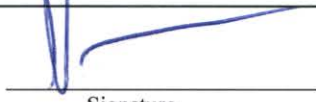


**COMMISSIONER'S AGENDA ITEM COMMENTARY**

<b><u>SUBMITTED BY</u></b>	<u>Public Works/Community Development</u> Department	 Signature
<b><u>AGENDA DATE</u></b>	<u>7-18-2024</u>	
<b><u>SUBJECT</u></b>	<u>Adopting Ordinance 2024-02</u>	
<b><u>ACTION REQUESTED</u></b>	<u>Adopt ordinance 2024-02 as presented.</u>	

**SUMMARY/BACKGROUND**

Resolution 2023-37 placed a moratorium on accepting any recreational permit applications pending a full review of ordinance changes in 2021 related to recreational zoning. After several Planning Commission meetings and a formal public hearing a recommendation was made to the BOCC. After the BOCC public hearing the attached was the formal approval for updates related to this.

**FISCAL IMPACT**

There is no fiscal impact with this ordinance.

**RECOMMENDATION**

I recommend the board adopt ordinance 2024-02 as presented.

**LIST ATTACHMENTS**

Ordinance 2024-02

**ORDINANCE No. 2024-02**

**AN ORDINANCE AMENDING TITLE 21 (ZONING) TO ADOPT LAND USE DEFINITIONS, DEVELOPMENT STANDARDS, AND REVISING USE ALLOWANCES RELATED TO RECREATIONAL FACILITIES**

**WHEREAS**, RCW 36.70 authorizes Skamania County to adopt or amend zoning regulations; and

**WHEREAS**, on October 24, 2023, at an open public workshop, the Skamania County BOCC adopted Resolution No. 2023-37. This resolution placed a moratorium on the acceptance of all development applications for recreational uses within Skamania County. After extensive public comment and input regarding a large-scale recreational facility proposal in the west end of Skamania County, and concerns that the new changes to the West end Comprehensive Plan regarding recreational uses did not adequately protect the residential nature of the West End Sub Area as described in the West End Sub Area Comprehensive Plan, the Board of County Commissioners voted to implement a moratorium on new recreational use development applications until the issue could be further explored by the Planning Commission; and

**WHEREAS**; on December 19, 2023, the BOCC continued to have concerns that the changes made in the June 2021 ordinance (recreational use amendments) may allow uses that are inconsistent with the County Wide Subarea Plans and its goal to preserve the rural character of the community. The temporary moratorium was extended for six months at this time to allow for the Planning Department to continue to work with the Planning Commission to consider possible amendments to ensure protection and adherence to the plans; and

**WHEREAS**, the Skamania County Planning staff held nine workshops with the Planning Commission from November 2023 – April 2024 to discuss how the zoning code changes of 2021 can better support the Comprehensive Plan’s vision for recreation and

**WHEREAS**, on May 7, 2024, the Planning staff coordinated, and the Planning Commission held a public hearing. The Commission made a motion to move forward with a recommendation to the BOCC which included updated and new recreational definitions with development standards as well as a new land use matrix that indicates where each of these recreational uses may be allowed; and

**WHEREAS**, the BOCC conducted a public hearing on June 18, 2024; and

**WHEREAS**, the BOCC, after said hearing, voted to recommend approval of these various text amendments; and

**WHEREAS**, a SEPA Determination of Non-Significance (DNS) was issued on July 3, 2024, for the proposed amendments with the 14-day waiting period ending on July 17,

2024; and

**WHEREAS**, the amendments will provide guidelines for the development of recreational facilities related to Skamania County's abundant recreational, scenic, and natural amenities in a manner that is respectful of adjoining land uses and consistent with the Comprehensive Plan; and

**WHEREAS**, the amendments protect the general health, safety, and welfare of the public.

**NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED** the Board of County Commissioners adopts Ordinance 2024-02, amending the Skamania County Code Title 21 as follows:

**SECTION 1:** Section 21.08.010 (Definitions-Interpretation) shall be amended to modify the existing definition of "Outdoor recreational facility" and adopt a new definition for "Large-scale recreational facility".

~~"Outdoor recreational facility" means a facility provided for outdoor recreation encompassing a varying range of activities pursued for purposes such as physical exercise, general wellbeing, spiritual renewal, and education. Examples include, but are not limited to, camping, hiking, skiing, fishing, hunting, shooting, backpacking, picnicking, wildlife and botanical viewing, horseback riding, swimming, rock climbing, cycling, windsurfing, rafting, sailing, and outdoor team sports such as soccer, baseball, tennis, and basketball.~~

"Outdoor recreational facility" A facility provided for outdoor recreation encompassing a varying range of activities including those pursued for the purposes of physical exercise, general well-being, spiritual renewal, and education. Examples include but are not limited to, camping, hiking, skiing, fishing, hunting, shooting, backpacking, picnicking, wildlife and botanical viewing, horseback riding, swimming, rock climbing, cycling, windsurfing, rafting, sailing, and outdoor team sports such as soccer, baseball, tennis, and basketball. This designation shall not include any applications that have significant traffic impacts, increase noise levels (sustained or not), or which, for any other reason are inconsistent with the vision statement of the related comprehensive or subarea plan.

"Large-scale recreational facility" A facility for outdoor activities that are likely, due to the nature of the activity or the commercial nature of the proposal, to have greater noise, traffic, or other impacts on the surrounding community than an outdoor recreational facility. Examples include but are not limited to, ziplines, aerial canopies, aerial nets, bungee jumping, mountain coasters, challenge courses, motorsports tracks, and other such activities, and any activities that are primarily commercial in nature. A large-scale recreational facility may only be permitted in areas that are able to provide buffers from residential areas that will eliminate traffic, noise, lighting, or other impacts on neighboring residential properties. A large-scale

recreational facility is deemed to include all accessory uses, including parking areas, private roads, or any buildings that facilitate or support the facility. All applications for large-scale recreational facilities will require a public presentation at a regularly scheduled Planning Commission meeting and shall be considered a conditional use.

