

OKANOGAN COUNTY

ORDINANCE 2019 - 2

An ordinance adopting amendments to OCC 17A.290 Cannabis Operations and OCC 17A.220 District Use Chart and repealing Ordinance 2018-2.

WHEREAS: Okanogan County has seen a proliferation of cannabis operations in the unincorporated areas since the legalization of cannabis through the adoption of I-502, and

WHEREAS: The Revised Code of Washington 36.70 (Planning Enabling Act) authorizes counties to adopt land use controls within the unincorporated areas, and

WHEREAS: The Okanogan Board of County Commissioners (BOCC) adopted a revised zone code OCC 17A.290 and OCC 17A.220 regulating the siting and operations of cannabis growing, producing, processing, or retail operations in July of 2016, and

WHEREAS: The BOCC finds, based on complaints from members of the cannabis industry, that the current local land use regulations do not provide an acceptable level of guidance and certainty for those applying for cannabis operation permits, and

WHEREAS: The BOCC finds, based on numerous complaints from members of the public that current local land use regulations concerning cannabis do not provide adequate controls over the siting of cannabis operations or the continued operation of non-conforming sites, and

WHEREAS: The BOCC adopted resolution 103-2017 imposing a moratorium on cannabis operations and set a public hearing to take comment, and

WHEREAS: The BOCC conducted a public hearing and subsequently adopted resolution 145-2017 amending the scope of the moratorium and extending it until December 26, 2017, and

WHEREAS: The BOCC finds that an advisory committee consisting of cannabis industry representatives and other interested members of the public was formed and charged with the task of reviewing OCC 17A.290 Cannabis Operations, OCC 17A.220 District Use Chart, and OCC 17A.330 Legal Pre-existing Uses and Lots for the purpose of proposing revisions to avoid the adverse impacts of siting cannabis operations in areas where they are not compatible with surrounding land uses and to increase the guidance hence certainty for those applying for cannabis permits, and

WHEREAS: The advisory committee has met weekly since August 2017 and had made significant progress towards drafting a revised code section 17A.290, 17A.220, and 17A.330, and

WHEREAS: The BOCC conducted a public hearing on December 11, 2017 to consider whether the moratorium imposed through resolution 103-2017 should be continued, and

WHEREAS: The BOCC has concerns that marijuana operations that are incompatible with adjoining and neighboring residential uses may be vested and sited prior to the adoption of stricter local land use controls, and

WHEREAS: The Revised Code of Washington 36.70.795 (Planning Enabling Act) authorizes Counties to impose temporary moratoriums to promote and protect the public health, safety, and welfare by preventing the vesting of applications under existing regulations, and

WHEREAS: The BOCC determined the moratorium imposed through resolution 103-2017 and as amended by resolution 145-2017 should continue in effect until March 5, 2018 or until otherwise repealed or extended, and

WHEREAS: The BOCC adopted resolution 147-2017 extending the moratorium, and

WHEREAS: The Cannabis Advisory Committee completed and proposed revisions to OCC 17A.290 Cannabis Operations and OCC 17A.220 District Use Chart, and

WHEREAS: The Cannabis Advisory Committee presented the revised code sections to the BOCC on February 12, 2018 with a recommendation to repeal the moratorium and adopt interim revisions to OCC 17A.290 and OCC 17A.220, and

WHEREAS: A public hearing was conducted on February 26, 2018 to consider whether to extend the moratorium and to review the recommendation of the Cannabis Advisory Committee, and

WHEREAS: After review of the comments and testimony received the BOCC directed staff to prepare an ordinance adopting revisions to OCC 17A.290 Cannabis Operations and OCC 17A.220 District Use Chart as interim controls and a resolution repealing the moratorium, and

WHEREAS: On February 27, 2018 the BOCC approved Ordinance 2018-2 which adopted amendments to OCC 17A.290 Cannabis Operations as interim land use controls as authorized by RCW 36.70.795, and

WHEREAS: On February 27, 2018 the BOCC adopted Resolution 24-2018 which repealed the moratorium on certain cannabis operations, and

WHEREAS: RCW 36.70.795 requires a board that adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing on the proposed moratorium, interim zoning map, interim zoning ordinance, or interim official control, shall hold a public hearing on the adopted moratorium, interim zoning map, interim zoning ordinance, or interim official control within at least sixty days of its adoption, and

