

## **Chapter 17A.150 LOW DENSITY RESIDENTIAL (LDR)**

### **Sections:**

- 17A.150.010 Purpose of classification.**
- 17A.150.020 Permitted uses.**
- 17A.150.030 Conditional uses.**
- 17A.150.040 Accessory uses.**
- 17A.150.050 Lot area and width.**
- 17A.150.060 Density.**
- 17A.150.070 Property line setbacks.**
- 17A.150.080 Height.**
- 17A.150.090 Lot coverage.**
- 17A.150.100 Parking.**
- 17A.150.110 Special provisions.**
- 17A.150.120 Signs.**

#### **17A.150.010 Purpose of classification.**

The purpose of this district is to provide rural/low-density development options which are consistent with Okanogan County's comprehensive plan, including the Methow Valley More Completely Planned Area Sub-Unit A. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.020 Permitted uses.**

Permitted uses are as indicated on the district use chart, Chapter [17A.220](#) OCC. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.030 Conditional uses.**

Conditional uses are as indicated on the district use chart, Chapter [17A.220](#) OCC. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.040 Accessory uses.**

Accessory uses are as follows:

A. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property.

B. Accessory Dwellings.

1. On lots which meet or exceed the minimum lot size requirement of the district, one additional attached or detached accessory dwelling is allowed. The accessory dwelling must be 1,500 square feet or less and must be located no further than 400 feet from the primary dwelling or structure.

2. On nonconforming lots, an accessory dwelling unit for extended family members is allowed only if a demonstrated family hardship exists (see OCC 17A.310.120(B)(1)).

3. No more than one accessory dwelling shall be located on any lot. (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.150.050 Lot area and width.**

Lot area and width requirements are as follows:

A. Minimum lot area is 20 acres.

B. Minimum lot width is 100 feet. (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.150.060 Density.**

Density restrictions are as follows:

A. Maximum of one dwelling unit per 20 acres; provided, that accessory dwelling units may be permitted subject to provisions of OCC 17A.150.040(B). (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.150.070 Property line setbacks.**

All permitted structures shall have the following required property line setbacks:

A. Front: minimum is 50 feet.

B. Side: minimum is 50 feet.

C. Rear: minimum is 50 feet.

D. Commercial structures: property line 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. (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.150.080 Height.**

Height restrictions are as follows:

A. Maximum height for all uses in the zone shall be 35 feet, except as noted in subsections B through F of this section.

B. Maximum height for the following list of uses shall be 50 feet: appurtenances and decorative nonstructural architectural components on roofs of single-family dwelling units, multifamily dwelling units, inns, lodges and on roofs of accessory agricultural buildings; crosses and other religious or civic monuments.

C. Maximum height for the following list of uses shall be 65 feet: barns, 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.

D. Maximum height for the following list of uses shall be 100 feet: agricultural commodity storage; amateur radio poles or antennas; agricultural wind machines; grain elevators; private communication poles or antennas; single-family residential windmills; water tanks.

E. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.

F. Maximum height for communication facilities (commercial or public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.090 Lot coverage.**

Lot coverage restrictions are as follows:

A. Single-family uses: maximum lot coverage is five percent.

B. Conditional uses and all other permitted use types exclusive of single-family uses: maximum lot coverage is 10 percent. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.100 Parking.**

Parking requirements are as indicated in Chapter [17A.240](#) OCC. (Ord. 2016-4 § 1 (Att. A), 2016).

#### **17A.150.110 Special provisions.**

A. Multifamily dwellings and manufactured home parks are allowed by conditional use permits only on lots which meet or exceed the minimum lot size requirement of the zone (see OCC [17A.150.050](#)).

