OKANOGAN COUNTY COMMISSIONERS

ORDINANCE 2021 - 4

An ordinance adopting interim amendments to OCC 17.A.40.060, OCC 17A.50.060, OCC 17A.60.060, and OCC 17A.220 **District Use Chart** and setting a public hearing as required by RCW 36.70.795.

WHEREAS, The Okanogan Board of County Commissioners (BOCC) has directed the 2014 comprehensive plan be reviewed and updated in accordance with the requirements of RCW 36.70 Planning Enabling Act, applicable portions of RCW 36.70A Growth Management Act, and all other applicable case laws and statutes, and

WHEREAS, Through the period of time from 2017 to date the BOCC has reviewed revisions of the 2014 Comprehensive Plan and is preparing to release another draft for public review, and

WHEREAS, A Determination of Significance was published on November 14, 2018 which initiated a scoping period to offer the public the opportunity to identify significant issues to be discussed in a draft Environmental Impact Statement and the Okanogan Regional Planning Commission had begun their review of the draft Comprehensive Plan, and

WHEREAS, a new draft of the Comprehensive Plan and DEIS Addendum was published for public review and comment on February 3, 2021, and

WHEREAS, a public hearing is set for March 8, 2021 for the Okanogan County Regional Planning Commission to take written and verbal public comment on the new draft DEIS Addendum and Comprehensive Plan, and

WHEREAS, In January 2018 the Washington State Legislature adopted ESSB 6091 in response to the Whatcom-Hirst Decision that, amongst other things, determined that WAC 173-548 (Okanogan) does not explicitly regulate permit exempt wells and that WAC 173-548 (Methow) does not explicitly regulate permit exempt wells, and

WHEREAS, RCW 90.44.050 places restrictions on the use of permit exempt wells that have been expanded I their application by the interpretation of the Campbell-Gwinn decision, and

WHEREAS, Okanogan County Code 17A allows the siting of multi-family units in the Rural 1, Rural 5, and Rural 20 zones which the BOCC finds is not compatible with the neighborhood characteristics in all areas where these zones are located, and

WHEREAS, Consistent with WAC 197-11-800 (1) (d) Okanogan County Code 14.04.100 makes up to 25 multi-family units categorical exempt from environmental review, and

WHEREAS, ESSB 6091 places restrictions on the use of permit exempt wells that makes their use as the legal source of potable water for this type of development unlikely, and

WHEREAS, Revised Code of Washington 19.97.097 requires that before a building permit can v3e approved; (1) (a) Each applicant for a building permit of a building necessitating potable water shall provide evidence of adequate water for the intended use of the building, and

WHEREAS, RCW 19.27.087 E (c) states, "In the following water resource inventory areas with instream flow rules adopted by the Department of Ecology under Chapters 90.22 and 90.54 RCW that do not explicitly regulate permit-exempt groundwater withdrawals, evidence of an adequate water supply must be consistent with RCW 90.94.020, unless the applicant provides other evidence of an adequate water supply that complies with Chapters 90.03 and 90.44 RCW: 1 (Nooksack); 11 (Nisqually); 22 (Lower Chehalis); 23 (Upper Chehalis); 49 (Okanogan); 55 (Little Spokane); and 59 (Colville), and

WHEREAS, The 2014 Comprehensive Plan on pages 8 and 9 lines 112-115 states the official controls implementing this Plan provide a wide variety of opportunities for land uses essential to the custom, culture, and economy of Okanogan County and particularly reinforce the priority uses of agriculture, forestry, mining and recreation essential to the County economy and well-being. In addition, such controls identify requirements to assure that proposed new development will meet state and local requirements for available water supplies and particularly exempt wells, capacity of the area for on-site septic facilities, and the ability of the community to provide adequate levels of public services, conservation and protection of resource lands and critical areas as required by laws, and

WHEREAS, RCW 36.70.545 requires the development regulations for the county, as defined by RCW 36.70A.030. to be consistent with the Comprehensive Plan, and