**SECTION 2:** Chapter 21.70 (Supplementary Development and Use Standards) shall be amended as follows:

**21.70.210 RECREATION FACILITIES**

**G. Standards for Large-scale Recreational Facilities.**

1. Adequate on-site parking shall be provided to include designated parking for Emergency Services vehicles as well as ingress and egress for all fire apparatus.
2. Any lighting shall be fully shielded and directed downward to limit off-site glare.
3. Adequate sanitation facilities shall be provided for all uses. Adequate sanitation shall be determined by consultation with local Environmental Health officials.
4. Fire suppression plans shall be required. This includes but is not limited to fire hydrants, adequate water supply, appropriate fire apparatus access, or any other factors determined by the Skamania County Fire Marshall.
5. Uses shall comply with the noise regulations in Chapter 8.22. In addition to those regulations if the proposal includes potential noise concerns that may not be sustained levels such as thrill rides or other like activities causing intermittent screams or any loud noises this must have a noise mitigation plan to ensure adjacent properties are not adversely impacted. Any conditional use application for a large-scale recreational facility may require a noise study to demonstrate that noises from the facility will not adversely impact adjacent properties or the community in general.
6. Uses shall comply with all environmental health requirements, including those related to water, septic, food service, pools, or any other possible environmental health-related requirements.
7. A caretaker's residence may be allowed upon a demonstrated need.
8. A minimum of 20 Acres is required to apply for a Large-scale recreational facility project.
9. All facilities shall be set back no less than three hundred feet from neighboring property lines. This setback should be increased by the hearing examiner if necessary, to eliminate adverse impacts to neighboring properties. The minimum 300-foot setback may only be decreased by the hearing examiner where mitigation or other factors will result in no adverse impact on neighboring properties by a shorter setback.
10. Conditional use applications for any proposal meeting the large-scale recreational definition shall include proposed hours and days of operation, the proposed maximum number of annual events, maximum event occupancy, and a comprehensive traffic impact study that contains a plan showing mitigation for all potential impacts.

**SECTION 3:** The following chapters in Title 21 shall be amended as follows:

## **21.67.060 Rural lands 2 zone classification (RL2).**

A. Purpose - Intent. The rural lands 2 (RL2) zone classification is intended to provide areas of lower residential density to preserve the rural character of the community. Typically rural lands are used to accommodate demands for rural living and to provide buffers between urban, agricultural, and forestry uses. These lands are proposed to be dividable into a minimum of two acres.

### B. Allowable Uses.

1. Single-family dwellings;
2. Public facilities and/or utility systems;
3. Residential care facilities, (in accordance with SCC Chapter 21.85);
4. Child care facilities, (in accordance with SCC Chapter 21.86);
5. Public or private schools (K-12);
6. Safe homes and/or shelter homes;
7. Cottage occupations, (in accordance with SCC Chapter 21.70);
8. Light home industries, (in accordance with SCC Chapter 21.70);
9. Professional services;
10. Religious facilities;
11. Commercial and domestic agriculture;
12. Forest practices and associated management activities of any forest crop, including but not limited to timber harvesting of forest resources (mushrooms, bear grass, boughs berries etc.), Christmas trees, and nursery stock;
13. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
14. Scientific monitoring or research devices;

15. Landscaping features, (not located within a critical area);
16. Libraries;
17. Parks and/or public water access facilities;
18. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
19. Accessory uses normally associated with allowable uses.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160).

D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);
2. Meeting halls (such as civic, social, and fraternal organizations);
3. Commercial kennel facilities;
4. Auto repair yards, vehicle storage yards, and/or the sale of new and/or used automobiles, motorcycles, marine, recreational vehicles, and/or off-road vehicles. Provided the outdoor storage of nonfunctioning vehicles and parts thereof are fully screened from view from a roadway (public or private) and from adjacent properties under different ownership than the subject property;
5. ~~Small and large scale recreational vehicle parks;~~
6. Multifamily dwellings (up to two units);
7. Expansion of existing legally established mineral resource extraction and/or processing sites;
8. Expansion of existing legally established group camps;
9. ~~Outdoor recreational facilities;~~
10. ~~Campgrounds.~~

E. Temporary uses permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.67.070 Rural lands 5 zone classification (RL5).**

A. Purpose - Intent. The rural lands 5 (RL5) zone classification is intended to provide areas of lower residential density to preserve the rural character of the community. Typically rural lands are used to accommodate demands for rural living and to provide buffers between urban, agricultural, and forestry uses. These lands are proposed to be dividable into a minimum of five acres.

B. Allowable Uses.

1. Single-family dwellings;
2. Public facilities and/or utility systems;
3. Residential care facilities, (in accordance with SCC Chapter 21.85);
4. Child care facilities, (in accordance with SCC Chapter 21.86);
5. Public or private schools (K-12);
6. Safe homes and/or shelter homes;
7. Cottage occupations, (in accordance with SCC Chapter 21.70);
8. Light home industries, (in accordance with SCC Chapter 21.70);
9. Professional services;
10. Religious facilities;
11. Commercial and domestic agriculture;
12. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc), Christmas trees, and nursery stock;
13. Management and enhancement of unique biological areas, propagation of fish and

wildlife, and water resource management facilities;

14. Scientific monitoring or research devices;

15. Landscaping features, (not located within a critical area);

16. Libraries;

17. Parks and/or public water access facilities;

18. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);