WHEREAS: The BOCC conducted a public hearing on April 9, 2018 to take testimony regarding the interim land use controls adopted by Ordinance 2018-2, and

WHEREAS: At the conclusion of the public hearing the BOCC found it was in the best interest of the public that the interim controls adopted by Ordinance 2018-2 remain in place while the proposed amendments completed the public review process, and

WHEREAS: The SEPA Responsible Official issued a threshold determination of non-significance and a notice of proposal regarding the proposed revisions to OCC 17A.290 Cannabis Operations and OCC 17A.220 District Use Chart, and

WHEREAS: After review of the comments received the SEPA Responsible Official issued a final determination of non-significance and scheduled a public hearing with the Okanogan County Regional Planning Commission on May 14, 2018, and

WHEREAS: Due to the emergency declared for flooding in Okanogan County the public hearing with the Okanogan County Regional Planning Commission was continued to June 25, 2018 and

WHEREAS: The Okanogan Regional Planning Commission conducted a public hearing on June 25, 2018 to take testimony regarding the proposed amendments to OCC 17A.290 Cannabis Operations and OCC 17A.220 District Use chart, and

WHEREAS: After hearing the testimony of those present and wishing to be heard and the written materials submitted the planning commission began deliberations and concluded additional information was necessary. The planning commission members requested that tours be scheduled on some of the marijuana farms so the planning commission members could view the operations. The public hearing was continued to July 23rd, 2018 to 5:00 p.m. to conduct tours at 1104 Old Hwy 97, Brewster WA and 99 Greenacres Rd, Riverside, WA. Two members of the public accompanied the planning commission members on their tour, and

WHEREAS: The Okanogan County Regional Planning Commission convened their regular meeting at 7:23 p.m. on July 23, 2018 to deliberate on the proposed amendments to OCC 17A.290 and OCC 17A.220. Photographs of several cannabis operations were displayed to the planning commission and members of the public present. The planning commission continued their deliberations, and

WHEREAS: Some members of the planning commission believed that the restrictions against citing marijuana grow operations in high density areas was sufficient to protect those areas it would not protect high density areas from the impacts of operations cited adjacent to them, and

WHEREAS: The members of the planning commission discussed buffers and bigger setbacks but decided that site specific evaluation was appropriate as each situation was potentially different. After much discussion the planning commission amended the proposed regulation to require a conditional use permit in the R-1 and Methow Review District Zone, and

WHEREAS: The planning commission discussed code enforcement, both as it relates to cannabis operations and as it relates to the zone code generally. After much discussion the planning commission amended the proposed regulation by adding a specific enforcement section, and

WHEREAS: After additional discussion the planning commission approved the proposed amendments to OCC 17A.220 District Use Chart and OCC 17A.290 Cannabis Operations and transmitted them to the BOCC for their review, and

WHEREAS: A public hearing was scheduled with the BOCC on August 27, 2018 at 1:30 p.m. in the Commissioners Auditorium in the Virginia Grainger Building, and

WHEREAS: After considering testimony from those present and wishing to be heard and reviewing the written materials presented the BOCC discussed the proposed revision, and

WHEREAS: The BOCC determined that additional work was required to resolve several issues, and

WHEREAS: The BOCC determined that remanding the proposed revisions to OCC 17A.220 District Use Chart and OCC 17A.290 Cannabis Operations to the regional planning commission for further review was necessary, and

WHEREAS: The BOCC determined that adopting the recommendation of the planning commission regarding the proposed amendments to OCC 17A.220 District Use Chart and OCC 17A.290 as interim land use controls was in the best interest of the public, and

WHEREAS: The Okanogan County Board of County Commissioners approved Ordinance 2018-12 which adopted the proposed amendments to Okanogan County Code 17A.220 District Use Chart and OCC 17A.290 Cannabis Operations as interim land use controls as authorized by RCW 36.70.795, and

WHEREAS: Ordinance 2018-2 which adopted interim land use controls was repealed, and

WHEREAS: A public hearing was conducted on September 17, 2018 to take public testimony regarding Ordinance 2018-12 which adopted amendments to OCC 17A.220 and OCC 17A.290 as interim land use controls, and

WHEREAS: The proposed amendments to OCC 17A.220 and OCC 17A.290 are remanded to the Okanogan County Regional Planning Commission for further review of the regulation as it relates to the issues of 1) lighting, 2) noise, 3) density/size of farms, 4) defining reasonable impacts from odor, 5) traffic, and