WHEREAS, The BOCC finds that certain areas zoned Rural 1 may be suitable for this type of development and the requirement of a Conditional Use Permit in accordance with OCC 17A.310 will allow for a site-specific review, including environmental review in accordance with RCW 43.21C, WAC 197-11, and OCC 14.04 to determine that a multifamily development can be adequately served with adequate potable water, on-site septic treatment, and other necessary services and infrastructure, and

WHEREAS, the Revised Code of Washington (RCW) 36.70.795 allows the adoption of interim land use controls, and

WHEREAS, the BOCC has determined that the immediate adoption of interim amendments to the text of the Okanogan County Zone Code is necessary to avoid the vesting of applications for multi-family development for which "adequate provisions for potable water" cannot be made as required by RCW 19.27.097, and

WHEREAS, the BOCC has found that the adoption of interim amendments to the zone code promotes the public interest by preserving public health, safety, and welfare.

BE IT THEREFORE ORDAINED:

- 1. The Okanogan County Board of County Commissioners adopts the interim amendments to OCC 17A.40.060, OCC 17A.50.060, OCC 17A.60.060 found as Attachment A to this ordinance, and
- 2. Ordinance 2019-9 is hereby repealed and this ordinance is adopted with the intent to renew the provisions of said ordinance as set forth herein, and
- 3. The Okanogan County Board of County Commissioners adopts the amendments to OCC 17A.220 District use Chart found as Attachment B to this ordinance, and
- 4. A public hearing will be set for the Okanogan County Board of County Commissioners via a zoom platform to take public testimony, and to adopt the findings of fact supporting the BOCC decision, and
- 5. This ordinance will expire 6-months from the date of its adoption unless a public hearing is held prior to the date of expiration and it is renewed by action of the BOCC.

DATED at Okanogan, Washington this	$8^{\frac{M}{2}}$ day of March 2021.
ATTEST: SEAL 3	BOARD OF COUNTY COMMISSIONERS OKANOGAN, WASHINGTON
Laleña Johns, Clerk of the Board	Chris Branch, Chairman
	Andy Hover, Member

17A.40.060 Density. SHARE

Density restrictions are as follows:

A. Maximum of one single-family dwelling unit per acre, except that one single-family dwelling unit and one accessory dwelling may be permitted on any lot so long as adequate provisions for water and septic are permitted by Okanogan County public health.

B. Multi-family structures are allowed by conditional use permit. Density will be determined by the source of potable water and Okanogan County Health District standards for on-site treatment.

C. The density of RV parks, campgrounds, hotels, motels, etc., shall be determined by Okanogan County health district standards for on-site treatment. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.50.060 Density. SHARE

Density restrictions are as follows:

A. Maximum of one single-family dwelling unit per five acres, except that one single-family dwelling unit and one accessory dwelling may be permitted on any lot so long as adequate provisions for water and septic are permitted by Okanogan County public health.

B. The density of RV parks, campgrounds, hotels, motels, etc., shall be determined by Okanogan County health district standards for on-site treatment. (Ord. 2016-4 § 1 (Att. A), 2016).

17A.60.060 Density. C SHARE

Density restrictions are as follows:

A. Maximum of one single-family dwelling unit per 20 acres, except that one single-family dwelling unit and one accessory dwelling may be permitted on any lot so long as adequate provisions for water and septic are permitted by Okanogan County public health.

B. The density of RV parks, campgrounds, hotels, motels, etc., shall be determined by Okanogan County health district standards for on-site treatment. (Ord. 2016-4 § 1 (Att. A), 2016).

Attachment "B"