19. Accessory uses normally associated with an allowable use.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160).

#### D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);

2. Meeting halls (such as civic, social and fraternal organizations);

3. Commercial kennel facilities;

4. Auto repair yards, vehicle storage yards, and/or the sale of new and/or used automobiles, motorcycles, marine, recreational vehicles, and/or off-road vehicles. Provided the outdoor storage of nonfunctioning vehicles and parts thereof are fully screened from view from a roadway (public or private) and from adjacent properties under different ownership than the subject property;

5. Small- and large-scale recreational vehicle parks;

6. Multifamily dwellings (up to two units);

7. Expansion of existing legally established mineral resource extraction and/or processing sites;

8. Group camps;

9. ~~Outdoor recreational facilities;~~

Ordin:

10. Campgrounds;

11. Rural event centers;

12. Retreat centers.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.67.080 Rural lands 10 zone classification (RL10).**

A. Purpose - Intent. The Rural Lands 10 (RL10) zone classification is intended to provide areas of lower residential density to preserve the rural character of the community. Typically rural lands are used to accommodate demands for rural living and to provide buffers between urban, agricultural, and forestry uses. These lands are proposed to be dividable into a minimum of ten acres.

B. Allowable Uses.

1. Single-family dwellings;

2. Public facilities and/or utility systems;

3. Residential care facilities, (in accordance with SCC Chapter 21.85);

4. Child care facilities, (in accordance with SCC Chapter 21.86);

5. Public or private schools (K-12);

6. Safe homes and/or shelter homes;

7. Cottage occupations, (in accordance with SCC Chapter 21.70);

8. Light home industries, (in accordance with SCC Chapter 21.70);

9. Professional services;

10. Religious facilities;

Ordin:

11. Commercial and domestic agriculture;
12. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc), Christmas trees, and nursery stock;
13. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
14. Scientific monitoring or research devices;
15. Landscaping features, (not located within a critical area);
16. Libraries;
17. Parks and/or public water access facilities;
18. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
19. Accessory uses normally associated with an allowable use.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160).

D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);
2. Meeting halls (such as civic, social and fraternal organizations);
3. Commercial kennel facilities;
4. Auto repair yards, vehicle storage yards, and/or the sale of new and/or used automobiles, motorcycles, marine, recreational vehicles, and/or off-road vehicles. Provided the outdoor storage of nonfunctioning vehicles and parts thereof are fully screened from view from a roadway (public or private) and from adjacent properties under different ownership than the subject property;
5. Small- and large-scale recreational vehicle parks;
6. Multifamily dwellings (up to two units);

Ordin:

7. Expansion of existing legally established mineral resource extraction and/or processing sites;

8. Group camps;

9. ~~Outdoor recreational facilities;~~

10. ~~Campgrounds;~~

11. ~~Rural event centers;~~

12. ~~Retreat centers.~~

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.67.090 West End Forest Lands 20 (WE-FL20).**

A. Purpose - Intent. The West End Forest Lands 20 (WE-FL20) zone classification is intended to provide land for present and future non-industrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations.

B. Allowable Uses.

1. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;

2. Log sorting and storage areas, scaling stations, and forest industry storage and maintenance facilities, provided the intent of the processing is initial reduction in bulk and/or to facilitate transport of products to a secondary processing center. These uses shall not include commercial and manufacturing uses such as but not limited to: manufacture of finished wood products, such as furniture, lumber, or plywood, nor the retail sales of products from the site;

3. Commercial and domestic agriculture;

4. Management and enhancement of unique biological areas, propagation of fish and

wildlife, and water resource management facilities;

5. Scientific monitoring or research devices;

6. Storage of explosives, fuels and chemicals allowed by state and federal laws;

7. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);

8. Public facilities and/or utility systems;

9. Group camps;

10. One single-family dwelling per legal lot of record;

11. Cottage occupations (in accordance with Chapter 21.70);

12. Light home industries (in accordance with Chapter 21.70);

13. Professional services;

14. Landscaping features (not located within a critical area);

15. Accessory uses normally associated with an allowable use.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);

2. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities.

#### D. Conditional Uses.

1. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:

a. Ownership is a minimum of twenty contiguous acres;

b. Land is in a forest tax classification;

c. There is a forest management plan for the property;

2. Outdoor recreational facilities;
3. Indoor recreational facilities;
4. Campgrounds;
5. Rural event centers;
6. Retreat centers;
7. Commercial kennel facilities;
8. Semi-public facilities and utilities;
9. Sawmills, shake and shingle mills, and chipper facilities;
10. Communication tower(s) (in accordance with Section 21.70.160);
11. Expansion of existing legally established commercial mineral resource extraction and/or processing sites.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.67.100 West End Commercial Resource Lands 40 (WE-CRL40).**

A. Purpose - Intent. The West End Commercial Resource Lands 40 (WE-CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance. This designation shall take into account the proximity to human settlement, the size of the parcel, and the long-term economic conditions for the commercial production of timber and agriculture, and the commercial extraction of minerals.

B. Allowable Uses.

1. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear

grass, boughs, berries, etc), Christmas trees, and nursery stock;

2. Log sorting and storage area, scaling stations, forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities;

3. Commercial and domestic agriculture;

4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;

5. Scientific monitoring or research devices;

6. Storage of explosives, fuels, and chemicals allowed by state and federal laws;

7. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);

8. Public and/or semi-public facilities and utility systems;

9. Historic sites open to the public that do not interfere with resource land management;

10. Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of portable rock crushers, provided the material is used within the WE-CRL40 designation, WE-FL20 designations, or on the forest owner's property;

11. Accessory uses normally associated with an allowable use;

12. Landscaping features, (not located within a critical area);

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160);

2. Temporary crew quarters and/or farm labor housing in conjunction with forest and agricultural activities.

#### D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);

2. Outdoor recreational facilities;

3. Indoor recreational facilities;
4. Campgrounds;
5. Group camps;
6. Rural event centers;
7. Retreat centers;
8. Sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on site, and not otherwise outright permitted above;
9. Private aircraft landing field as an accessory use to forest management or a legal nonconforming use;
10. Natural resource training/research facilities.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.67.110 Neighborhood commercial zone classification (NC).**

A. Purpose - Intent. The Neighborhood Commercial (NC) zone classification is intended to enable businesses to conveniently provide residents with the variety of immediate day-to-day goods and services typically sought outside of the context of weekly shopping trips to the city.