WHEREAS: The Planning Commission discussed the proposed amendments to OCC 17A.290 and OCC 17A.220 at their September 24, 2018 meeting. The Planning Commission decided to invite the members of the Cannabis Advisory Committee to a joint meeting on October 22, 2018, and

WHEREAS: On October 22, 2018 the Planning Commission met with the Cannabis Advisory Committee to discuss possible revisions to the cannabis regulation. The planning commission included a 5 acre minimum lot size for grow operations and amended the lighting restrictions for all cannabis operations. The planning commission continued their discussion to the November 19, 2018 meeting, and

WHEREAS: On November 19, 2018 the planning commission continued their discussion regarding the cannabis regulation. Members of the Cannabis advisory Committee were asked about the amendments made to date. The CAC members present felt the 5 acre minimum lot size would mitigate many impacts to surrounding properties. After discussion with the CAC the planning commission amended the district use chart changing the requirement for a conditional use permit in the R-1 zone to a permitted use. The planning commission suggested structural changes to the cannabis regulation and directed staff to begin the public review process on the proposed revisions, and

WHEREAS: The SEPA Responsible Official issued a SEPA Threshold Determination of Non-Significance which was published on December 19 and 20, 2018, and

WHEREAS: After review of the comments received a SEPA Final Determination of Non-Significance was issued and a public hearing scheduled with the planning commission for January 28, 2019. A notice was published on January 16 and 17, 2019, and

WHEREAS: On January 28, 2019 the planning commission conducted a public hearing on the proposed revision to OCC 17A.290 and OCC 17A.220. After considering the testimony received and the written materials submitted the planning commission suggested structural changes to the proposed code revisions and transmitted them to the Okanogan Board of County Commissioners for consideration, and

WHEREAS: The planning commission recognized the recently adopted congressional farm bill had changed the status of industrial hemp and recommended the BOCC consider future review of the regulation regarding industrial hemp, and

WHEREAS: A public hearing was scheduled with the BOCC for February 25, 2019 to consider the proposed revisions to OCC 17A.290 and OCC 17A.220. Notice of the public hearing was published on February 6 and 7, 2019, and

WHEREAS: The BOCC conducted a public hearing on February 25, 2019 to consider the proposed revision to OCC 17A.290 and OCC 17A.220. After considering the verbal testimony received and written materials submitted the BOCC discussed key points of the regulation, and

WHEREAS: The BOCC determined that odor was an unavoidable impact by the cannabis production industry. The BOCC discussed different approaches to minimize the odor impacts by cannabis production by: creating a higher level of separation with increased lot sizes for production operations; recognizing the restraints put on the footprint of production operations by other regulatory and business requirements; recognizing that cannabis is still an evolving industry which will require on-going monitoring as business practices and technology changes, and

WHEREAS: The BOCC finds that industrial hemp has impacts similar to cannabis and find they have a lack of information to inform an effective regulatory approach and further finds the regulation currently in Okanogan County Code is likely excessive and in need of further review by the planning commission, and

WHEREAS: The BOCC finds the planning commission conducted a thorough review of the revisions to OCC 17a.290 and OCC 17A.220 and will provide a more effective regulatory approach to cannabis operations than the interim controls currently in place,

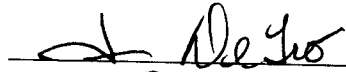
BE IT THEREFORE ORDAINED: The Okanogan Board of County Commissioners adopts the revisions to Okanogan County Code 17A.290 Cannabis Operations found as Attachment A to this ordinance, and

BE IT FURTHER ORDAINED: The Okanogan Board of County Commissioners adopts the revisions to Okanogan County Code 17A.220 District Use Chart found as Attachment B to this ordinance, and

BE IT FURTHER ORDAINED: That Ordinance No. 2018-02 is hereby repealed.

DATED at Okanogan, Washington this 26th day of February 2019.

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**



Jim DeTro, Chairman




Chris Branch, Member



Andy Hover, Member



ATTEST



Laleña Johns, Clerk of the Board

Chapter 17A.290

CANNABIS OPERATIONS

Sections:

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17A.290.090	Enforcement

17A.290.010 Purpose and intent.

The purpose of this chapter is to create review criteria and procedures for cannabis operations within Okanogan County. It is further the intent of this chapter to be consistent with regulations of Washington State and administered by Washington State Liquor and Cannabis Board, as they pertain to the authorization of licensed cannabis operations. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.290.020 Types of cannabis operations.