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									၁								Auto storage: over five vehicles (disabled vehicles)
		၁	၁							၁			Ч	Ь	Ч	Ь	Auto sales (commercial)
		၁	၁			၁			Ь	၁		၁	၁	၁	၁	၁	Auto repair
		В				Ь		၁	Ь	Ь			Ь	Ь	Ь	Ь	Auto rental service
		Ь	В			Ь	၁		၁	၁			Ч	Ч	Ь	Ь	Auto parking lots and areas, commercial
Э	၁						Э		၁			၁	Э	Э	၁	၁	Asphalt batch plant – temporary ¹
							၁		၁			၁	Э	၁	၁	Э	Asphalt batch plant – permanent
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						Ч			၁			Э	၁	၁	၁	၁	Air passenger services
						Ь			၁			၁	Ь	Ь	Ь	Ь	Air cargo terminal
А	Ч		Э				Ь	၁	Ь	Ь		Ь	Ъ	Ь	Ь	Ь	Agricultural related industry
В	Ъ		Ь		၁		၁	၁	၁	၁	Ь	Ь	Ь	Ь	Ь	Ь	Adult care facility
										-11			၁	Э	၁	၁	Pcid manufacturing
Low Density Residential (LDR)	Rural Residential (RR)	Special Review Commercial (SRC)	Neighborhood Commercial (NC)	Neighborhood Use (NU)	Urban Residential (UR)	Airport Development (AD)	Methow Review District (MRD)	Agricultural Residential (AR)		((Suburban Residential (SR)	G)				Minimum Requirement (MR)	
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Banks	Р	Р	Р	Р	Secretary count		Р	Р		annanga A	A STATE OF THE STATE OF		Р	Р	Р		
Cannabis Operations														•	•		
Production facility – outdoor (8) (9)		Р	Р	Р	Р		С	Р		С						Р	Р
Production facility – indoor (8) (9)		Р	Р	Р	Р		С	Р	366	С				С		Р	Р
Processing facility (8) (9)		Р	Р	Р	Р	С	Р	Р		С				С		Р	Р
Retail stores (8) (9)		Р	Р	Р	Р	С	Р	Р		С				С		Р	Р
Cellular communication tower	С	Р	Р	Р	С	С	С	С	С	С	С	С	С	С	С	С	С
Cellular communication tower (under 60-feet)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Cement, lime, gypsum manufacturers	С	С	С	С	С			С		С							
Churches	С	С	С	С	С	С	С	С	С	С	C	С	С	С	С	С	С
Communication facility, (commercial)	С	Р	Р	Р	С	С	С	O	С	С	С	С	С	С	С	С	С
Communication facility, commercial (tower and accessory structures under 60- feet)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Community center, grange halls, etc.	Р	Р	Р	Р	С	С	Р	Р	С	С	С	С	С	Р	С	С	С
Compost manufacturer	Р	Р	Р	Р	Р		Р	Р	С	Р		С				С	С
Concrete batch plants – permanent	С	С	С	С	С			С		С							
Concrete batch plants – temporary¹	С	С	С	С	С			С		С						С	С
Crematory, cemetary, funeral home	С	С	С	С	С					С						С	С
Dairy farms	Р	Р	Р	Р	Р				С	Р						Р	Р
Day care facilities	Р	Р	Р	Р	Р	Р	С	С	С	С		С		Р		Р	Р
Drive-in movies	С	С	С	С			Р			С							
Dwellings:																	
Accessory	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

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Farmworker	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Multifamily	Р	C,				Р			С	С		Р	Р	Р	Р	С	С
Single-family	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Earth Stations	С	Р	Р	Р	С	С	С	С	С	С	С	С	С	С	С	С	С
Evaporation ponds	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С	С	С	С	С	С	С
Event Centers	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С
Exercise clubs, indoor swimming pools	Р	Р	Р	Р		С	Р		С	С	Р		С	С	Р		
Explosive manufacture or storage (storage other than for farm use)	С	С	С	С	С			С		С							
Farms	Р	Р	Р	Р	Р	Р			Р	Р	Р			Р		Р	Р
Feedlots	С	С	С	С	С				С	С							
Fertilizer manufacture	С	С	С	С	С			Р									
Florist, retail	Р	Р	Р	Р	Р		Р	Р	Р	С	Р		Р	Р	Р	С	С
Florist, wholesale/floriculture	Р	Р	Р	Р	Р		Р	Р	Р	С			To the same	Р	Р	С	С
Food store (retail)	Р	Р	Р	Р		С	Р		С				Р	Р	Р	The same of the sa	
Fruit, vegetable, agriculture, dairy product stand	Р	Р	Р	Р	Р	Р	Р		Р	С			Р	Р	Р	Р	
Golf courses	С	С	С	С		С			С	С				С		С	С
Government services:																	
Infrastructure, wastewater treatment plants, substations, pump stations	С	С	С	С	С	С	С	Р	С	С	Р	С	С	С	С	С	С
Emergency vehicle facilities, police, fire	Р	Р	Р	Р	С	С	С	Р	С	С	Р	С	С	Р	С	С	С
Maintenance shops, warehouses (also see professional buildings)	Р	Р	Р	Р	С		С	Р	С	С	Р		С	С		С	С
Gravel pits & quarries under three acres	Р	Р	Р	Р	С			С		С						2	2
Gravel pits & quarries three acres or larger	С	С	С	С	С			С		С						2	2
Helipad	Р	Р	Р	Р	С	С	С	С	С	С	Р			Р		С	С
												DOMESTICS.	100000		100 A 100		

