boundary of Lot 4, Cal's Parcels Short Plat to the point of intersection of the boundary with the northeastern extension of the common boundary between the Okanogan County-owned property and the Mazama Community Club-owned property
- Thence from said point of intersection southwesterly along said common boundary to a point on the northeastern right-of-way boundary of the Goat Creek Road (Okanogan County Road 1163)
- Thence northwesterly along the northeastern right-of-way boundary of the Goat Creek Road (Okanogan County Road 1163) and the northeastern right-of-way boundary of the Lost River Road (Okanogan County Road 9140) to the point of beginning.

URBAN RESIDENTIAL (UR) #2

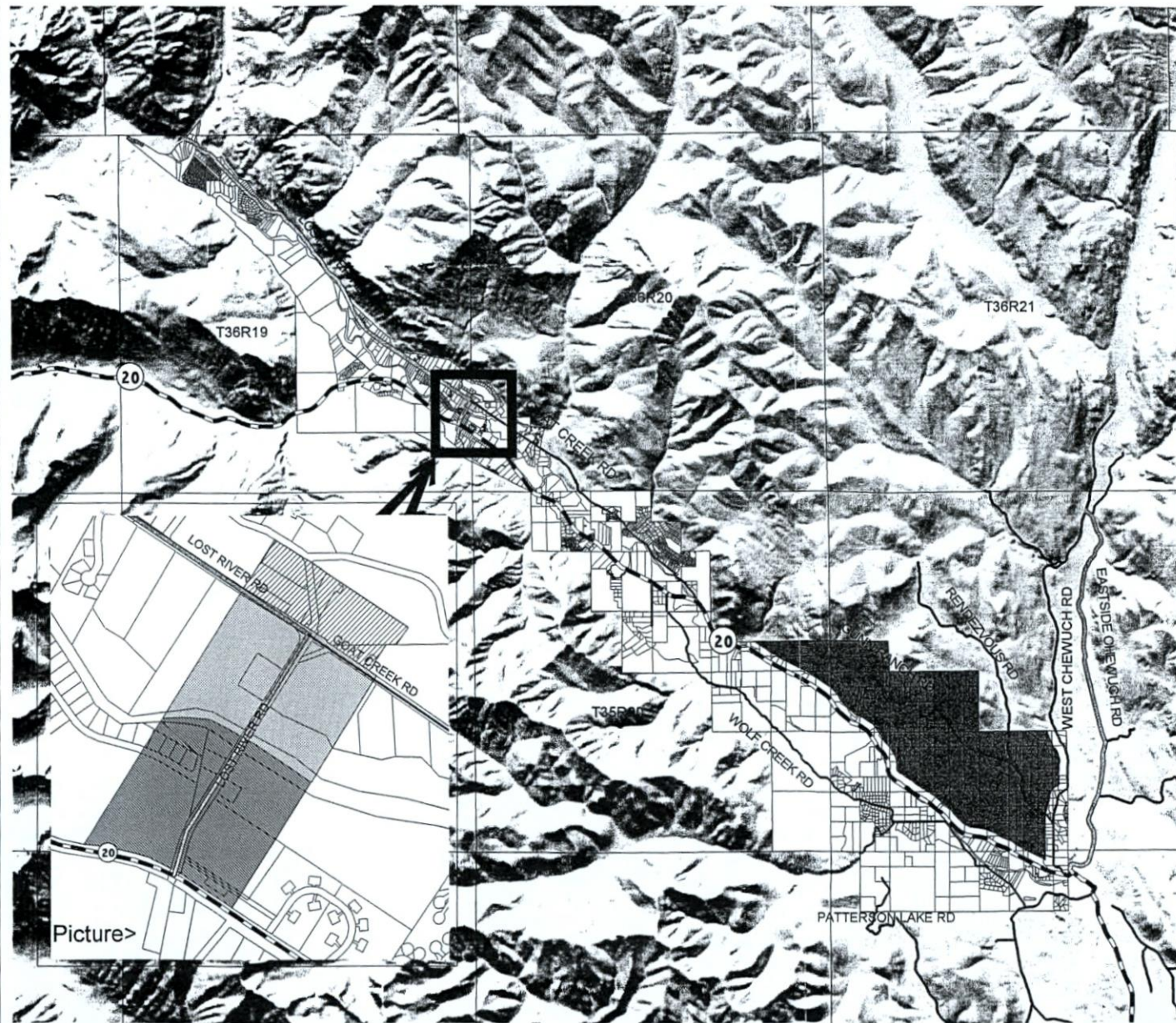
- All that property lying ~~between northeast of the Methow River and the and~~ southwesterly of the rights-of-way of County Road No. 1163 and the northwesterly extension of County Road No. 9140 and 660 feet either side, on a line perpendicular to the centerline of the southwesterly extension of County Road No. 9140.

AUTO COMMERCIAL (AC) Special Review Commercial (SRC)

- All that property lying northeasterly of State Highway 20, southwest of the Methow River, and 660 feet either side, on line perpendicular to the centerline of County Road No. 9140 ~~EXCEPT the Southwesterly 200 feet parallel to State Highway 20.~~

TOWN COMMERCIAL (TC)






~~The southwesterly 200' of the above described parcel.~~



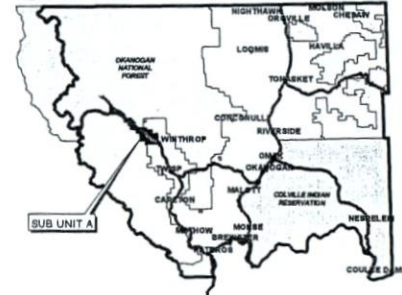
PROPOSED ZONING

LEGEND

Proposed Zoning

-  LOW-DENSITY RESIDENTIAL
-  NEIGHBORHOOD USE
-  RURAL RESIDENTIAL
-  SPECIAL REVIEW COMMERCIAL
-  URBAN RESIDENTIAL

OKANOGAN COUNTY



0 1 2 3 4 Miles

NOTICE
The information and accuracy displayed on this map is for evaluation purposes only. Okanogan County does not grant permission for the reproduction of this information.



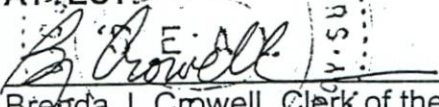
SECTION 3 SEVERABILITY


Should any section, subsection, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION 4 EFFECTIVE DATE

This ordinance, being found necessary to the health and welfare of the residents of Okanogan County, shall take effect immediately upon its passage.

DATED at Okanogan, Washington this 13~~TH~~ day of MARCH 2000.

ATTEST:

Brenda J. Crowell, Clerk of the Board



BOARD OF COUNTY COMMISSIONERS OKANOGAN, WASHINGTON


Dave Schulz, Chairman

Edwin E. Thiele, Member

Robert C. Hirst, Member

APPROVED AS TO FORM


Don Anderson, Chief Civil Deputy