Cannabis operations are categorized into three separate types of activities which are reflective of the cannabis industry. These categories are similar to those categories defined by Washington State and administered by Washington State Liquor and Cannabis Board. The categories are:

- A. Cannabis processing (see OCC 17A.20.590 for definition).
- B. Cannabis production (see OCC 17A.20.595 for definition).
 - 1. Indoor grow.
 - 2. Outdoor grow.
- C. Cannabis retail (see OCC 17A.20.600 for definition). (Ord. 2016-4 § 1 (Att. A), 2016).

17A.290.030 Permit required.

A permit issued under provisions of this chapter is required in order to operate a cannabis operation. See Chapter 17A.220 OCC, District Use Chart, for specific permit requirements.

A. The various types of cannabis operations may be subject to differing permit requirements. All within the same zone district, one category of cannabis operation may be outright permitted while another category may require a conditional use permit or not be permitted at all.

B. One application, and its associated permit, may include more than one type of cannabis operation so long as both operations are listed as a permitted or conditional use by the district use chart (Chapter 17A.220 OCC). For example, a permit may authorize cannabis production and cannabis processing on the same property. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.290.040 Conditions of approval.

A permit or conditional use permit shall include the following conditions:

A. The project shall have a lawful source of water.

1. From an irrigation district.

2. If on a water right, that the use is within the approved limits of the water right certificate.

3. If on an exempt well, that the total for any project (whether one user on one or more properties or more than one user on a single parcel) not exceed exempt well limits (maximum appropriation of 5,000 gpd) and must be consistent with instream flow rules adopted in Washington Administrative Code 173-548.

B. To ensure compliance, the conditions of approval shall include:

1. Continued operations shall be in compliance with all state laws and regulations and the conditions of the permit.

2. The facility shall be in compliance with the following to the extent applicable to the agriculture activity:

a. Fugitive dust: WAC 173-400-040(9).

b. Visible emissions: WAC 173-400-040(2).

c. Fugitive volatile organic compound (VOC) emissions: WAC 173-400-040(4).

d. Odors: WAC 173-400-040(5).

a. For the purpose of this section, Outdoor Grow Operations that meet the setback requirements of OCC 17A.290.040 (B)(9) shall be presumed to be in compliance with OCC 17A.290.040(B) (2d).

b. Indoor Grow Operations and Processor Facilities which are located within 1000 feet of the entities listed in 17A.290.040 (B)(4a thru f inclusive) must install and maintain adequate odor abatement/filtration systems.

e. Noise: In addition to compliance with OCC 9.16 Noise Disturbances the following will apply: WAC 173-58-080 and 173-60-010 to 173-60-120 including definitions: WAC 173-60-020 and 173-60-030, and maximum permissible noise levels: WAC 173-60-040.

f. Disposal of waste shall comply with WAC 314-55-097.

g. Signage: Cannabis operations sited within 1000' of entities identified in 17A.290.040 (B) (4a thru f) are limited to no more than two separate signs identifying a facility by the licensee's business name or trade name.

Signs must be wall mounted to the building or permanent structure and are limited to six hundred square inches each in size. If illuminated, they shall be indirectly illuminated.

Safety, directional, State or county mandated signs do not count toward the above two-sign limit.

h. All lighting, including but not limited to grow lights, security lighting and illumination of signs, shall be downcast and shielded from neighboring properties.

i. Adequate off-street parking shall be provided. (Ord. 2016-4 § 1 (Att. A), 2016).

3. Outdoor cannabis operations shall not be sited within 2000 feet of public and private schools, except a cannabis operation may be sited within 2000 feet of a public or private school, but in any event not less than 1000 feet, if the following exceptions apply:

1. A topographical feature such as a ridgeline blocks the cannabis operation visually from the school
2. A major topographical feature, such as a river or state highway lies between the cannabis operation and the school.

4. Cannabis Processing Facility (17A.020.590) or Indoor Grow Cannabis Production Facility (17A.020.595) must be sited a minimum of 100' from the perimeter of the grounds of any of the following entities. The distance shall be measured as the shortest straight line distance from the property line of the proposed building/business location to the property line of the entities listed below:

- a. Recreation center or facility
- b. Child care center
- c. Public park facilities other than those facilities used for youth recreation, such as a baseball diamond or basketball court
- d. Public transit center
- e. Library; or
- f. Any game arcade (where admission is not restricted to persons age twenty-one or older).