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	Minimum Requirement (MR)			20)	(AG)	Suburban Residential (SR)	(C)	ا)	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)
Heliport	С	С	С	С	С	THE PERSON	С	С		С	Р					С	С
Home Occupations	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р
Horticultural services	Р	Р	Р	Р	Р				Р	Р				Р		Р	Р
Hospital	Р	Р	Р	Р			Р	O		С			С	С	Р	С	С
Impound yard	С	С	O	С			С	Р		С				Р	С		
Industrial	С	С	O	С				С			С			С			
Industrial, light	Р	Р	Р	Р			С	Р	С		Р			Р	С		
Industrial Hemp (10)	С																
Kennels (commercial) (see OCC 17.300.090)	С	С	С	С	С			Р	С	С	С			С		С	С
Laundromats	Р	Р	Р	Р			Р		С				Р	Р	Р		
Manufactured home parks	С	С	С	С		С			С	С		С		С	С		С
Manufactured home sales facilities	Р	Р	Р	Р			С										
Marina	Р	Р	Р	Р	Р	Р	Р	Р	С	С	Р	Р	Р	CONTRACTOR	Р	O	С
Meat packing plant	Р	Р	Р	Р	С			С		С				Р			
Medical/dental clinic	Р	Р	Р	Р		С	Р	С		С		С	Р	Р	Р		
Mines	С	С	С	С	С			С		С							
Mini-storage	Р	Р	Р	Р			Р	Р	С	С	Р			Р			
Motorized vehicle track/facilities (commercial)	С	С	С	С						С				С			
Nurseries	Р	Р	Р	Р	Р		Р		Р	Р				Р		Р	Р
Orchards	Р	Р	Р	Р	Р	Р			Р	Р				Р		Р	Р
Petroleum service stations	Р	Р	Р	Р	С		С	С			Р		С	С	С		
Petroleum bulk plant, except petroleum products stored for private use or agricultural use	С	С	С	С	С		Р	Р		С	Р			С			
Private clubs, fraternal lodges, country clubs	Р	Р	Р	Р		С	Р		С	С			С	С	Р	С	С
Professional buildings (offices)	Р	Р	Р	Р			Р	Р	С		Р		Р	Р	Р		