B. Allowable Uses.

1. Public and/or semi-public facilities and/or utility systems;
2. Professional services;
3. Retail stores with all merchandise within an enclosed building;
4. Service establishments with all services provided within an enclosed building;

5. Single-family dwellings;
6. Cottage occupations, (in accordance with SCC Chapter 21.70);
7. Light home industries, (in accordance with SCC Chapter 21.70);
8. Bed and breakfast establishments, lodging facilities, and/or retreat centers with up to twelve rooms for rent, and are owner occupied;
9. Meeting halls, (such as civic, social and fraternal);
10. Domestic agriculture;
11. Residential care facilities, (in accordance with SCC Chapter 21.85);
12. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
13. Scientific monitoring or research devices;
14. Landscaping features, (not located within a critical area);
15. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);
16. Accessory uses normally associated with an allowable use.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160).

D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);
2. Commercial buildings requesting a footprint of over two thousand five hundred square feet and/or over five thousand square feet in total floor area;
3. Small- and large-scale recreational vehicle parks.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC

Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## Carson Sub Area

### **21.65.070 Rural residential zone classification (RR).**

A. Allowable Uses.

1. Single-family dwellings.
2. Domestic agriculture.
3. Industrial forestry.
4. Public facilities.
5. ~~Outdoor recreational facilities.~~
6. Advertising signs; on-premises advertising only.
7. Accessory equipment structures.
8. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
9. Religious facilities.
10. Light home industry, consistent with Chapter 21.70.
11. Cottage occupations, consistent with Chapter 21.70.

B. Administrative Review Uses.

1. *Repealed by Ord. 2020-06.*
2. *Repealed by Ord. 2020-06.*
3. Commercial agriculture.

4. Residential care facilities, consistent with Chapter 21.85.
5. Child care facilities, consistent with Chapter 21.86.
6. Safe homes.
7. Cluster developments.
8. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Multifamily housing units.
2. Mobile home parks.
3. Professional services.
4. Commercial agriculture.
5. Communication towers (in accordance with Section 21.70.160).
6. Co-location of communication towers (in accordance with Section 21.70.160).
7. Campgrounds.
8. Outdoor Recreational Facility
9. Indoor Recreational Facility

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120 of this title.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Small-scale and large-scale recreational vehicle parks;
2. Commercial uses;
3. Industrial uses;
4. Billboards;
5. Above-ground utility lines, unless no practical alternative exists;

Ordin:

6. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris, and household garbage.

## **21.65.080 Rural estate zone classification (RE).**

### A. Allowable Uses.

1. Single-family dwellings.
2. ~~Outdoor recreational facilities.~~
3. Domestic agriculture.
4. Industrial forestry.
5. Public facilities.
6. Advertising signs; on-premises advertising only.
7. Accessory equipment structures.
8. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
9. Religious facilities.
10. Light home industry, consistent with Chapter 21.70.
11. Cottage occupations, consistent with Chapter 21.70.

### B. Administrative Review Uses.

1. *Repealed by Ord. 2020-06.*
2. *Repealed by Ord. 2020-06.*
3. Commercial agriculture.
4. Residential care facilities, consistent with Chapter 21.85.
5. Child care facilities, consistent with Chapter 21.86.
6. Safe homes.

7. Cluster developments.

8. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).

9. Communication towers (in accordance with Section 21.70.160).

10. Co-location of communication towers (in accordance with Section 21.70.160).

C. Conditional Uses.

1. Multifamily housing units.

2. Small- and large-scale recreational vehicle parks.

3. Commercial agriculture.

4. Campgrounds.

5. Outdoor Recreation Facility

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120.

E. Prohibited Uses. Any uses not listed above are prohibited, including, but not limited to:

1. Commercial uses.

2. Industrial uses.

3. Professional services.

4. Billboards.

5. Mobile home parks.

6. Above ground utility lines, unless no practical alternative exists.

7. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances,

construction materials, debris and household garbage.

## **21.65.110 Destination resort (DR).**

### **A. Allowable Uses.**

1. Overnight lodging and convention facilities.
2. Food and drink service facilities.
3. Recreational service facilities and related equipment sales and rentals.
4. ~~Outdoor recreational facilities.~~
5. Indoor recreational facilities.
6. ~~Campgrounds.~~
7. Group camps.
8. Rural event centers.
9. Retreat centers.
10. Advertising signs; on-premises advertising only.
11. Accessory equipment structures.
12. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).

### **B. Administrative Review Use.**

1. Attached communication facilities not located on BPA towers, (in accordance with Section 21.70.160).
2. Communication towers (in accordance with Section 21.70.160).
3. Co-location of communication towers (in accordance with Section 21.70.160).

### **C. Conditional Uses.**

1. Owner/caretaker residence in conjunction with a destination resort. One per resort. The residence shall use the same access as the resort itself, not through existing adjacent neighborhood accesses.

2. Small- and large-scale recreational vehicle parks.

3. Residential development in conjunction with destination resort facilities. The density of the residential development shall not exceed the density of the residential areas. Additionally, the residential development shall use the same access as the resort itself, not through existing adjacent neighborhood access.