Indoor grows sited within 1000' of entities listed in 17a.290.040 (B) (4a thru f) are required to have sight-obscure windows.

5. No Cannabis Production facility may be sited on a parcel less than 5 acres in size.

6. No outdoor cannabis production operation may be sited in a high density area, defined as follows: Lots created by a subdivision or short plat in which the predominant lot size is 2 or 5 acres and which have dwelling unit(s) built on the following percentages of parcels in the subdivision:

- a. 2 acre subdivision
 - i. 4 lots or less - 25%
 - ii. 5-10 lots - 40%
 - iii. 11+ lots - 60%
- b. 5 acre subdivision
 - i. 4 lots or less - 50%
 - ii. 5-10 lots - 60%
 - iii. 11+ lots - 70%

7. Required fencing will adhere to the following property line setbacks:

- 1. Front, minimum is 25 feet;
- 2. Side, minimum is 25 feet;
- 3. Rear, minimum is 25 feet;
- 4. If the property line abuts a county road, the minimum setback from the center of the county road is 68 feet.

8.. Outdoor cannabis production operations will be fenced with an 8 ft. or higher sight-obscuring fence consistent with WAC 314-55-075. The fence must be fit for its intended use, kept in good repair, and made of materials that are neutral tones and alike in shape and color. The use of oriented strand board (OSB), repurposed materials (e.g., tires, fruit crates, rubbish, etc.), and non-permeable plastic material, is not allowed.

9 Upon notice of violation the county may direct compliance and upon failure to comply the permit may be suspended until necessary corrections are made or terminated upon failure to comply or repeated violations.

10. Appeals of any violation notice shall be to the hearing examiner.

17A.290.050 License – Washington State Liquor and Cannabis Board.

The owner of the cannabis operation shall provide a valid license issued by Washington State Liquor and Cannabis Board. At no time shall the cannabis operation operate without a valid license. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.290.060 Other permits.

All other required permits must be obtained and maintained in good standing throughout the duration of the project. Associated permits may include but are not limited to building permits, shoreline permits, floodplain development permits, zoning or critical areas permits, access permits, etc. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.290.070 Industrial Hemp

Industrial Hemp must be located at least 10 miles from the nearest pre-existing 502 production operation. Likewise, a 502 production operation may not locate within 10 miles of an existing industrial hemp farm.

17A.290.080 Legal preexisting cannabis operations.

Legally established cannabis operations in existence prior to the adoption date of this code are considered legal preexisting in accordance with Chapter 17A.330 OCC. (Ord. 2016-4 § 1 (Att. A), 2016).

ATTACHMENT "A"

Except all cannabis operations will be required to comply with OCC 17A.290.040 (B)(1), 17A.290.040 (B)(2a, b, c, e, f, h, i), , and OCC 17A.290.040 B(10) by January 1, 2021.

17A.290.090 Enforcement

In the event that the Administrator determines that a cannabis operation is not in compliance with the provisions of this section, the owner of such business shall be subject to the enforcement provisions of Chapter 17A.360 OCC. (Ord. 2016-4§ 1 (Att. A), 2016).

ATTACHMENT "B"

LEGEND		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)
P	Permitted																	
C	Conditional Use Permit																	
Acid manufacturing	C	C	C	C	C													
Adult care facility	P	P	P	P	P	P	P	C	C	C	C		C		P		P	P
Agricultural related industry	P	P	P	P	P			P	P	C	P				C		P	P
Air cargo terminal	P	P	P	P	C				C			P						
Air passenger services	C	C	C	C	C				C			P						
Aircraft fuel pumps and fuel storage	C	C	C	C	C				C		C	P					C	C
Aircraft hangars	P	P	P	P	C				C		C	P					C	C
Aircraft sales, repair, service	P	P	P	P	C			P	C			P						
Aircraft salvage	P	P	P	P	C			P	C			P						
Airports	C	C	C	C	C				C		C	P						
Airstrips	P	P	P	P	C						C	P			P		C	C
Animal disposal facility	C	C	C	C	C						C							
Apiary farms (bee farms)	P	P	P	P	P					P	P				P		P	P
Asphalt batch plant -- permanent	C	C	C	C	C				C		C							
Asphalt batch plant -- temporary ¹	C	C	C	C	C				C		C						C	C
Auto parking lots and areas, commercial	P	P	P	P				C	C		C	P			P	P		
Auto rental service	P	P	P	P				P	P	C		P				P		
Auto repair	C	C	C	C	C			C	P			C			C	C		
Auto sales (commercial)	P	P	P	P				C							C	C		
Auto storage: over five vehicles (disabled vehicles)									C									
Auto towing operation (with auto storage)	C	C	C	C				C	P		C				P	C		
Auto wrecking operation	C	C	C	C				C	C									
Banks	P	P	P	P				P	P					P	P	P		