Post-colliporal Liber Post	0	Э		0	0			0	В	16.35								Veterinarian clinics*
Mighthy tentrales Migh							0			-								
Populational Use Penniff Populational Use Pe	-	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	RV parks
Problem Properties Proper	ПЧ	aч	၁	- Ы	၁	၁	၁	ПЧ	Ь	Ч	Ч	Ч	В	Ч	Ч	Ч	Ч	Nightly rentals ⁷
Particle	၁		Ъ	Э		Ь		Э	Э		Ч	၁		Ь	Ь	Ь	Ь	sagbol bns annl
Particle				၁			၁				Ь	၁		Ь	Ь	В	В	Hotels/Motels
Conditional Use Permitted Page and broekfesters Page and brookfesters	Э	၁	၁	၁	၁	၁		၁	၁		၁	၁	၁	၁	၁	၁	၁	Guest Ranch
Conditional Use Permitted Proposition	၁	၁	၁	ဂ	ဂ	ဂ	၁	၁	၁	၁	၁	၁	၁	၁	၁	၁	၁	Campgrounds
Problem Prob	Ь	Ь	Ъ	ъ	ъ	Ъ	ဂ	Ъ	Ъ	၁	၁	А	А	Ь	Ь	А	В	Bed and breakfasts ³
Pompitical Commencial Commencia																		Tourist accommodations:
Special Properties Permitted Permitt	၁	၁					(S)	၁		၁			၁	၁	၁	၁	Э	Solid waste transfer station
Conditional Use Permit Athorneutial (AR) Aural 1 (RI) Aura								၁		Ь	၁		၁	Э	၁	၁	၁	Slaughterhouses
Permitted Perm								ဂ		၁			၁	၁	၁	၁	၁	Shooting ranges
Auto-pare Conditional Use Permitted	Э	၁						Cę		၁			၁	၁	၁			Septic Lagoon
Sammilla and bulb mills Conditional Use Permit Conditional Use Pe	С	၁	၁	C	၁	C	၁	၁	၁၁	၁	၁	၁	၁	၁	၁	၁	၁	Schools
Ow Density Residential (LDR) Ow Density Residential (LDR) Sanivary landfills Quicultural Residential (LR) Propanel Review Commercial (RC) C C C C C C C C C C C C C C C C C C C				၁						Ч				၁	э	Э	Э	
Salvage (lunk) yards	၁		၁					၁		Ь			၁	Ь	Ь	Ь	Ь	Sawmills, portable (commercial)
Aural 1 C C C C C C C C C								၁					၁	၁	Э	၁	၁	Sanitary landfills
Aural Residential (LDR) Aural Residential (LDR) Aural Residential (LDR) Aural Residential (RR) Aural Residential (RR) Aural Residential (RR) Aural 1 (R1) Aural 5 (R5) C C C C C C C C C C C C C C C C C C								၁		၁	၁			၁	Э	Э	၁	Salvage (junk) yards
Aural Residential (LDR) Aural Residential (LDR) Aural Residential (LDR) Aural Residential (RR) Aural Residential (RR) Aural Residential (RR) Aural Residential (RC) C C C C C C C C C C C C C C C C C C			Ь	Ч	Ъ	၁	Ъ		၁	2	Ъ	0		Ч	Ч	Ь	Ъ	Retail stores or gift shops
Special Review Commercial (RR)			Ь	Ь	Ъ	Ъ	0		0	၁	ъ	၁		ъ	В	Ь	Ъ	Restaurants, cafes, etc.
Commercial (LDR)				c						Ъ	၁			၁	၁	၁	၁	Recycling processing center
Sural Residential (LDR) Sural Residential (RR) Special Review Commercial (SRC) Special Review Commercial (SRC) Suburban Residential (UR) Sommercial (NC) O C Sural 20 (R20) Sural 20 (R20) Sural 20 (R20) Sural 1 (R1) O C Sural 1 (R1) O C O D Sural 20 (R20) O C O D Sural 1 (R1) O D Sural 20 (R20) O C O D Sural 20 (R20) O D Sural 3 (R2) O D Sural 4 (R1) O D Sural 5 (R5) O D Sural 5 (R5) O D Sural 1 (R1) O D Sural 1 (R1) O D Sural 20 (R20) O D Sural 20 (R20) O D Sural 3 (R20) O D Sural 4 (R1) O D Sural 5 (R5) O D Sural 5 (R5) O D Sural 6 (Nigh-intensity) O D Sural 7 (R1) O D Sural 1 (R1) O D Sural 1 (R1) O D Sural 2 (R20) O D Sural 3 (R20) O D Sural 4 (R1) O D Sural 5 (R5) O D Sural 5 (R5) O D Sural 6 (Nigh-intensity) O D Sural 7 (R1) O D Sural 8 (R20) O D Sural 9 (R20) O D Sural 1 (R1) O D Sural 1 (R1) O D Sural 1 (R1) O D Sural 2 (R20) O D Sural 3 (R20) O D Sural 4 (R1) O D Sural 5 (R20) O D Sural 5 (R20) O D Sural 7 (R1) O D Sural 7 (R1) O D Sural 7 (R1) O D Sural 8 (R20) O D Sural 9 (R20) O D Sural 1 (R1) O D Sural 2 (R20) O D Sural 3 (R20) O D Sural 4 (R1) O D Sural 4 (R1) O D Sural 5 (R20) O D Sural 6 (R10) O D Sural 7 (R10) O D Sural 7 (R10) O D Sural 8 (R10) O D Sural 9 (R10) O D Sural 1	C	2	၁	Ъ	C			၁	C	Ъ	၁	၁		၁	၁	၁	၁	Recycling collection center
Sural Residential (LDR) Autal Residential (RR) Special Review Commercial (SRC) Velighborhood Use (NU) O Velighborhood	Ъ	Ь	Ь	Ъ	Р	Ъ	Р	В	Ъ	Ъ	Р	Ь	Ч	Ь	Ь	Ь	А	Recreation site (low-intensity)
Special Residential (LDR) Aural Residential (RR) Aeighborhood Commercial (NC) Aeighborhood Use (NU) Aeighborho	С	၁	၁	၁	C	NAME OF TAXABLE PARTY.	c	၁	၁		Ь	၁	antalogen alter,	Ь	В	Ч	Р	Recreation site (high-intensity)
Low Density Residential (LDR) Rural Residential (RR) Neighborhood Commercial (NC) Neighborhood Use (NU) Airport Development (AD) Methow Review District (MRD) Agricultural Residential (SR) Rural 20 (R20) Rural 1 (R1) Minimum Requirement (MR) Minimum Requirement (MR) Development (AB) Rural 1 (R1) Minimum Requirement (MR) Agricultural (AG) Rural 1 (R1) Minimum Requirement (MR) Agricultural (AG) Rural 1 (R1) Agricultural (AG) Agri			Э	Э	Э	an allow,	Э	Э		၁	၁			၁	Э	၁	၁	Propane/natural gas storage tanks (commercial)
Low De Rural Ry Special Ry Neighbc Neighbc Neighbc Comme Agricult. Rural 20 Rural 1 (nsity Residential (LDR)	esidential (RR)	Review Commercial (SRC)	orhood Commercial (NC)	rhood Use (NU)	esidential (UR)	Development (AD)	Review District (MRD)	ıral Residential (AR)	(IN)	rcial (C)	ın Residential (SR)	ıral (AG)	(R20)	(R5)	(R1)	n Requirement (MR)	Conditional Use Permit
Na Na Na Na Na Na Na Na	v Der	ral Re	ecial	oqubi	odubi	an R	oort L	thow	ricultu	ustria	mmer	burba	icultu	ral 20	ral 5 (ral 1 (nimun	Pemitted
	Lov	Rur	Spe	Nei	Nei	2 &	Air	Me	Agr	Indi	Cor	Suk	Agr	Rur	Rur	Rur	Min	