4. Outdoor Recreation Facility

5. Campground

6. Large-Scale Recreational Facility

D. Temporary Uses. Uses allowed subject to the requirements of Section 21.70.120 of this title.

E. Prohibited Uses. Any uses not listed above are prohibited, including but not limited to:

1. Residential uses;

2. Mobile home parks;

3. Billboards;

4. Above ground utility lines; unless no practical alternative exists;

5. Unconcealed, outdoor storage of nonfunctioning vehicles and parts thereof, appliances, construction materials, debris and household garbage.

## Swift Subarea

### **21.68.060 Mountain recreational 5 zone classification (MR5).**

A. Purpose - Intent. The mountain recreational 5 (MR5) zone classification is intended to provide areas of recreational uses at very low density to preserve the primitive recreational character of the area and to provide opportunities for limited small-scale commercial uses related to recreational activities. These lands are proposed to be dividable into a minimum of five acres.

B. Allowable Uses.

1. Single-family dwellings;

2. Public, semi-public, and/or private facilities and/or utility systems;

Ordin:

3. Accessory uses normally associated with an allowable use;
4. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
5. Cottage occupations (in accordance with Chapter 21.70);
6. Light home industries (in accordance with Chapter 21.70);
7. Professional services;
8. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
9. Domestic agriculture;
10. Residential care facilities (in accordance with Chapter 21.85);
11. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
12. Scientific monitoring or research devices;
13. Landscaping features (not located within a critical area);
14. Cluster developments (in accordance with Section 21.70.150);
  - a. Any land division utilizing the cluster development concept shall not be granted a change in comprehensive plan designation or zoning classification for a minimum of ten years from the date of recording the land division;
  - b. All clustered lots within the land division shall be at least two acres in size;
  - c. The total number of allowable lots within the land division shall not exceed the overall density set by the comprehensive plan and the zoning classification; and
  - d. All open space/common areas shall be owned in common by all landowners within the land division, with each land owner listed on the recorded deed;
15. Structures associated with hunting and fishing operations;
16. Resource enhancement projects, subject to compliance with other applicable federal, state, and county codes;

Ordin:

17. Outdoor recreational facilities.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160).

D. Conditional Uses.

1. Meeting halls (such as religious, civic, social, and fraternal);
2. Small- and large-scale recreational vehicle parks;
3. Camping cabin facilities (in accordance with Section 21.70.170);
4. Communication tower(s) (in accordance with Section 21.70.160);
5. Expansion of existing legally established mineral resource extraction and/or processing sites;
6. Limited small-scale commercial uses related to recreational activities;
7. Nature resource training/research facilities;
8. Indoor recreational facilities;
9. Campgrounds;
10. Group camps;
11. Rural event centers;
12. Retreat centers.
13. Large-Scale Recreational Facility

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.68.070 Mountain recreational 10 zone classification (MR10).**

A. Purpose - Intent. The mountain recreational 10 (MR10) zone classification is intended to provide areas of recreational uses at very low density to preserve the primitive recreational character of the area and to provide opportunities for limited small-scale commercial uses related to recreational activities. These lands are proposed to be dividable into a minimum of ten acres.

### B. Allowable Uses.

1. Single-family dwellings;
2. Public, semi-public, and/or private facilities and/or utility systems;
3. Accessory uses normally associated with an allowable use;
4. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
5. Cottage occupations (in accordance with Chapter 21.70);
6. Light home industries (in accordance with Chapter 21.70);
7. Professional services;
8. Domestic agriculture;
9. Residential care facilities (in accordance with Chapter 21.85);
10. Forest practices and associated management activities of any forest crop including, but not limited to, timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
11. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
12. Scientific monitoring or research devices;
13. Landscaping features (not located within a critical area);
14. Cluster developments (in accordance with Section 21.70.150);

a. Any land division utilizing the cluster development concept shall not be granted a change in comprehensive plan designation or zoning classification for a minimum of ten years from the date of recording the land division;

b. All clustered lots within the land division shall be at least two acres in size;

c. The total number of allowable lots within the land division shall not exceed the overall density set by the comprehensive plan and the zoning classification; and

d. All open space/common areas shall be owned in common by all landowners within the land division, with each landowner listed on the recorded deed;

15. Structures associated with hunting and fishing operations;

16. Resource enhancement projects, subject to compliance with other applicable federal, state, and county codes;

17. Outdoor recreational facilities.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160).

#### D. Conditional Uses.

1. Meeting halls (such as religious, civic, social, and fraternal);

2. Small- and large-scale recreational vehicle parks;

3. Camping cabin facilities (in accordance with Section 21.70.170);

4. Communication tower(s) (in accordance with Section 21.70.160);

5. Expansion of existing legally established mineral resource extraction and/or processing sites;

6. Limited small-scale commercial uses related to recreational activities;

7. Nature resource training/research facilities;

8. Indoor recreational facilities;

9. Campgrounds;

Ordin:

10. Group camps;
11. Rural event centers;
12. Retreat centers.
13. Large-Scale Recreational Facility

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## **21.68.080 Mountain recreational 20 zone classification (MR20).**

A. Purpose - Intent. The mountain recreational 20 (MR20) zone classification is intended to provide areas of recreational uses at very low density to preserve the primitive recreational character of the area and to provide opportunities for limited small-scale commercial uses related to recreational activities. These lands are proposed to be dividable into a minimum of twenty acres.