B. Inns, lodges or guest ranches, campgrounds, and RV parks, all of which are defined within the "Definitions" chapter of this title (Chapter [17A.20](#) OCC), shall be approved by conditional use permit only on lots which meet or exceed the minimum lot size requirement of the zone (see OCC [17A.150.050](#)), which supersedes OCC [17A.330.010](#), Legal preexisting lots, and shall incorporate the following additional design standards:

1. Intensity. For the purposes of this section, one equivalent residential unit (dwelling unit) shall equal a lodging 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.

2. Signage. Only indirectly illuminated signs made of natural materials are allowed.

3. Setback for Intensive Uses. Setback from property line of adjacent residential properties for residential structures, campsites, and other areas of intense use shall be 75 feet.

4. Screening of parking areas within 100 feet of the property line of adjacent residential properties shall be required.

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.

C. Construction in Flood Hazard Areas. No structures for human habitation shall be constructed or placed in the 100-year floodplain.

D. Airport-Related Uses. Notwithstanding general provisions of this code to the contrary, in areas of this district platted for residential (noncommercial) airport-related uses, the following uses are allowed outright, and do not require a conditional use permit:

1. Aircraft hangars and noncommercial airport-related service structures in areas platted for residential (noncommercial) 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.



2. 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.

E. Preapplication consultation with the local advisory committee, or other entity established by the county, and the office of planning and development is mandatory for all uses requiring a conditional use permit (Chapter [17A.310](#) OCC) or planned unit development (Chapter [17A.200](#) OCC) for approval.

1. Within 14 days of receiving a request for preapplication consultation, the office of planning and development will set a meeting date, time and place for the preapplication 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 seven days of the preapplication consultation meeting.

2. The request for a preapplication consultation shall vest the applicant to the existing regulations, so long as the applicant submits a completed application to the office of planning and development within 30 days of the request for a preapplication consultation or within seven days of the preapplication consultation, whichever is later. (Ord. 2016-4 § 1 (Att. A), 2016).

**17A.150.120 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. (Ord. 2016-4 § 1 (Att. A), 2016).

## Rural 100 – R100

### Sections:

17A. .010 Purpose of classification.

17A. .020 Permitted uses.

17A. .030 Conditional uses.

17A. .040 Accessory uses.

17A. .050 Lot area and width.

17A. .060 Density.

17A. .070 Property line setbacks.

17A. .080 Height.

17A. .090 Lot coverage.

17A. .100 Parking.

17A. .110 Special provisions.

**17A. .010 Purpose of classification.**

The purpose of the Rural 100 district is to provide rural/low-density development options which are consistent with Okanogan County's comprehensive plan.

**17A. .020 Permitted uses.**

Permitted uses are as indicated on the district use chart (see Chapter [17A.220](#) OCC)

**17A. .030 Conditional uses.**

Conditional uses are as indicated on the district use chart (see Chapter [17A.220](#) OCC).

**17A. .040 Accessory uses.**

Accessory uses are as follows:

A. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property;

B. Accessory dwelling units;

1. On lots which meet or exceed the minimum lot size requirement of the district, one additional attached or detached accessory dwelling is allowed. The accessory dwelling must be 1,500 square feet or less and must be located no further than 400 feet from the primary dwelling or structure.

2. On nonconforming lots, an accessory dwelling unit for extended family members is allowed only if a demonstrated family hardship exists (see OCC 17A.310.120(B)(1)).

3. No more than one accessory dwelling shall be located on any lot.

C. Farmworker housing;

**17A. .050 Lot area and width.**

Lot area and width requirements are as follows:

A. The minimum lot area is 100 acres or one thirty-second of a section.

B. Minimum lot width is 200 feet.

**17A. .060 Density.**

Density restrictions are as follows:

A. Maximum of one single-family dwelling unit per 100 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.

**17A. .070 Property line setbacks.**

A. All permitted structures shall have the following required property line setbacks:

1. Front: minimum is 100 feet;

2. Side: minimum is 100 feet;

3. Rear: minimum is 100 feet.

B. Manufacturing, commercial, or industrial structures: for structures greater than 35 feet in height, property line setbacks shall be a minimum of one foot horizontal for every one foot of vertical height. Example: A 65-foot tall structure shall be required to be set back 65 feet from all property lines. If a waiver from adjacent property owner(s) is provided, the standard setback in this section (subsection A of this section) applies.