LEGEND	<u>K</u>	P	P	P	Ąg	ည	ဂ္ဂ	lŋ	Ą	M	<u>Þ</u> i	5	Z	Z	Sp	_Z	Low
P Permitted	Minimum	Rural 1	Rural 5	Rural 20	Agricultural	Suburban	Commercial	dustri	Agricultural	Methow	Airport I	Urban F	sighbo	sighbo	Special	Rural R	
C Conditional Use Permit		(R1)	(R5)	(R20)		19.00		Industrial (IN)		Review	Devel	Residential	Neighborhood	Neighborhood	Review	Residential	Density
	Requirement (MR)			0)	(AG)	Residential (SR)	(C)		Residential (AR)	ew District (MRD)	Development (AD)	ential (UR)	d Use (NU)	d Commercial (NC)	ew Commercial (SRC)	ntial (RR)	Residential (LDR)
Wholesale establishments	Р	Р	Р	Р	* 300 %	1000	Р	Р	С	** 400 - 400 F	Р	A. augustania	**************************************	С	С		
Winery	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

- (1) See OCC 17A.020.855 for definition of temporary. (2) Except for existing/permitted sites.

- (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 site expension area.

- (9) A conditional use permit is required in any adopted city expansion area (10) Subject to buffer requirements found in OCC 17A.290