B. Allowable Uses.

1. Single-family dwellings;
2. Public, semi-public, and/or private facilities and/or utility systems;
3. Accessory uses normally associated with an allowable use;
4. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
5. Cottage occupations (in accordance with Chapter 21.70);
6. Light home industries (in accordance with Chapter 21.70);
7. Professional services;

8. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;

9. Scientific monitoring or research devices;

10. Landscaping features (not located within a critical area);

11. Forest practices and associated management activities of any forest crop including, but not limited to, timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;

12. Cluster developments (in accordance with Section 21.70.150);

a. Any land division utilizing the cluster development concept shall not be granted a change in comprehensive plan designation or zoning classification for a minimum of ten years from the date of recording the land division;

b. All clustered lots within the land division shall be at least two acres in size;

c. The total number of allowable lots within the land division shall not exceed the overall density set by the comprehensive plan and the zoning classification; and

d. All open space/common areas shall be owned in common by all landowners within the land division, with each landowner listed on the recorded deed;

13. Structures associated with hunting and fishing operations;

14. Resource enhancement projects, subject to compliance with other applicable federal, state, and county codes;

15. Outdoor recreational facilities.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160).

#### D. Conditional Uses.

1. Meeting halls (such as religious, civic, social, and fraternal);

2. Small- and large-scale recreational vehicle parks;

3. Camping cabin facilities (in accordance with Section 21.70.170);

Ordin:

4. Communication tower(s) (in accordance with Section 21.70.160);
5. Expansion of existing legally established mineral resource extraction and/or processing sites;
6. Limited small-scale commercial uses related to recreational activities;
7. Nature resource training/research facilities;
8. Indoor recreational facilities;
9. Campgrounds;
10. Group camps;
11. Rural event centers;
12. Retreat centers.
13. Large-Scale Recreational Facility

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

d right-of-way, or private road easement, whichever is greater.

## **21.68.090 Swift forest lands 20 zone classification (SW-FL20).**

A. Purpose - Intent. The Swift forest lands 20 (SW-FL20) zone classification is intended to provide land for present and future non-industrial forestry operations. A secondary purpose is to provide buffers between commercial resource lands and rural lands designations.

B. Allowable Uses.

1. Forest practices and associated management activities of any forest crop including, but not limited to, timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;

2. Log sorting and storage areas, scaling stations, and forest industry storage and maintenance facilities, provided the intent of the processing is initial reduction in bulk and/or to facilitate transport of products to a secondary processing center. These uses shall not include commercial and manufacturing uses such as, but not limited to: manufacture of finished wood products such as furniture, lumber, or plywood, nor the retail sales of products from the site;

3. Commercial and domestic agriculture;

4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and/or water resource management facilities;

5. Scientific monitoring or research devices;

6. Storage of explosives, fuels, and chemicals, as allowed by state and federal laws;

7. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);

8. Public, semi-public, and/or private facilities and/or utility systems;

9. Group camps;

10. Accessory uses normally associated with an allowable use;

11. One single-family dwelling per legal lot of record;

12. Cottage occupations (in accordance with Chapter 21.70);

13. Light home industries (in accordance with Chapter 21.70);

14. Professional services;

15. Landscaping features (not located within a critical area);

16. Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of portable rock crushers, provided the material is used within the Swift subarea or on the forest owners' property. This does not include commercial rock sources supplying rock outside of the area;

17. Cluster developments (in accordance with Section 21.70.150);

a. Any land division utilizing the cluster development concept shall not be granted a change in comprehensive plan designation or zoning classification for a minimum

of ten years from the date of recording the land division;

b. All clustered lots within the land division shall be at least two acres in size;

c. The total number of allowable lots within the land division shall not exceed the overall density set by the comprehensive plan and the zoning classification; and

d. All open space/common areas shall be owned in common by all landowners within the land division, with each landowner listed on the recorded deed;

18. Resource enhancement projects, subject to compliance with other applicable federal, state, and county codes.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);

2. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities.

#### D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);

2. Sawmills, shake and shingle mills, and chipper facilities;

3. Natural resource training/research facilities;

4. Structures associated with hunting and fishing operations;

5. Outdoor recreational facilities;

6. Indoor recreational facilities;

7. Campgrounds;

8. Rural event centers;

9. Retreat centers.

10. Large-Scale Recreational Facility

#### E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

**21.68.100 Swift commercial resource lands 40 zone classification (SW-CRL40).**

A. Purpose - Intent. The Swift commercial resource lands 40 (SW-CRL40) zone classification is intended to designate and protect forest, agricultural, and mineral resource lands of long-term significance and for the harvesting and use of all other natural resources.

B. Allowable Uses.

1. Forest practices and associated management activities of any forest crop including, but not limited to, timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
2. Log sorting and storage areas, scaling stations, and forest industry storage and maintenance facilities, sawmills, shake and shingle mills, and chipper facilities; provided, that the retail sales of products from the site shall be prohibited;
3. Commercial and domestic agriculture;
4. Management and enhancement of unique biological areas, propagation of fish and wildlife, and/or water resource management facilities;
5. Scientific monitoring or research devices;
6. Storage of explosives, fuels, and chemicals, as allowed by state and federal laws;
7. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
8. Public, semi-public, and/or private facilities and/or utility systems;
9. Historic sites open to the public that do not interfere with the management of resource lands;
10. Group camps;

11. Accessory uses normally associated with an allowable use;
12. Landscaping features (not located within a critical area);
13. Extraction of gravel and rock for road and trail construction and maintenance purposes, and the operation of portable rock crushers provided the material is used within the Swift subarea or on the forest owners' property. This does not include commercial rock sources supplying rock outside of the area;
14. Resource enhancement projects, subject to compliance with other applicable federal, state, and county codes.

C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
2. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities.