LEGEND		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)
P	Permitted																	
C	Conditional Use Permit																	
Cannabis Operations																		
	Production facility – outdoor (8) (9)		P	P	P	P		C	P		C						P	P
	Production facility – indoor (8) (9)		P	P	P	P		C	P		C			C			P	P
	Processing facility (8) (9)		P	P	P	P	C	P	P		C			C			P	P
	Retail stores (8) (9)		P	P	P	P	C	P	P		C			C			P	P
	Cellular communication tower	C	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
	Cellular communication tower (under 60-feet)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Cement, lime, gypsum manufacturers	C	C	C	C	C		C		C								
	Churches	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Communication facility, (commercial)	C	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
	Communication facility, commercial (tower and accessory structures under 60-feet)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community center, grange halls, etc.	P	P	P	P	C	C	P	P	C	C	C	C	C	P	C	C	C
	Compost manufacturer	P	P	P	P	P		P	P	C	P		C				C	C
	Concrete batch plants – permanent	C	C	C	C	C		C			C							
	Concrete batch plants – temporary ¹	C	C	C	C	C		C			C						C	C
	Crematory, cemetery, funeral home	C	C	C	C	C					C						C	C
	Dairy farms	P	P	P	P	P				C	P						P	P
	Day care facilities	P	P	P	P	P	P	C	C	C	C		C		P		P	P
	Drive-in movies	C	C	C	C			P			C							
Dwellings:																		
	Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Farmworker	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LEGEND		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)
P	Permitted																	
C	Conditional Use Permit																	
Multifamily	P	P	P	P		P				C	C		P	P	P	P	C	C
Single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Earth Stations	C	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Evaporation ponds	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C
Event Centers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Exercise clubs, indoor swimming pools	P	P	P	P		C	P			C	C	P		C	C	P		
Explosive manufacture or storage (storage other than for farm use)	C	C	C	C	C				C		C							
Farms	P	P	P	P	P	P				P	P	P			P		P	P
Feedlots	C	C	C	C	C					C	C							
Fertilizer manufacture	C	C	C	C	C			P										
Florist, retail	P	P	P	P	P		P	P	P	C	P			P	P	P	C	C
Florist, wholesale/floriculture	P	P	P	P	P		P	P	P	C					P	P	C	C
Food store (retail)	P	P	P	P		C	P			C				P	P	P		
Fruit, vegetable, agriculture, dairy product stand	P	P	P	P	P	P	P			P	C			P	P	P	P	
Golf courses	C	C	C	C		C				C	C				C		C	C
Government services:																		
Infrastructure, wastewater treatment plants, substations, pump stations	C	C	C	C	C	C	C	P	C	C	P	C	C	C	C	C	C	C
Emergency vehicle facilities, police, fire	P	P	P	P	C	C	C	P	C	C	P	C	C	P	C	C	C	C
Maintenance shops, warehouses (also see professional buildings)	P	P	P	P	C		C	P	C	C	P			C	C		C	C
Gravel pits & quarries under three acres	P	P	P	P	C			C		C							2	2
Gravel pits & quarries three acres or larger	C	C	C	C	C			C		C							2	2
Helipad	P	P	P	P	C	C	C	C	C	C	P			P			C	C
Heliport	C	C	C	C	C		C	C		C	P						C	C