C. Structures located on a lot which is adjacent to railroad facilities, and the structure is accessory to a designated railroad loading facility, shall be exempt from the setback along the property line bordering railroad property and/or railroad right-of-way.

**17A. .080 Height.**

Height restrictions are as follows:

A. Maximum height for all uses in the zone shall be 35 feet except as noted in subsections B through G of this section.

B. Maximum height shall be 50 feet for: appurtenances and decorative nonstructural architectural components on roofs of single- and multiple-family dwelling units and on roofs of accessory buildings, except accessory agricultural buildings.

C. Maximum height for agricultural uses shall be 65 feet, except as noted in subsection E of this section.

D. Maximum height for the following uses shall be 65 feet, unless otherwise limited by condition of a conditional use permit or PUD, as identified in the district use chart: agricultural wind machines; aircraft hangars; asphalt or concrete batch plants; barns; cement, lime or gypsum manufacturers; chimneys not attached to dwellings; church steeples, spires, belfries, cupolas, and domes; community centers, sports facilities and complexes; cooling towers; county administrative and criminal justice buildings (governmental services); crosses and other religious and civic monuments; drive-in movie theater screens; elevator penthouses; fertilizer manufacturing; gas holders or other similar structures; hose towers; mining, milling, and associated facilities; parapet walls; performing arts centers (theaters); petroleum storage tanks; sawmills and pulp mills; school auditoriums and theaters; smokestacks. (Note: Manufacturing, commercial and industrial uses can only be placed on lots 20 acres and larger, if the structures exceed 35 feet in height. See lot area and width in OCC [17A.60.050](#).)

E. Maximum height for the following list of uses is 100 feet: agricultural commodity storage; grain elevators; private communication towers; single-family residential windmills; water tanks.

F. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.

G. Maximum height for communications facilities (commercial and public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet.

#### **17A. .090 Lot coverage.**

Lot coverage is not applicable (see required setbacks in OCC [17A. .070](#)).

#### **17A.60.100 Parking.**

Parking requirements are as indicated in Chapter [17A.240](#) OCC.

#### **17A.60.110 Special provisions.**

##### **A. Limited Divisions.**

1. On a limited basis, lots within the R100 zone may be divided in a manner which deviates from OCC [17A. .050](#), Lot area and width. Limitations include:

2. One additional lot may be created which is smaller than the minimum lot area and width of the zone. If the property contains an existing residence, then two lots may be created; one lot would contain the existing residence.

3. A limited division may occur one time on each lot as it existed as of January 1, 2023.

4. Any lot created by the limited division process must be a minimum of 2 acres.

5. The remaining property (lot) may not be further divided.

6. The process to achieve a limited division is a "short plat" or "long plat alteration" in accordance with OCC Title 16, Subdivisions. If the landowner owns an adjoining lot then a boundary line adjustment, in accordance with OCC Title 16, may be used in order to achieve a limited division.



**Chapter 17A.220  
DISTRICT USE CHART**

**Sections:**

**17A.220.010 District use chart.**

**17A.220.010 District use chart.**

The following chart indicates uses which are permitted or allowed by conditional use permit. The list is not exhaustive of potential allowed uses nor does the list imply these uses will be approved.

A. 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.

B. In the case of similar uses not specifically mentioned by name, the administrator may determine if the proposed use is similar to a use that is listed within this chapter and may therefore be permitted in the same manner as the similar use.

C. Uses that are both specifically defined, and then generally categorized by a similar related use, shall be required to meet the requirement of a specific line item. An example is that a gravel pit may be considered "industrial" but is regulated as a "gravel pit" because it is specifically defined.