D. Conditional Uses.

1. Communication tower(s) (in accordance with Section 21.70.160);
2. Commercial sand and/or gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on site, not otherwise allowed under Section 21.68.100(B);
3. Aircraft landing field, private; as an accessory use to forest management or an existing legal nonconforming use;
4. Natural resource training/research facilities;
5. Structures associated with hunting and fishing operations;
6. Outdoor recreational facilities;
7. Indoor recreational facilities;
8. Campgrounds;
9. Rural event centers;
10. Retreat centers.

E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

G. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

a. Minimum lot size shall be forty acres.

2. Density Requirements.

a. No dwelling units are allowed in the Swift commercial resource lands 40 (S-CRL40) zone.

3. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

a. Front yard: No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or private access easement (not including private driveways), or twenty feet from the front property line, whichever is greater.

b. Side yard: No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

c. Rear yard: No building or accessory building shall be constructed closer than twenty feet from the rear property line.

d. Non-conforming Lots: Lots of less than two acres in size shall conform to standard building code setback requirements.

e. A Yard That Fronts on More Than One Road: The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the

edge of the public road right-of-way, or private road easement, whichever is greater.

f. Cul-de-sacs and hammerhead turnarounds: The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

#### 4. Other Standards.

a. Building height limit for permitted uses shall not exceed thirty-five feet above grade, with the exception of SCC Section 21.70.050, and SCC Section 21.70.160.

b. No building or structure shall be located within any easement, except structures related to recreational activity may be allowed in flowage easements if written permission is granted by the easement holder and submitted with a complete application. (Ord. 2021-02, 6-22-21; Ord. 2012-02, 5-1-12)

### **21.68.110 Swift recreational zone classification (SR).**

A. Purpose – Intent. The Swift recreational (SR) zone classification is intended to promote recreational opportunities within the Swift subarea.

#### B. Allowable Uses.

1. Public, semi-public, and/or private facilities and/or utility systems;
2. Existing retail stores and service establishments where merchandise is displayed and sold and/or services are provided within an enclosed building;
3. Outdoor recreational facilities;
4. Indoor recreational facilities;
5. Campgrounds;
6. Group camps;
7. Rural event centers;
8. Retreat centers;
9. Structures associated with hunting and fishing operations;

10. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;
11. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);
12. Replacement of any of the two hundred four legally established privately owned cabins in the Northwoods development;
13. A single new cabin on each of the four vacant cabin spaces in the Northwoods development;
14. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;
15. Resource enhancement project, subject to compliance with other applicable federal, state, and county codes;
16. Scientific monitoring or research devices;
17. Landscaping features (not located within a critical area);
18. Accessory uses normally associated with an allowable use.

#### C. Administrative Review Uses.

1. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160).

#### D. Conditional Uses.

1. Small- and large-scale recreational vehicle parks;
2. Camping cabin facilities (in accordance with Section 21.70.170);
3. Communication tower(s) (in accordance with Section 21.70.160);
4. Expansion of existing legally established mineral resource extraction and/or processing sites.
5. Large-Scale Recreational Facility

#### E. Temporary Uses Permitted.

1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

## County Wide

### Residential 1

#### **21.28.020 Allowable uses.**

A. Single-family dwellings.

B. Duplexes.

C. Triplexes.

D. Fourplexes.

E. Professional services.

F. Public facilities and utilities.

G. Cottage occupation (in accordance with Chapter 21.70).

H. Light home industry (in accordance with Chapter 21.70).

I. Domestic agriculture.

J. Residential care facilities (in accordance with Chapter 21.85).

K. Family day care home (in accordance with Section 21.86.020).

L. Safe home.

M. Accessory equipment structures.

N. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).

O. Religious facilities. (Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

## **21.28.025 Administrative review uses.**

A. Child mini-day care center (in accordance with Section 21.86.030).

B. Attached communication facilities, not located on BPA towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

## **21.28.030 Conditional uses.**

A. Outdoor recreational facilities.

B. Indoor recreational facilities.

C. Campgrounds.

D. Group camps.

E. Rural event centers.

F. Retreat centers.

G. Public display.

H. Geothermal energy facilities.

I. Surface mining.

J. Cluster developments.

K. Semi-public facilities.

L. Mobile home parks.

M. Child day care center (in accordance with Section 21.86.040).

N. Communication towers (in accordance with Section 21.70.160).

O. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))

# Residential 2

## **21.32.020 Allowable uses.**

- A. Single-family dwellings.
- B. Commercial and domestic agriculture.
- C. Forestry.
- D. Public facilities and utilities.
- E. Professional services.
- F. Cottage occupation (in accordance with Chapter 21.70).
- G. Light home industry (in accordance with Chapter 21.70).
- H. Residential care facilities (in accordance with Chapter 21.85).
- I. Family day care home (in accordance with Section 21.86.020).
- J. Safe home.
- K. Accessory equipment structures.
- L. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160).
- M. Religious facilities. (Ord. 2018-03, 4-17-18; Ord. 2005-02 (part))

## **21.32.025 Administrative review uses.**

- A. Child mini-day care center (in accordance with Section 21.56.030).
- B. Attached communication facilities, not located on BPA towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

## **21.32.031 Conditional uses.**

- A. Outdoor recreational facilities.

B. Indoor recreational facilities.

C. ~~Campgrounds.~~

D. ~~Group camps.~~

E. ~~Rural event centers.~~

F. ~~Retreat centers.~~

G. Geothermal energy facilities.

H. Public displays.

I. Surface mining.

J. Cluster development.

K. Duplexes.

L. Mobile home parks.

M. Semi-public facilities.

N. Child day care center (in accordance with Section 21.86.040).

O. Communication towers (in accordance with Section 21.70.160).

P. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))

## **21.44.020 Allowable uses.**

A. Single-family dwellings.

B. Commercial and domestic agriculture.

C. Public facilities and utilities.

D. Outdoor recreational facilities.

E. Indoor recreational facilities.

F. Campgrounds.

G. Group camps.

H. Rural event centers.

I. Retreat centers.

J. Unique biological areas.

K. Open space.

L. Forestry practices.

M. Cottage occupation (in accordance with Chapter 21.70).

N. Light home industry (in accordance with Chapter 21.70).

O. Surface mining.

P. Residential care facilities (in accordance with Chapter 21.85).

Q. Family day care home (in accordance with Section 21.86.020).

R. Accessory equipment structures.

S. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))

### **21.44.025 Administrative review uses.**

A. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).