LEGEND		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)
P	Permitted																	
C	Conditional Use Permit																	
Home Occupations	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P
Horticultural services	P	P	P	P	P					P	P				P		P	P
Hospital	P	P	P	P				P	C		C			C	C	P	C	C
Impound yard	C	C	C	C				C	P		C				P	C		
Industrial	C	C	C	C					C			C			C			
Industrial, light	P	P	P	P				C	P	C		P			P	C		
Industrial Hemp (10)	C																	
Kennels (commercial) (see OCC 17.300.090)	C	C	C	C	C				P	C	C	C			C		C	C
Laundromats	P	P	P	P				P		C				P	P	P		
Manufactured home parks	C	C	C	C			C			C	C		C		C	C		C
Manufactured home sales facilities	P	P	P	P				C										
Marina	P	P	P	P	P	P	P	P	C	C	P	P	P			P	C	C
Meat packing plant	P	P	P	P	C				C		C				P			
Medical/dental clinic	P	P	P	P			C	P	C		C		C	P	P	P		
Mines	C	C	C	C	C				C		C							
Mini-storage	P	P	P	P				P	P	C	C	P			P			
Motorized vehicle track/facilities (commercial)	C	C	C	C							C				C			
Nurseries	P	P	P	P	P		P		P	P					P		P	P
Orchards	P	P	P	P	P	P			P	P					P		P	P
Petroleum service stations	P	P	P	P	C			C	C			P		C	C	C		
Petroleum bulk plant, except petroleum products stored for private use or agricultural use	C	C	C	C	C			P	P		C	P			C			
Private clubs, fraternal lodges, country clubs	P	P	P	P			C	P		C	C			C	C	P	C	C
Professional buildings (offices)	P	P	P	P				P	P	C		P		P	P	P		
Propane/natural gas storage tanks (commercial)	C	C	C	C				C	C		C	C		C	C	C		

LEGEND		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)
P	Permitted																	
C	Conditional Use Permit																	
Recreation site (high-intensity)	P	P	P	P			C	P		C	C	C		C	C	C	C	C
Recreation site (low-intensity)	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Recycling collection center	C	C	C	C			C	C	P	C	C			C	P	C	C	C
Recycling processing center	C	C	C	C				C	P						C			
Restaurants, cafes, etc.	P	P	P	P			C	P	C	C		C	P	P	P	P		
Retail stores or gift shops	P	P	P	P			C	P	C	C		P	C	P	P	P		
Salvage (junk) yards	C	C	C	C				C	C		C							
Sanitary landfills	C	C	C	C	C						C							
Sawmills, portable (commercial)	P	P	P	P	C				P		C					C		C
Sawmills and pulp mills (commercial)	C	C	C	C					P					C				
Schools	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Septic Lagoon			C	C	C				C		C ⁵						C	C
Shooting ranges	C	C	C	C	C				C		C							
Slaughterhouses	C	C	C	C	C			C	P		C							
Solid waste transfer station	C	C	C	C	C				C		C						C	C
Tourist accommodations:																		
Bed and breakfasts ³	P	P	P	P	P	P	C	C	P	P	C	P	P	P	P	P	P	P
Campgrounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Guest Ranch	C	C	C	C	C	C	C		C	C		C	C	C	C	C	C	C
Hotels/Motels	P	P	P	P		C	P				C			C				
Inns and lodges	P	P	P	P		C	P		C	C		P		C	P			C
Nightly rentals ⁷	P	P	P	P	P	P	P	P	P	PD	C	C	C	P	C	PD	PD	
RV parks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Veterinarian clinics ⁴	P	P	P	P	P		P		P	C			C	C		C	C	
Wholesale establishments	P	P	P	P			P	P	C		P			C	C			

LEGEND																				
P	Permitted																			
C	Conditional Use Permit																			
		Minimum Requirement (MR)	Rural 1 (R1)	Rural 5 (R5)	Rural 20 (R20)	Agricultural (AG)	Suburban Residential (SR)	Commercial (C)	Industrial (IN)	Agricultural Residential (AR)	Methow Review District (MRD)	Airport Development (AD)	Urban Residential (UR)	Neighborhood Use (NU)	Neighborhood Commercial (NC)	Special Review Commercial (SRC)	Rural Residential (RR)	Low Density Residential (LDR)		
	Winery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

- (1) See OCC 17A.020.855 for definition of temporary.
- (2) Except for existing/permitted sites.
- (3) Subject to regulations contained within Chapter 17A.260 OCC "Bed and Breakfast".
- (4) Where veterinarian clinics are allowed, boarding kennels and stables may be included as accessory uses to a clinic.
- (5) Permitted or conditional use only in MRD Valley Floor 5 and MRD Uplands 20.
- (6) Subject to limitations within individual zones.
- (7) Subject to regulations contained within Chapter 17A.270 OCC "Nightly Rentals".
- (8) Not allowed in areas defined as high density in accordance with 17A.290
- (9) A conditional use permit is required in any adopted city expansion area
- (10) Subject to buffer requirements found in OCC 17A.290