D. Each permitted and conditional use identified by this chapter is subject to additional limitations and/or regulations identified within the text of individual zones found in this title.

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																	
PD Planned Development																	
Acid manufacturing	C	C	C	C													
Adult care facility	P	P	P	P	P	P	C	C	C	C		C		P		P	
Agricultural related industry	P	P	P	P	P		P	P	C	P				C		P	P
Air cargo terminal	P	P	P	P	P			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	P			C		C	P					C	C
Aircraft sales, repair, service	P	P	P	P	P		P	C			P						
Aircraft salvage	P	P	P	P	P		P	C			P						
Airports	C	C	C	C	C			C		C	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																	
PD Planned Development																	
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 <sup>1</sup>	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		
Cannabis operations:																	
Production facility – outdoor <sup>8, 9</sup>		P	P	P	P		C	P		C						P	P
Production facility – indoor <sup>8, 9</sup>		P	P	P	P		C	P		C				C		P	P
Processing facility <sup>8, 9</sup>		P	P	P	P		P	P		C				C		P	P
Retail stores <sup>8, 9</sup>		P	P	P	P		P	P		C				C		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																	
PD Planned Development																		
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		P	C	P	P	C	C	C	C	C	C	C	C	C
Compost manufacturer	P	P	P	P		P		P	P	C	P		C					
Concrete batch plants – permanent	C	C	C	C		C			C		C							
Concrete batch plants – temporary <sup>1</sup>	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		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
Multifamily	P	P	P	P		P	P	P	P	C	C		P	P	P	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																	
PD Planned Development																		
Single-family		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
Evaporation ponds		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
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	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	C	P	C	C	P	C	C	C	C	C	C
Emergency vehicle facilities, police, fire	P	P	P	P	P	C	C	C	P	C	C	P	C	C	P	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																		
PD Planned Development																		
Maintenance shops, warehouses (also see professional buildings)	P		P	P	P	C		C	P	C	C	P		C			C	C
Gravel pits and quarries under three acres	P		P	P	P	C			C		C						2	2
Gravel pits and 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
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		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 <sup>10</sup>	C																	
Kennels (commercial) (see OCC 17A.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			

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																	
PD Planned Development																	
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			
Propane/natural gas storage tanks (commercial)	C	C	C	C			C	C		C	C		C	C	C		
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



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																		
PD Planned Development																		
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
Septic lagoon				C	C	C			C		C <sup>5</sup>						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 <sup>3</sup>		P	P	P	P	P	P	C	C	P	P	C	P	P	P	P	P	P
Campgrounds		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
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 <sup>7</sup>		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
Veterinarian clinics <sup>4</sup>		P	P	P	P	P		P		P	C				C		C	C
Wholesale establishments		P	P	P	P			P	P	C		P			C	C		
Winery		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

<sup>1</sup> See OCC [17A.20.855](#) for definition of temporary.

<sup>2</sup> Except for existing/permitted sites.

<sup>3</sup> Subject to regulations contained within Chapter [17A.260](#) OCC, Bed and Breakfasts.

<sup>4</sup> Where veterinarian clinics are allowed, boarding kennels and stables may be included as accessory uses to a clinic.

<sup>5</sup> Permitted or conditional use only in MRD Valley Floor 5 and MRD Uplands 20.

<sup>6</sup> Subject to limitations within individual zones.

<sup>7</sup> Subject to regulations contained within Chapter [17A.270](#) OCC, Nightly Rentals.

<sup>8</sup> Not allowed in areas defined as high density in accordance with Chapter [17A.290 OCC](#).

<sup>9</sup> A conditional use permit is required in any adopted city expansion area.

<sup>10</sup> Subject to buffer requirements found in Chapter [17A.290 OCC](#).

(Ord. 2019-2 (Att. B), 2019; Ord. 2016-4 § 1 (Att. A), 2016).