B. Communication towers (in accordance with Section 21.70.160).

C. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

### **21.44.030 Conditional uses.**

A: Semi-public facilities.

- B. Churches, cemeteries and mausoleums.
- C. Geothermal energy facilities.
- D. Cluster developments.
- E. Small- and large-scale recreational vehicle parks.
- F. Child day care center (in accordance with Section 21.86.040).
- G. Child mini-day care center (in accordance with Section 21.86.030). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))
- H. Campground
- I. Large-Scale Recreational Facility

### **21.44.040 Temporary uses permitted.**

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120 of this title. (Ord. 2005-02 (part))

## Commercial Recreation

### **21.50.020 Allowable uses.**

- A. Overnight lodging facilities.
- B. Food and drink service facilities.
- C. Recreational service facilities and related equipment sales and rentals.
- D. Outdoor recreational facilities.
- E. Indoor recreational facilities.
- F. Campgrounds.
- G. Group camps.
- H. Rural event centers.

I. Retreat centers.

J. Cluster developments when approved in accordance with county standards promulgated for same.

K. Forestry.

L. One single-family residential dwelling when used by the caretaker or the owner of the permitted commercial recreation development.

M. One single-family residential dwelling may be permitted on lots created prior to the date of adoption of the ordinance codified in this chapter.

N. Accessory equipment structures.

O. Residential care facilities (in accordance with Chapter 21.85).

P. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))

### **21.50.025 Administrative review uses.**

A. Attached communication facilities not located on BPA towers (in accordance with Section 21.70.160).

B. Communication towers (in accordance with Section 21.70.160).

C. Co-location of communication towers (in accordance with Section 21.70.160). (Ord. 2005-02 (part))

### **21.50.030 Conditional uses.**

A. Convenience store.

B. Automobile service station.

C. Buildings and uses of a public works, public service or public utility nature.

D. Small- and large-scale recreational vehicle parks.

E. Child care facilities (in accordance with Chapter 21.86). (Ord. 2021-02, 6-22-21; Ord. 2005-02 (part))

F. Large-Scale Recreational Facility

### **21.50.040 Temporary uses permitted.**

Temporary uses in the CR zone are as follows: none. (Ord. 2005-02 (part))

## No changes for Resource Production and Forest Lands 10 zoning

## Forest Lands 20

### **21.58.020 Allowable uses.**

A. Forest practices and associated management activities of any forest crop, including but not limited to timber harvest, harvesting of forest resources (mushrooms, bear grass, boughs, berries, etc.), Christmas trees, and nursery stock;

B. Log sorting and storage areas, scaling stations, and forest industry storage and maintenance facilities, provided the intent of the processing is initial reduction in bulk and/or to facilitate transport of products to a secondary processing center. These uses shall not include commercial and manufacturing uses such as but not limited to: manufacture of finished wood products, such as furniture, lumber, or plywood, nor the retail sales of products from the site;

C. Commercial and domestic agriculture;

D. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;

E. Scientific monitoring or research devices;

F. Storage of explosives, fuels and chemicals allowed by state and federal laws;

G. Attached communication facilities located on BPA towers (in accordance with Section 21.70.160);

H. Public facilities and/or utility systems;

I. Group camps;

J. One single-family dwelling per legal lot of record;

- K. Cottage occupations (in accordance with Chapter 21.70);
- L. Light home industries (in accordance with Chapter 21.70);
- M. Professional services;
- N. Landscaping features (not located within a critical area);
- O. Accessory uses normally associated with an allowable use. (Ord. 2021-02, 6-22-21; Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

### **21.58.030 Administrative review uses.**

- A. Attached communication facilities located on non-BPA towers (in accordance with Section 21.70.160);
- B. Temporary crew quarters and/or farm labor housing in conjunction with forest or agricultural activities. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

### **21.58.040 Conditional uses.**

- A. Extraction and processing of gravel and rock for construction and maintenance of roads and trails within the forest owner's property, provided:
  - 1. Ownership is a minimum of twenty contiguous acres;
  - 2. Land is in a forest tax classification;
  - 3. There is a forest management plan for the property;
- B. Outdoor recreational facilities;
- C. Indoor recreational facilities;
- D. Campgrounds;
- E. Rural event centers;
- F. Retreat centers;
- G. Commercial kennel facilities;
- H. Semi-public facilities and utilities;

I. Sawmills, shake and shingle mills, and chipper facilities;

J. Communication tower(s) (in accordance with Section 21.70.160);

K. Expansion of existing legally established commercial mineral resource extraction and/or processing sites. (Ord. 2021-02, 6-22-21; Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

L. Large-Scale Recreational Facility

### **21.58.050 Temporary uses permitted.**

Temporary uses shall be permitted in accordance with the requirements of Section 21.70.120. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

### **21.58.060 Prohibited uses.**

Any uses not listed above are prohibited. (Ord. 2018-08 § 1 (Exh. 1), 10-16-18)

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ATTEST:

**BOARD OF COUNTY COMMISSIONERS OF  
SKAMANIA COUNTY, WASHINGTON**

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

**Approved as to form only:**

\_\_\_\_\_  
Skamania County  
Prosecuting Attorney